Wolverhampton Development Plan

Annual Monitoring Report 2011/12

'the Authorities Monitoring Report'

December 2012

Wolverhampton
City Council

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Executive Summary

This Annual Monitoring Report (AMR) is one component of the group of documents that comprises the Wolverhampton Local Development Framework (LDF). The LDF is seeking to implement the vision for Wolverhampton set out in the adopted Sustainable Community Strategy 2009 (SCS)[1]:

> *"By 2026, Wolverhampton will be a City where people can thrive. The economy is transformed and the gap in health, wealth and prosperity between communities and neighbourhoods in the City is substantially reduced. Wolverhampton is a place with safe, strong, diverse and popular neighbourhoods; a place where everyone has an improved quality of life and the chance to reach his or her full potential and where the benefits of the City's growth are widely shared."*

Wolverhampton City Council adopted its Unitary Development Plan (UDP) in 2006 which contains policies and proposals for the physical development and use of land, including measures to protect and improve the environment up to 2011. The vision and objectives of the UDP are:

> *'To create a more sustainable Wolverhampton by improving the economic, social and environmental wellbeing for everyone within the city; to contribute to raising the quality of life of residents and to support the development of strong, safe and inclusive communities'.*

In February 2011, the Council adopted its Core Strategy, which has been prepared jointly with the other Black Country local authorities of Dudley, Sandwell and Walsall. This will update and align planning policies and proposals with the vision in the SCS. It will also supersede certain policies in the UDP. These changes are reported in this year's AMR.

This AMR is the eighth of its kind for Wolverhampton, and covers the monitoring year 1st April 2011 – 31st March 2012. Producing an AMR is a statutory requirement and it remains the main mechanism for reviewing the effectiveness of policies in the LDF and identifying the need for change.

The findings of this monitoring year are analysed in detail in this report, with the performance against the Black Country Core Strategy monitoring indicators summarised at the end of each section. This is the first year for monitoring these indicators following the adoption of the Black Country Core Strategy in February 2011. A brief summary of the key results from this monitoring year are:

Key Spatial Characteristics and Contextual Indicators

- Population has risen slightly, and Wolverhampton has the greatest proportion of minority groups compared to the other Black Country Local Authorities.
- Figures for 2011/12 show that the economic activity rate in Wolverhampton is 71.5%, this is slightly higher than last year's figure. Employment in Wolverhampton has a reliance on manufacturing; however health, retail and education are also large employers. Average earnings in Wolverhampton are £23,702; this is less than the national average of

[1] A revised SCS, known as the City Strategy was adopted in 2011/12

£26,601. In Wolverhampton 8% of the working age population were claiming JSA compared to 3.8% in England.

- As of April 2011 there were approximately 105,426 dwellings in Wolverhampton. The large majority of dwellings are in the owner-occupied / private rented sectors (71.6%). Local authority housing accounts for 22.7% in Wolverhampton and 5.6% are rented from registered social landlords. Vacant homes in Wolverhampton accounts for 4.4% of the housing stock. The average house price in Wolverhampton was £101,525; there has been a downward trend since the last house price peak in 2007.
- Travel by train / Metro is more prominent in Wolverhampton (2.9%) compared to the other Black Country Local Authorities. Around 10% of people walk to work in Wolverhampton. Reliance on private methods of travelling to work in Wolverhampton (63.3%) is higher than the national average (62.1%), but is lower than the Black Country (66.8%).
- The Indices of Deprivation (2010) show that 26.6% of Wolverhampton's LSOA's are amongst the 10% most deprived in England. The percentage of Black Country pupils achieving 5 or more GCSE's has continued to increase, but are still below the national average of 59%. In Wolverhampton 57.7% of pupils achieved the standard. Crime levels have seen a steady and sustained decrease over the past few years.

Planning and Regeneration in Wolverhampton

- There has been a 3% decrease in the amount of planning applications received by Wolverhampton City Council this year. The Council collected approximately £501,264 from developers in section 106 contributions.
- A number of milestones on the 2011/12 Local Development Scheme were achieved, including Issues Paper consultation for the Bilston Corridor and Stafford Road Corridor AAPs. The City Centre AAP was delayed, mainly due to the need to produce the City Centre Prospectus. The key achievements this year has been the significant work undertaken on the evidence base to support the Area Action Plans, as well as progressing the City Centre Prospectus.
- Following the implementation of the Duty to Cooperate, Wolverhampton City Council is cooperating with neighbouring local authorities and organisations on a) the impact of housing development on Cannock Chase SAC, b) regional logistic sites (RLS) study, and c) Agreement of the Strategic Policy Framework for the West Midlands Metropolitan Area.

Policy Performance

- Only 1.2ha of additional **employment land** was completed in Wolverhampton during 2011/12. Despite the low level of completions in Wolverhampton, there are a number of large development projects underway or permitted this year. The i54 is now being developed and will help contribute to meeting the Black Country employment land needs.
- **Green Belt objectives continue to be met** with very special circumstances demonstrated for significant developments.
- **Housing delivery in Wolverhampton has significantly increased over the past year.** 457 gross completions were recorded during 2011/12 compared to 199 in 2010/11. The majority of these were at Great Bridge Road (Barrats) and Blakenhall Gardens (Keepmoat), where development is almost complete. As student flats can now be counted in Government returns, 285 flats completed in the past few years at Victoria Halls and Lichfield Street form part of the 2011/12 return. This makes a total of 730 net completions, close to the Black Country Core Strategy target of 792 pa.

- **There is a 5 year housing land supply in Wolverhampton.** The NPPF requires each Local Planning Authority to demonstrate at least 5 years supply of deliverable housing land, against adopted targets. For Wolverhampton, taking into account net completions 2006-12, the remaining BCCS target for the period 2012-18 is 4,565 net homes. The SHLAA demonstrates that 5,875 homes are deliverable over this period. Therefore, Wolverhampton has a 5 year housing land supply under BCCS targets (H1) plus 29%.
- In 2011/12, approximately 7,570 net sq metres of **employment** floorspace was developed on 3.8ha, delivering approximately 40 jobs. This level of completions is less than in previous years. However, the scale of activity at i54, a Regional Investment Site immediately to the north of the City, will lead to future jobs. During this monitoring year construction started on a number of units and Jaguar Land Rover have announced they will be moving onto the site.
- The 2011/12 monitoring year saw a number of permissions and completions for **town centre uses**. In terms of completions, an Aldi foodstore as part of a new neighbourhood centre at Goodyear was built-out, a unit at Bentley Bridge Retail Park which had been vacant since the opening of the park became occupied by TK Maxx, the new bus station Interchange included building-out of units and the new Bert Williams Leisure Centre was completed in Bilston. All these developments have the potential to deliver a total of approximately 180 jobs. In terms of permissions, a number of foodstore schemes have been granted in 2011/12. These permissions could deliver approximately 2,660 jobs.
- Transport indicators continue to reveal positive trends, with targets on car parking standards, travel plans and accessibility being met. However, the number of journeys made by bus has decreased.
- **Biodiversity policies continue to work well** although there will be a net loss of the amount of designated area for nature conservation (approximately 2.3ha). Mitigation measures are proposed to replace this loss of designated sites.
- **Four parks have retained their Green Flag awards**. The target of at least 5 Green Flag sites in the City by 2011 has not been met, however, it is planned to apply for Green Flag standard for East Park in 2014 following its restoration.
- Eleven applications were approved during 2011/12 which included **renewable energy** generation elements. Nine of these were for the installation of solar panels, the majority on commercial or community buildings.
- There were no unresolved objections to planning applications by the Environment Agency on **flooding or water quality issues**.
- A sample of 16% of major planning applications has been assessed to check that **design considerations have been factored into decisions**. Of these, only one application was refused on design grounds due to impact on the street scene and visual amenity. This consequently shows that the policy is ensuring high quality schemes are developed in Wolverhampton.
- In Wolverhampton there has been a net reduction of between 6-10% of nitrogen dioxide since 2008 (baseline). Wolverhampton is working towards improving its **Air Quality**, but some locations still exceed the air quality objective.
- **Waste policy continues to show positive trends**, particularly with an overall reduction in municipal waste and a reduction in the amount of waste sent to landfill.
- Since the adoption of the Black Country Core Strategy, three planning applications were determined which had to consider the prior extraction of **minerals** as they were over the thresholds included in policy MIN1. However, the applications did not needlessly sterilise mineral resources and were therefore approved in accordance to MIN1.

- Key **mineral infrastructure remains protected**, although part of one site has been lost to other uses.

Overall, the policies of the Black Country Core Strategy appear to be working. The monitoring framework continues to evolve and is the most effective way of assessing the impact of the Core Strategy. Results and trends are encouraging, although they need to be monitored carefully during the economic downturn. Where it has been shown that there is underperformance, in most cases there are circumstances which explain the reasons and the overall averages continue to meet long term projections and targets.

1.0 - Introduction

The AMR is required by section 35 of the 2004 Act[2] to assess:

- The implementation of the Local Development Scheme (LDS); and
- The extent to which policies in Local Development Documents (LDD's) are being achieved.

This is done via the monitoring of policies and their indicators and targets. In order to achieve a broad monitoring framework, there are three different types of indicators:

- **Contextual Indicators:** set out the wider context within which the Local Plan operates. The indicators set out the key characteristics and the issues in the locality. These are set out in Section 2.
- **Output Indicators**: are spilt into core and local indicators (see below for details). They measure the physical activities that are directly related to, and are a consequence of, the implementation of planning policies. These are set out in Section 3.
- **Significant Effects Indicators:** monitor the effects of plans and policies on social, environmental and economic issues. These are linked to Strategic Environmental Assessments and Sustainability Appraisals of LDD's.

The Core and Local indicators set out in this AMR correspond to the relevant chapter of the Core Strategy, UDP or to a Supplementary Planning Document (SPD). At the end of each chapter of the AMR is a summary table which indicates the core and local indicators that are being assessed, the policies that are relevant to the indicators and a performance summary.

Following the adoption of the Black Country Core Strategy (BCCS) in February 2011, planning applications have been assessed and conditioned in line with the policies contained in the BCCS. Policies in the BCCS have been monitored in the 2011/12 AMR (including the period February to March 2011 for any relevant planning applications).

Core Output Indicators

These indicators include the Black Country Core Strategy Core Output indicators (COI) and the core output indicators set by central Government. They are listed in Appendix A and B.

The Parliamentary under Secretary of State wrote to all Local Planning Authorities (LPA) in March 2011 to advise that the Government's Core Output Indicators guidance had been withdrawn to allow each LPA to decide what is best to include in their AMR. However these indicators are still included in this AMR as Wolverhampton Council sees them as an effective way to monitor the impact of local policies (Appendix B).

Local Output Indicators

These indicators are set locally and are derived from policies in the Black Country Core Strategy (LOI) and the UDP saved policies. These are listed in Appendix C.

[2] Changes to the requirements for AMRs will be brought forward in the Localism Act.

Significant Effects Indicators

Monitoring of significant effects is included in this year's AMR as the Sustainability Appraisal of the BCCS has set a framework advising what these indictors need to be.

2.0 SPATIAL CHARACTERISTICS AND CONTEXTUAL INDICATORS

2.1 Spatial Characteristics

The Black Country is a sub-region of the West Midlands located to the west of Birmingham. In local government terms the Black Country is defined as the four local authority districts of Wolverhampton, Dudley, Sandwell, and Walsall.

The four local authority districts have worked in joint partnership to produce the Black Country Core Strategy (BCCS). The BCCS was adopted in February 2011. It sets out how the Black Country should look in 2026 and establishes clear directions for change in order to achieve the transformation.

Map 1 – Wolverhampton in context of the Black Country

(Source: Black Country Observatory)

Wolverhampton is a City to the north west of the West Midlands conurbation (see Map 1) and is estimated to be home to approximately 249,900 people. The countryside of South Staffordshire is to the north and west of the city, with the urban area to the south and east.

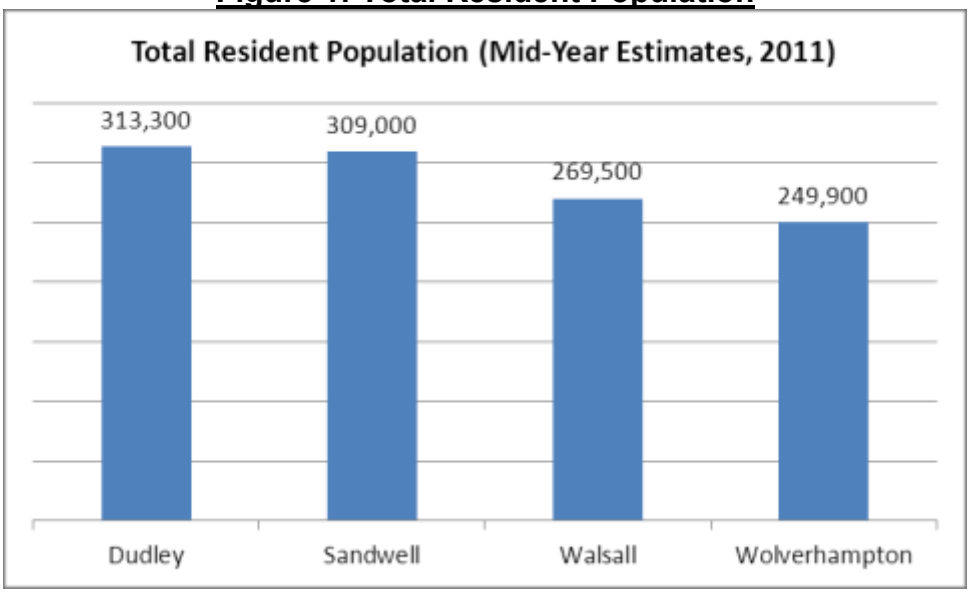
Wolverhampton is the only city in the Black Country and has an important role to play in the future direction of the conurbation. The administrative area includes the City Centre and the Town Centres of Bilston and Wednesfield Village. The City also has good transport links with the sub-region and the rest of the UK, with the M54 link to the M6 motorway and good public transport links with the Metro, cross country railway links, and strategic bus routes.

2.2 Contextual Indicators

2.2.1 Demographic Profile

According to 2011 mid-year estimates the Black Country had a population of 1,141,700. Wolverhampton has the smallest population of the four Black Country districts at 249,900, followed by Walsall (269,500), Sandwell (309,000) and Dudley (313,300) (see figure 1). The districts have a similar proportion of their population in the 20-59 age ranges, varying from 51 to 53.2%. Sandwell and Walsall have a younger population structure with 20.2% and 19.5% respectively aged 0-14, compared to 18.5% in Wolverhampton and 17.7% in Dudley. Conversely Dudley has the largest percentage of people aged 60 and over (24.9%) and Sandwell the smallest (20.1%).

Figure 1: Total Resident Population



Source:

Analysis of population relative to the size of each district shows that Sandwell and Wolverhampton have similar population densities at 36.4 and 36.2 people per square hectare respectively. Dudley has 32 and Walsall 25.9.

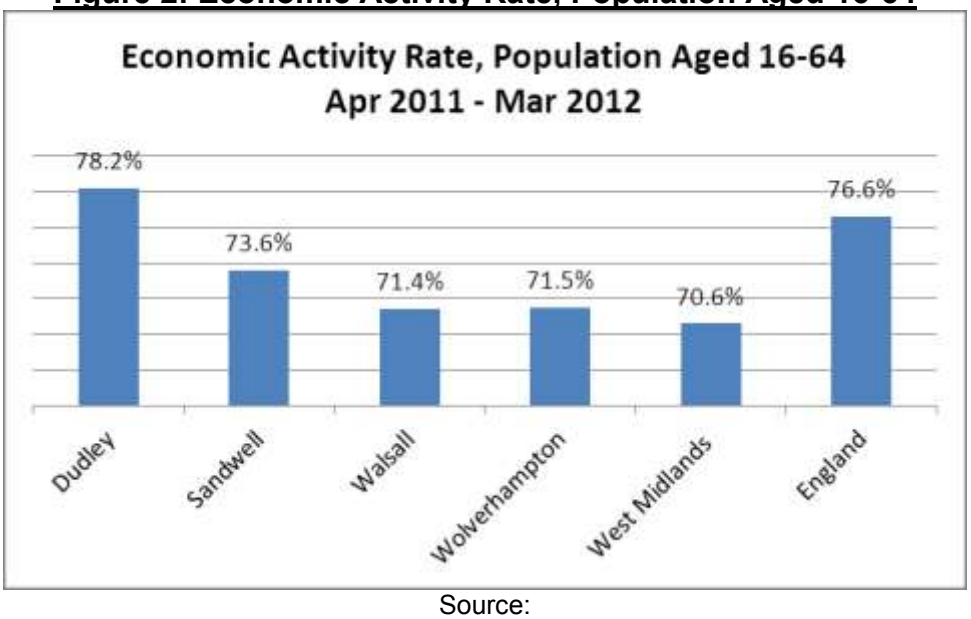
The latest estimates of population by ethnicity from 2009 show that Wolverhampton has the greatest proportion of minority groups (defined as non-White British) at 27.5%, with Sandwell having 26.2%, Walsall 18.8% and Dudley 11.4%. Asian groups are the largest minorities in each area; Indian in Wolverhampton, Walsall and Sandwell, and Pakistani in Dudley.

2011-based projections suggest that if recent demographic trends continue Sandwell will have the largest population in the Black Country by 2014 and experience a total increase of 8.5% by 2021 to reach 335,400. If the projections are realised the other Black Country districts will also grow by 3.9-4.5%, resulting in populations of 260,200 in Wolverhampton, 325,400 in Dudley, and 281,700 in Walsall. These projections do not take account of policy or development aims so should be treated as indicative only.

2.2.2 Economic Profile

Vitality amongst the labour market can be measured through the proportion of working age (16-64) people who are in, or actively seeking, employment. Figures from 2011/12 show that the economic activity rate was 71.5% in Wolverhampton, 78.2% in Dudley, 73.6% in Sandwell and 71.4% in Walsall (see figure 2).

Figure 2: Economic Activity Rate, Population Aged 16-64



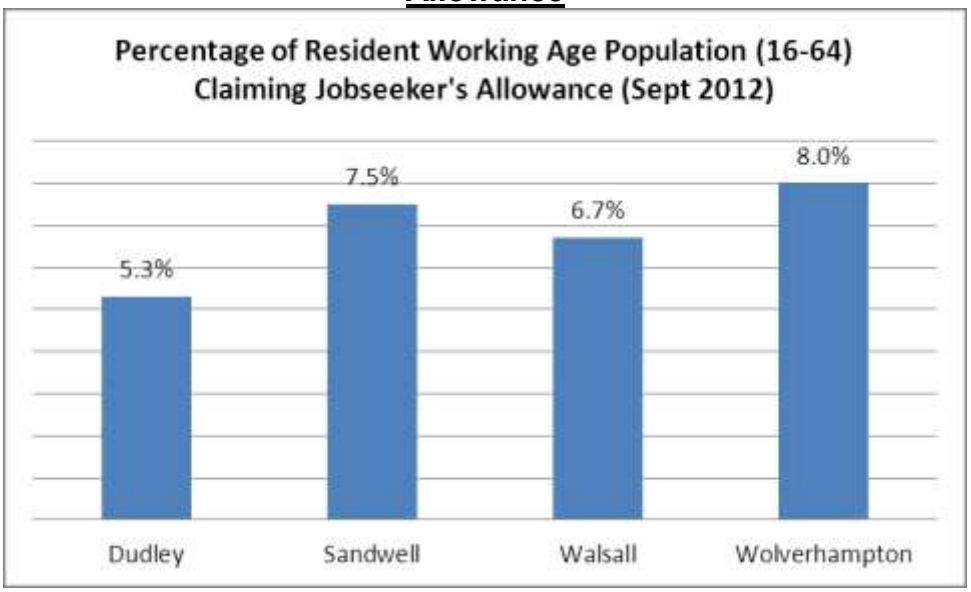
Source:

In terms of employment there remains a large reliance on manufacturing, which employees around 1 in 6 workers in the Black Country and is the largest of 18 industrial sectors in three of the four districts; Wolverhampton has the largest proportion of its workforce employed in the health sector (15.3%). Health, retail and education are the other large employers across the Black Country. Comparison with national figures demonstrates the importance of manufacturing (Black Country 15.5%; England 8.5%) but shows a relative under-representation in the information / communication, finance and professional / scientific / technical sectors.

Average earnings of those working in the Black Country districts vary from £22,932 (Sandwell) to £23,984 (Walsall). The average earnings for Wolverhampton are £23.702. Whilst these figures are considered reasonably precise the way they are collected makes comparisons between areas and over time difficult, but the trend over previous years shows that the Black Country districts have consistently lower earnings levels than the West Midlands (£25,553 in 2011) and England (£26,601) as a whole.

As of September 2012 there were 46,812 Jobseeker's Allowance (JSA) claimants in the Black Country. Data from the last two years shows that the number of claimants in each district has followed a generally increasing trend, mirroring the pattern seen nationally but with notably higher rates. 3.8% of the working age population in England were claiming JSA compared to 8% in Wolverhampton, 7.5% in Sandwell, 6.7% in Walsall and 5.3% in Dudley (see figure 3).

Figure 3: Percentage of Resident Working Age Population Claiming Jobseeker's Allowance



Source:

Long-term unemployment is also higher in the Black Country. Data from September 2012 shows that around 34% of JSA claimants in each district have been claiming benefits for a year or more (Sandwell 34.2%, Dudley and Walsall 34.4%, Wolverhampton 34.9%); the equivalent figure for England is 27.9%.

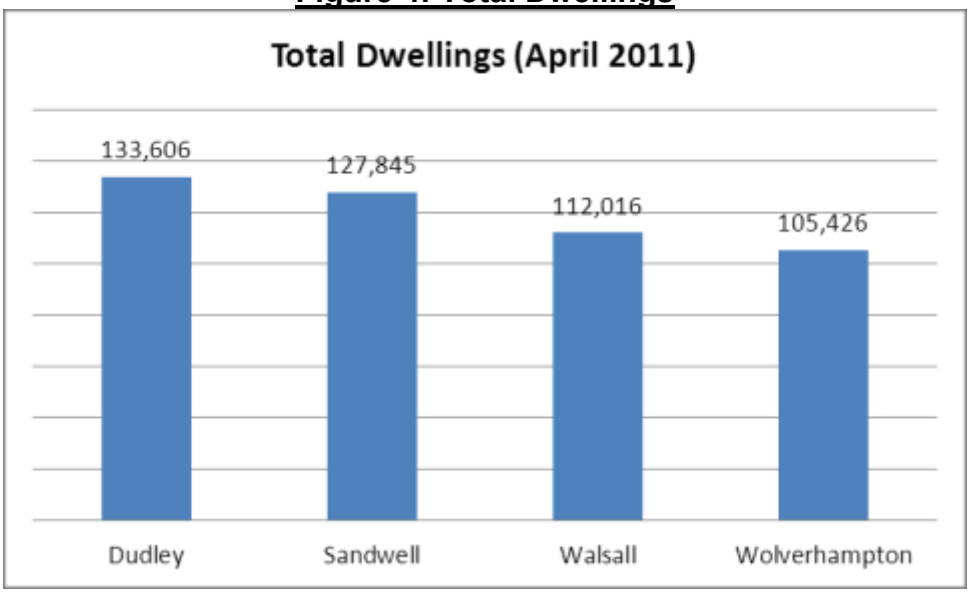
The unemployment figures are symptomatic of the recessionary period, and business creation in the Black Country has also declined under recent economic conditions. From 2007 to 2010, the latest year for which figures are available, the number of new businesses per 10,000 adult population decreased year-on-year to reach 36 in Dudley, 35 in Wolverhampton and 34 in Sandwell and Walsall. The struggle to sustain new business activity is illustrated by the proportion of new Black Country businesses that ceased trading within a year, which more than doubled from 3.5% in 2006 to 7.2% in 2009.

Developing a skills base amongst the workforce is essential to economic development. Figures from 2011 indicate that the percentage of working age people with no qualifications is greater amongst the Black County districts than for England (10.4%). Wolverhampton has 20.4% with no qualifications, Sandwell 18.1%, Walsall 15.4% and Dudley 11.9%. Conversely fewer people have higher skills of NVQ level 4 (and equivalent) and above; Sandwell has 18.3%, Wolverhampton 20.1%, Walsall 21.1% and Dudley 24.4%, compared to 32.7% for England. The figures at the district level are subject to a degree of accuracy of approximately +/- 3%, but taking this into account it is clear that a disparity in levels exists. The proportion with higher skills in the Black Country has increased over recent years, but this is also true at the national level, meaning there has been no significant narrowing in the skills gap.

2.2.3 Housing Profile

As of April 2011 there were nearly half a million dwellings in the Black Country. Dudley has the largest number amongst the four districts at 133,606, followed by Sandwell with 127,845, Walsall 112,016 and Wolverhampton 105,426 (see figure 4). These figures are reflective of population size, but the structure of the population in terms of households (family groupings) is also an important determinant in the requirement for dwellings.

Figure 4: Total Dwellings

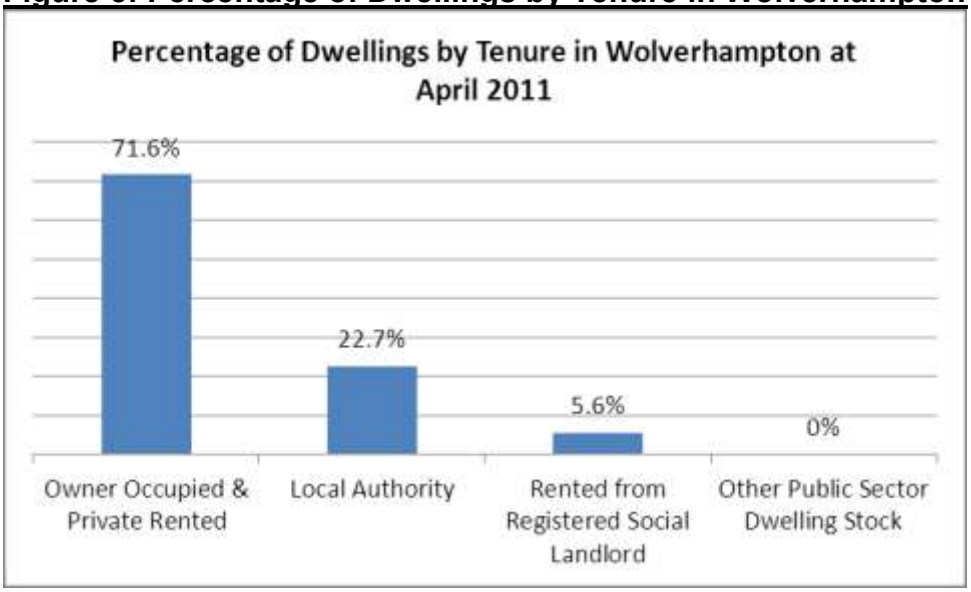


Source:

The large majority of dwellings are in the owner-occupied / private rented sectors (Dudley 79.4%; Walsall 75.3%; Wolverhampton 71.6%; Sandwell 71.3%). Local authority housing is still a key sector in Sandwell (24%), Wolverhampton (22.7%) and Dudley (17.4%), with Walsall having transferred its stock into registered social landlord ownership, which now accounts for 24.7% of dwellings.

Figure 5 shows the percentage of dwellings by tenure in Wolverhampton at April 2011; the majority of dwellings are owner occupied / private rented.

Figure 5: Percentage of Dwellings by Tenure in Wolverhampton



Source:

There is some variation in the proportion of vacant housing, with Dudley at the same level as England (2.9%) and Walsall (3.3%), Sandwell (3.7%) and Wolverhampton (4.4%) having marginally higher rates.

House prices at the national and regional levels have been on a downward trend since the last peak in 2007, though they have stabilised somewhat in the last twelve months. The Black Country districts demonstrate the same pattern but have lower average prices. As of October 2012 the average house price in Wolverhampton was £101,524, Dudley £118,713, Walsall at £103,997 and Sandwell £93,706.

2.2.4 Transport Profile

2001 Census results show that the reliance on private methods of travelling to work in Wolverhampton is 63.3%; this is lower than the Black Country (66.8%) but slightly higher than the national figure (62.1%). Travel by train / Metro is most prominent in Wolverhampton (2.9%). Around 10% of people walk to work in Wolverhampton, Sandwell and Walsall, representative of the national picture, but in Dudley the figure is lower at 8.6%.

These differences between public / private transport are also seen in more recent data from 2009-10 / 2010-11 analysing peak morning trips into centres across the four districts. Bus trips only account for 11.1% of journeys into Brierley Hill and 13.5% into Dudley town centre. For Walsall town centre (31.2%), West Bromwich (31.1%) and Wolverhampton City centre (22.1%) the percentages are significantly higher. Walsall and Wolverhampton also have inbound trips by rail, with 1.7% and 4.1% of journeys respectively by this method. 2.7% of trips to West Bromwich are via Metro.

2.2.5 Socio-Cultural Profile

The Indices of Deprivation provide a measure of relative deprivation levels across England. Deprivation scores are calculated for each district across a number of measures; these are than converted into a national ranking system where a rank of 1 equals the most deprived district in England. The most recent indices from 2010 show that Sandwell was ranked 12th of 326 local authority districts, followed by Wolverhampton with a ranking of 21, Walsall 30 and Dudley 104. Measures at the district level can mask pockets of significant deprivation. Each district is sub-divided into areas called Lower Layer Super Output Areas (LSOA). These are used for the presentation of statistics such as the Index of Multiple Deprivation, which is part of the national indices. Analysis shows that in 2010, 9.4% of Dudley's LSOA were amongst the 10% most deprived in England, compared to 24.3% in Walsall, 26.6% in Wolverhampton and 30.5% in Sandwell.

The percentage of Black Country pupils achieving 5 or more GCSE (and equivalent) grades A*-C, including English and Maths, has shown a continued increase over the five years to 2011. Although results are below the England average of 59%, all four districts have narrowed the gap between their results and those at the national level. 50% of Sandwell pupils achieved the standard, along with 56.3% in Walsall, 57.7% in Wolverhampton and 58.5% in Dudley.

Male and female life expectancies are on an upward trend in line with the pattern seen for the West Midlands and England. Data from 2008-2010 shows that male life expectancy at birth in the Black Country districts varies from 75.5 years in Sandwell to 78.1 in Dudley, with figures for Wolverhampton and Walsall at 76.7 and 76.9 respectively. Women have longer life expectancies, with 80.8 years in Sandwell and Wolverhampton, 81.9 in Walsall and 82.5 in Dudley. All four districts have expectancies below those of males (78.6) and females (82.6) at the national level.

Childhood obesity levels can be viewed as an indicator of future health issues. Obesity amongst Black Country reception year school children is more prevalent than the 9.4% seen at the England level. Data for 2010/11 reported that 10.2% of reception children in Walsall were obese, compared to 10.9% in Dudley, 11.2% in Sandwell and 12.4% in Wolverhampton.

Crime levels in all four districts have seen a steady and sustained decrease over the past few years. In the period 1 July 2011 to 30 June 2012 the crime rates per thousand people were 48 in Dudley, 66.2 in Walsall, 66.6 in Sandwell and 73 in Wolverhampton.

2.2.6 Environmental (Significant Effects Indicators)

Significant effects indicators are a method of monitoring the effects of plans and policies on the social, environmental or economic objectives by which sustainability is defined. The Council is required to measure significant effects raised in a Strategic Environmental Assessment (SEA) in order to satisfy the requirements of European Directorate 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. An SEA was carried out as part of the evidence base for the BCCS that was adopted by all four authorities on 3rd February 2011.

The significant effects indicators are set out below and will continue to be monitored jointly on an annual basis across the Black Country and included in future monitoring reports.

Table 1: Environmental (Significant Effects Indicators)

Potential negative effect, or area to be monitored	Significant Effects Indicator	Target / Trigger	Performance 2011/12*
Impact of highway improvements on air quality.	SE1: Achieve a net reduction of Nitrogen Dioxide (NO2) in those areas where the annual average NO2 values are predicted to exceed 40µgm3 between 2008 (baseline) and 2015.	Net reduction of NO_2 by 2015.	Wolverhampton – For the monitoring year 2011/12 there has been an estimated reduction of between 6-10%, compared with the base year of 2008. See indicator L4 for further details.
Potential adverse effects on brownfield biodiversity.	SE2: Percentage of development and redevelopment on previously developed land undertaking full ecological surveys.	When percentages see reductions over a five year period.	One planning application was determined within the monitoring period 2011/12 which was supported by an ecological survey. Two planning applications were determined with Landscape Strategies and one was determined with an Arboricultural Survey.
Potential effects on biodiversity from increased use of open space for leisure and recreation.	SE3: Proportion of local sites where positive conservation management is being or has been implemented.	Wolverhampton - 40% of sites in positive management by 2026.	Wolverhampton – The proportion of Local Sites where positive conservation management has been or is being implemented was 20% for the monitoring year 2011/12. There has been no change to performance on this indicator this year. See indicator COI ENV1 and L27 for further details.
Expansion of high quality sub-regional wildlife corridors forming the wider biodiversity	SE4: No net loss of wildlife corridor.	No net loss.	No wildlife corridors have been lost within the reporting period.

<table>
<tr><td>network.</td><td></td><td></td><td></td></tr>
<tr><td rowspan="3">Stimulation of car use by the planned road improvements and housing and employment provision increases.</td><td rowspan="3">SE5: Traffic flows on key routes.</td><td rowspan="3">When traffic flows see increases over a five year period.</td><td colspan="4">Wolverhampton</td></tr>
<tr><td>2008 AM Peak</td><td>2010 AM Peak</td><td>2008 PM Peak</td><td>2010 PM Peak</td></tr>
<tr><td>57003</td><td>57418</td><td>44679</td><td>44714</td></tr>
<tr><td>Failure to tackle congestion and effectively implement proposed public transport strategy improvements, and associated effects on businesses.
Increasing car use in the sub-region.</td><td>SE6: Number of journeys made by public transport.</td><td>When percentages see ongoing reductions year on year over a five year period.</td><td colspan="4">In March 2011 the ‘Wolverhampton Cordon Report 2010’ was produced by Mott MacDonald using Cordon Survey data from across the City. The report indicates that all public transport modes accounted for 28% of person trips into Wolverhampton; a decrease of approximately 3% over the 2008 figures.

The bus patronage figure for Wolverhampton (taken from the same Cordon Report) in 2010 was 7310 in the AM peak, a decrease from 8449 in 2008. This represents an overall decrease in bus patronage in Wolverhampton of 13.5%. However the Cordon surveys were completed during the period of construction for the new bus station in the city centre and therefore are not an accurate representation. The Council expect bus patronage to increase in future

Centro’s annual monitoring report for the West Midlands showed that there has been an overall decrease in bus patronage for the whole of the West Midlands area, 300.2 million trips per year down to 286.1 million trips per year. However; total Public Transport trips into the 9 strategic centres has increased by 1%.</td></tr>
<tr><td rowspan="3">Increases in greenhouse gas emissions from new housing, employment and infrastructure provision.</td><td rowspan="3">SE7: Carbon footprint of sub-region (by sector) (CO2 Emissions Estimates).</td><td rowspan="3">When sector emissions see increases over a five year period.</td><td>Wolves</td><td>Ind & Comm</td><td>Dom estic</td><td>Road Trsport</td><td>LULUCF</td><td>Total</td></tr>
<tr><td>2009</td><td>500</td><td>491</td><td>297</td><td>0</td><td>1289</td></tr>
<tr><td>2010</td><td>527</td><td>526</td><td>296</td><td>0</td><td>1349</td></tr>
<tr><td>Potential deficiency in area of public open space.</td><td>SE8: Ha of Accessible open space per 1,000 Population.</td><td>Target: Dudley 5.08, Sandwell 3.44, Walsall 5.00, Wolverhampton 4.74.
Trigger: Review progress after five years.</td><td colspan="4">The BCCS target is to increase provision of accessible open space from the 2007 level of 4.63 ha per 1,000 residents to the OSANA standard of 4.74 ha per 1,000 residents by 2016 in Wolverhampton. There has been no change to this indicator this year. See indicator LOI ENV6a for further details.</td></tr>
<tr><td>Potential to use Historic Landscape Characterisation to inform decision making.</td><td>SE9: Proportion of planning permissions granted in accordance with Conservation/Historic Environmental Section or Advisor recommendations.</td><td>100%</td><td colspan="4">Wolverhampton – 100% of planning permissions where the Conservation/Historic Environmental Section or Advisor were consulted were granted in accordance with their recommendations (based on 10% sample). See indicator LOI ENV2 for further details.</td></tr>
</table>

Potential increases in industrial and commercial waste.	SE11: Diversion of waste from landfill - % commercial waste diversion.	When percentages see increases over a five year period.	There has been a year on year increase in landfill diversion. Diversion of Local Authority Collected Waste has increased to 93.1% in Wolverhampton. This exceeds the 2010/11 target of 92.3% for Wolverhampton.

*Since 3rd February 2011 when the Core Strategy was adopted

Planning and Regeneration

2.2.7 Planning Applications

The numbers and types of planning applications determined by the Council can help show the levels of investor confidence and attractiveness of an area to developers.

Table 2: Number of Planning Applications

	Year	Total Number of Planning Decisions	Major Decisions		Minor Decisions		Other Decisions	
			% Total Applications	% Granted	% Total Applications	% Granted	% Total Applications	% Granted
England	2011/12	434889	3%	87%	28%	84%	69%	88%
	2010/11	439905	3%	85%	28%	82%	69%	88%
	2009/10	417606	3%	83%	28%	81%	69%	87%
	2008/09	489110	3%	77%	28%	77%	69%	86%
Wolverhampton	2011/12	1065	5%	98%	27%	94%	68%	92%
	2010/11	1144	8%	93%	25%	76%	68%	81%
	2009/10	1056	6%	92%	27%	76%	68%	76%
	2008/09	1324	6%	89%	27%	72%	66%	78%

(Source: Communities and Local Government)

Overall the number of planning applications received by Wolverhampton is slightly less than last year. They have also decreased nationally since last year. However, Wolverhampton is still performing well, particularly in light of Government changes introduced to the planning system which removed the need for planning applications for certain types of development. Despite the effects of the recession, Wolverhampton still appears to be attracting major planning applications which are a sign of the development opportunities available in the City. It will be important to continue to monitor this as the economic situation progresses.

2.2.8 Section 106 Agreements and the Community Infrastructure Levy

Section 106 Agreements are a device to secure planning obligations which are used to make 'unacceptable development' acceptable in planning terms, for example by providing funds to invest in the transport infrastructure to off set the impacts of the development. Table 3 below refers to funds collected for planning obligations by the Local Authority through section 106 agreements since 2004/5.

Table 3: Section 106 Contributions

	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Amount agreed in S106 contributions by type of development								
Residential	£26,500	£434,239	£435,025	£69,421	0	0	£1,323,549	£501,264
Retail	0	£150,000	0	0	£30,000	0	0	0
Commercial (office)	0	0	0	0	0	£5,363,000	0	0

Other employment	0	0	0	£3,167,364	0	£85,000	0	0
Mixed Use	£367,904	£5,000	0	£652,700	£81,861	0	0	0
Other	0	0	0	£149,352	£408,562	0	0	0
Planning Obligations that the S106 funds were secured for								
Open space (capital including maintenance)	£212,660	£253,296	£216,000	£1,014,914	£487,978	0	£965,843	£481,264
Education (capital)	0	0	0	0	0	0	0	0
Transport infrastructure	0	£227,487	£40,000	£2,780,590	£30,000	£5,448,000	£6,228	£20,000
Other capital	£26,500	0	£150,000	£131,220	0	0	0	0
Public Art	£155,244	£68,456	0	£250,000	£19,695	0	0	0
Miscellaneous revenue support	0	£40,000	£29,025	£211,300	0	0	£351,478	0
Affordable housing								
Number of units directly delivered through S106 (on or off site)	10	79	16	40	24	4	0	35
Financial contribution in lieu of provision	0	0	0	0	0	0	0	0

(Source: Wolverhampton City Council). Note - The table includes schemes which have gained planning permission and where the Council have received the money (typically where a scheme is starts to be constructed). Schemes are divided by year based on the date the section 106 agreement was signed or when the development commenced. Figures are rounded to the nearest £. This table does not indicate whether the money has yet been spent as this is difficult to monitor, other than on affordable housing where the figures relate to completions. Certain obligations may be secured in ways other than s106 and are not included in the table, such as some public art is delivered through planning conditions rather than section 106.

Since November 2009, the Council have adopted a flexible approach to planning obligations based on financial viability grounds. This is due to the difficulties developers are having in bringing schemes forward in the current economic climate. It is encouraging that this approach has still enabled the Council to collect funds for certain planning obligations whilst allowing development schemes to go ahead which help deliver the Councils regeneration objectives.

In 2010 the Government introduced legislation to enable Local Authorities to introduce a Community Infrastructure Levy (CIL). CIL is a standard charge which local planning authorities are empowered, but not required, to charge on most types of new development. Wolverhampton Council has resolved not to pursue the introduction of CIL at the present time. The situation will be reviewed in 2013.

2.2.9 Wolverhampton Local Development Scheme (LDS)

The Wolverhampton LDS is a project plan that details documents to be included in the Local Plan (formerly known as the LDF). The LDS contains a three year programme of plan preparation and is reviewed on an annual basis. This ensures that the need for any new Plans is identified and the progress of existing documents can be monitored. It is available via www.wolverhampton.gov.uk/ldf.

For the period 1st April 2010 to 31st March 2011, the LDS brought into effect in April 2009 provides the basis for this years monitoring period (as was the case for the 2010/11 monitoring period). Thus, Progress towards key milestones in the monitoring period has been:

Table 4 – LDS Summary 2011/12

LDF Document	LDS Stage	LDS Milestone
Area Action Plans – for the City Centre, Stafford Road Corridor and Bilston Corridor	Publication / Submission / Examination	Whilst Issues Papers have been consulted on for the Bilston Corridor and Stafford Road Corridor AAPs, the subsequent stages of the Plans have been delayed due to the need to gather additional technical work. Further progress has been made in 2012/13. The City Centre AAP was also delayed, mainly due to the need to produce the City Centre Prospectus to help address some of the regeneration challenges facing the City. This work will feed into the production of the AAP and is helping frontload consultation with development industry.
Open Space, Sport and Recreation SPD	Adoption	The draft SPD was consulted on during 2009/10, later than planned in the LDS. The SPD was not adopted within the LDS period and progress will be informed by the development of a City-wide Open Space Strategy and Action Plan, due for completion in 2013.
Shopfront Design Guide SPD	Draft	It has not been possible to achieve the milestones set out in the LDS. The Council is reviewing its position in relation to the need for this SPD.

The key achievement this year has been the significant work undertaken on the evidence base to support the Area Action Plans, as well as progressing the City Centre Prospectus.

On 11th April 2012 the Council approved revisions to the LDS. The LDS 2012-15 was published in October 2012 and is a revised and updated version of the previous version of the LDS to include the timetable arrangements for the Area Action Plans and Neighbourhood Plans, following the adoption of the Black Country Core Strategy. It also reflects the requirements of the Localism Act 2011 and the National Planning Policy Framework, published in March 2012. Next year's AMR will monitor progress against this updated LDS.

The Council has been working with local communities on preparing Neighbourhood Plans for Tettenhall and Heathfield Park, but these Plans themselves did not reach any formal stage during 2011/12.

2.2.10 Duty to Cooperate

The Localism Act 2011 (brought into effect on the 15th November 2011) sets out a new 'duty to co-operate' which applies to all Local Planning Authorities, such as Wolverhampton City Council, and other public bodies. The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas
- requires that councils set out planning policies to address such issues
- requires that councils and public bodies 'engage constructively, actively and on an ongoing basis to develop strategic policies
- requires councils to consider joint approaches to plan making.

Table 5 below summarises the cooperation that has taken place and the actions which have been taken under this new duty from 15th November 2011 to the 31st March 2012.

Table 5: Implementation of the Duty to Cooperate

Cooperation With	On What	Action/Outcome	Date
Cannock Chase SAC Partnership (Natural England, Cannock Chase AONB, Staffordshire CC, Cannock Chase DC, Stafford DC, Lichfield DC, South Staffordshire DC, East Staffordshire DC, Walsall BC, Sandwell BC, Dudley BC, Birmingham CC)	To investigate the likely impact of housing development on Cannock Chase SAC (Special Area of Conservation), in order to inform the Habitat Regulation Assessment (HRA) process for Local Plan documents and planning applications.	Progression of Visitor Survey and Visitor Impacts Mitigation Report (to be completed early 2013)	On-going since August 2010
Local Authorities in the Black Country and southern Staffordshire, Centro (the Integrated Transport Authority)	Regional Logistics Sites (RLS) Study	Joint study co-ordinated by Steering Group, led by Wolverhampton City Council	Jan 2012 – to date
West Midlands Planning and Transportation sub-committee (see below)	Agreement of the Strategic Policy Framework for the West Midlands Metropolitan Area - maintains the commitment to the urban renaissance as set out in the West Midlands RSS	Endorsed the approach	March 2012

In addition to these specific actions, the Council meets on a regular basis with local planning authorities, public bodies and others to address specific planning issues. Appendix D summarises the Groups the Council are part of which contribute towards meeting the Duty to Cooperate.

3.0 CORE AND LOCAL INDICATORS

3.1 SPATIAL STRATEGY AND DELIVERY

SPATIAL OBJECTIVES

1. Focussed investment and development in comparison shopping, office employment, leisure, tourism and culture within the four Strategic Centres: Brierley Hill, Walsall, West Bromwich and Wolverhampton, to retain and increase their share of economic activity and meet the increasing aspirations of their catchment areas.

3. Model sustainable communities on redundant employment land in the Regeneration Corridors, that make the most of opportunities such as public transport and canal networks, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in a high quality natural and built environment and are well integrated with surrounding areas.

6. A high quality environment fit for the future, and a strong Urban Park focussed on beacons, corridors and communities; respecting, protecting and enhancing the unique biodiversity and geodiversity of the Black Country and making the most of its assets whilst valuing its local character and industrial legacy.

7. A first-class transport network providing rapid, convenient and sustainable links between the Strategic Centres, existing and new communities, and employment sites. To include an enhanced, integrated public transport system, an improved highway network, including walking and cycling routes with strong links to the green infrastructure network. Improvements to the national M5 and M6 motorways network and freight railway network will help deliver better connectivity to Regional and National networks.

Key Development Plan Policies: Core Strategy Policies CSP1-5

The regeneration of the Black Country is focussed on a series of Strategic Centres and Regeneration Corridors (the Growth Network) where the majority of development will be focussed up to 2026. This is set out in the Core Spatial policies within the Core Strategy which set the context for the theme based policies in the Plan. Whilst these Core Spatial Policies are monitored through the theme based policies, Table 6 identifies some of the key targets to meet in the Black Country, and the progress that has been made to meeting them so far. Further analysis is provided in the theme Chapters of the AMR on this performance.

Table 6: Black Country Key Targets

In the Black Country by 2026 we will have:	Where we are now[3]	Change in 2011/12	Overall Progress[4]	Scale of the challenge by 2026
Increased net new homes	475,000 homes (approximate	+2457	+13135	63,000 net new homes to be provided between 2006 and 2026.

[3] Figures refer to current total Black Country stock where known and relevant.
[4] Progress relates to targets, each of which has different baseline years. For housing, retail and office it is since 2006, for employment it is since 2009. Progress includes the 2011/12 performance.

In the Black Country by 2026 we will have:	Where we are now[3]	Change in 2011/12	Overall Progress[4]	Scale of the challenge by 2026
	stock in 2006)			Net completions 2006 - 2012 mean that a further 49,865 homes need to be provided by 2026.
5 year Supply of Housing Sites	N/A	There is a 5 year supply of housing land	The Black Country also has a 5 year supply of housing land plus 39%	Continually maintain a 5 year supply of housing sites in line with Government guidance.
High Quality Employment Land	533ha (2009)	+7ha	+52.4ha	Create/transform +1,564ha of employment land to high quality. To date, there is 585.4ha of high quality employment land, leaving 979ha to be provided.
Readily Available Employment Land	N/A	N/A	170.56ha	185ha of land readily available for employment uses at any one time. 170.56ha of land is currently readily available, 14.44ha below the target.
New office floorspace in Strategic Centres	Unknown	+22,417m^2	+23,390m^2	Up to 880,000m^2 (220,000m^2 in each strategic centre). Overall, 856,600m^2 of office floorspace is still to be developed.
New Comparison retail floorspace in Strategic Centres	Approx 348,000m^2 (approximate stock in 2006)	+210m^2	+1,404m^2	+345,000m^2 (targets for each Strategic Centre). Since 2006, an additional 1,404m^2 of retail floorspace has been developed. Therefore 343,600m^2 is still to be developed.

LOI DEL2b – Employment Land Completions by LA (ha)
LOI DEL2c – Loss of Employment Land by LA area (ha) by type

Managing the development of additional employment and housing is a key part of the Spatial Strategy of the Core Strategy. Table 7 below highlights progress made so far in achieving this long term vision.

Table 7: Spatial Strategy for Employment

	Wolverhampton (ha)		**Black Country (ha)**	
	Overall Progress	Target at 2016	Overall Progress	Target at 2016
Gross Employment Land	760	743	3,691	3,447
Additions to Employment Land since 2009	12.4	24	27.4	123
Employment Land Redeveloped to Housing since 2009	5.6	33	54.07	262

Overall it is considered that the strategy is on track. In Wolverhampton, housing completions on employment land is expected to increase to reflect extant planning permissions, and

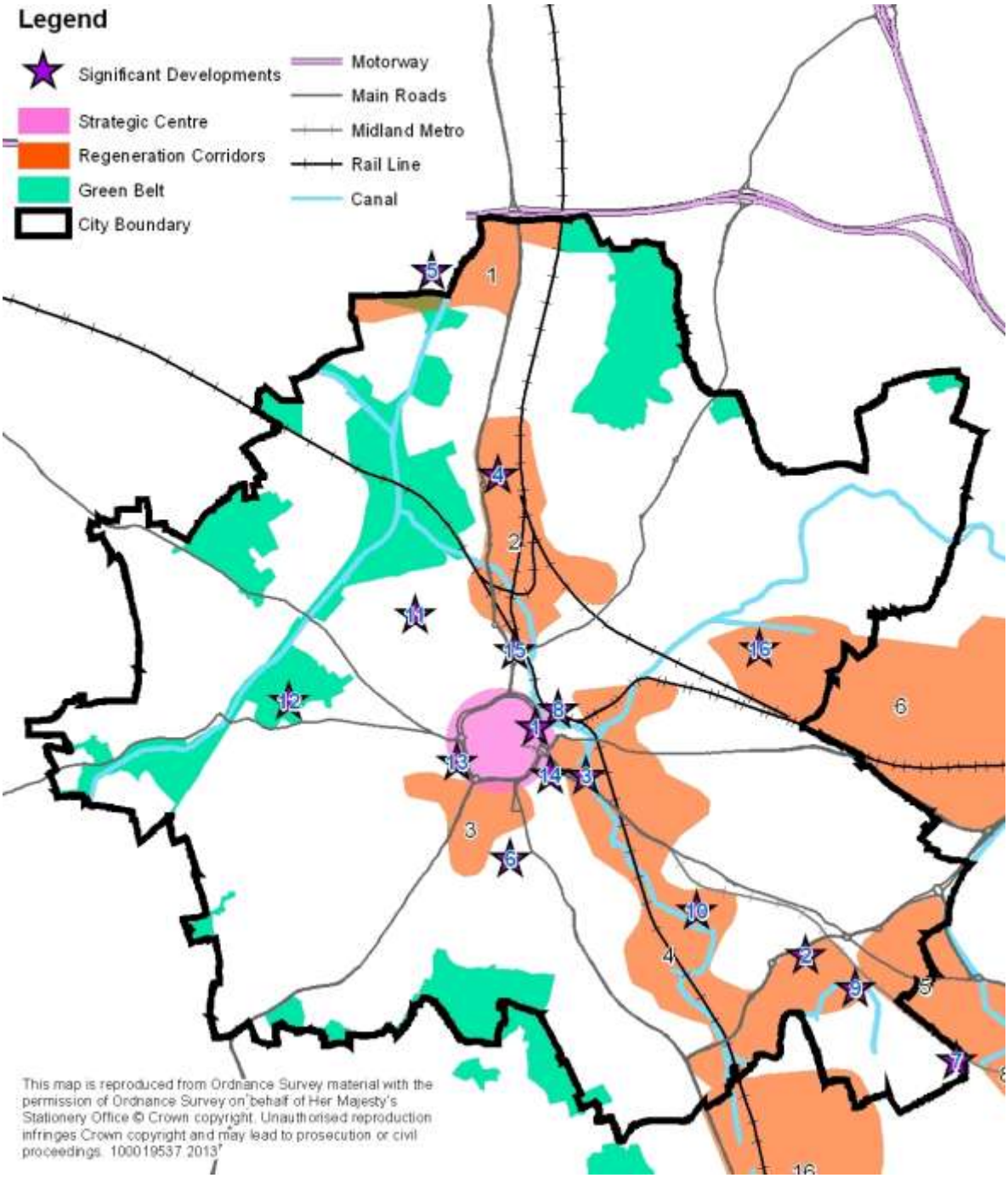
developments at i54 will help contribute to meeting the Black Country employment land needs, despite the low level of completions in Wolverhampton in 2011/12. Further analysis of this information is available in the Economy and Employment Chapter.
Table 8 shows progress of significant developments in Wolverhampton in 2011/12. Despite the wider economic climate, it is encouraging that there are a number of large development projects underway or permitted this year. Map 2 shows the location of these developments in the context of the Spatial Strategy, and again it is encouraging that the majority of these developments are in the Growth Network.

Table 8: Progress on Significant Developments in Wolverhampton 2011/12

Map Ref	Site Name	Type of Development	Status	Development Outputs
1	Wolverhampton interchange Phase 1	New Bus Station and other commercial uses	Completed	New Bus Station 1,415 sqm gross / 77 Jobs
2	Bilston Leisure Centre, Bilston	Leisure Centre	Completed	5,600 sqm gross / 33 Jobs
3	Land to the rear of BOC, Bilston	Storage	Completed	6,400 sqm gross / 6 Jobs
4	Goodyear, Stafford Road	Mixed use development, including: Supermarket (Aldi)	Completed	1,572 sqm gross / 20 Jobs
		Housing	Under construction	685 homes - 314 as part of the first phase
		New Neighbourhood Park	Outline permission granted	Approx 6ha of open space
5	I54	Employment (B1/B2/B8) Highway Improvements	Under construction	235,000 sqm gross / 3,150 Jobs
6	Blakenhall Gardens, Blakenhall	Redevelopment of shopping facilities	Under construction	10 retail units / 2,410 sqm gross / 14 Jobs
		Housing		102 homes
7	Great Bridge Road, Bilston	Housing	Under construction	131 homes this year Care home Transport improvements
8	Low Level Station, City Centre	Housing	Under construction	90 homes
9	Bankfield Works, Bilston	Mixed use development - housing, commercial, open space	Under construction	69 homes in the first phase
10	Ward Street, Bilston	Housing	Under construction	Approx 500 new homes - 62 homes in the first phase
11	Carddock Street / Gatis Street, Whitmore Reans	Housing	Under construction	145 homes
12	Compton Park, Compton	New housing, education and sports facilities	Under construction	55 homes Enhanced education and sports facilities
13	Raglan Street, City Centre	Mixed use development - supermarket, housing, and other town centre uses	Permission granted	14,712 sqm gross / 450 Jobs Transport improvements
14	Royal Hospital, City Centre	Mixed use development - supermarket, housing,	Permission granted	13,840 sqm gross / 716 Jobs

		offices and other town centre uses		Public realm and transport improvements
15	The Peel Centre, City Centre	Supermarket	Permission granted	7,249 sqm gross / 250 Jobs Transport improvements
16	Prime 10, Wednesfield	Employment (B1/B2/B8)	Permission granted (reserved matters)	7.14ha / 38,790 sqm /

Map 2: Significant Development Sites



Green Belt

L9 No of developments which compromise the open nature of the Green Belt

Policy CSP2 commits the Black Country to maintaining a strong Green Belt to promote urban renaissance within the urban area. Table 26 details the decisions on planning applications in the Green Belt. In most cases where planning permission was granted, development was small in scale and would not have a negative impact on the Green Belt, including:

- Development considered acceptable in respect of its impact on visual amenities.
- Small scale residential development not considered to be inappropriate development in the Green Belt.
- Development proposals that had no impact on openness, including a temporary permission where the impact is short term (a temporary classroom for education purposes).

Table 9: Decisions on planning applications in the Green Belt

Type of Planning Application	Granted	Refused	Total
Householder	2	0	2
Education	2	0	2
Change of Use	1	0	1
Conservation Area / Listed Building	4	0	4
Other	9	0	9
Total	**18**	**0**	**18**

(Source: Wolverhampton City Council Monitoring)

The most significant planning application in the Green Belt this year was a large mixed use proposal which proposed the demolition of education buildings with a replacement school, homes and leisure facilities. It was granted permission as very special circumstances were demonstrated which concluded that the harm to the openness of the Green Belt were clearly outweighed by the benefits to sport and education and resultant community benefits.

Infrastructure

LOI DEL1 – Adoption of Local Development Documents setting out details of the full range of infrastructure to be provided to support

LOI DEL2a – Adoption of Site Allocation Documents and Area Action Plans covering the whole of the Black Country as per LA LDS

No DPD's have been adopted by the Council this monitoring year, however work has progressed on the preparation of Area Action Plans covering key regeneration areas in the City.

Derelict Land

L36 Derelict Land Reclaimed

A comprehensive re-survey of vacant and derelict land and buildings throughout the City was undertaken during 2011 for the National Land Use Database. There were 224.5 ha of vacant and derelict land and buildings as of March 2011, of which 37 ha was vacant buildings and 27 ha derelict land and buildings. During 2011/12, 2.15 ha (0.7 ha at Lunt Road; 0.95 ha at Great

Bridge Road; 0.5 ha at Blakenhall Gardens) of vacant land was brought into housing use and 0 ha was brought into employment use. Therefore, the amount of vacant land has reduced by 2.15 ha to 158.35 ha, and there were a total of 222.35 ha of vacant and derelict land and buildings as of March 2012.

Chart 1 – Spatial Strategy and Delivery Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
LOI DEL2b - Employment land completions by LA (ha)	N/A	24ha by 2016	☺ 11.2ha Additions	☺ Only 1.2ha additions, however i54 is now being developed.
LOI DEL2c - Loss of employment land by LA area (ha) by type	N/A	33ha by 2016	😐 2.9ha lost	😐 An extra 2.7ha of employment land has been redeveloped to housing. This is expected to increase in the future
L9 No of developments which compromise the open nature of the Green Belt	N/A	0	☺ Target has been continually met	☺ Whilst some large applications have been granted in the Green Belt, they have demonstrated very special circumstances.
LOI DEL1 - Adoption of Local Development Documents setting out details of the full range of infrastructure to be provided to supported	N/A	100% by 2016	? No LDDs have been adopted	? No LDDs have been adopted, however work continues on AAPs which are addressing infrastructure needs. The target should be achieved.
LOI DEL2a - Adoption of Site Allocation Documents and Area Action Plans covering the whole of the Black Country as per LA LDS	N/A	100% by 2016	? No AAPs have been adopted	? No AAPs have been adopted, however work continues on them and the target should be achieved.
L36 - Derelict Land Reclaimed	224.5ha (March 2011)	None	☺ Vacant / derelict land has regularly been developed	😐 Whilst 2.15ha of vacant / derelict land was developed this year; this was a lower figure than previous years.

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.2 HOUSING

SPATIAL OBJECTIVES

3. **Model sustainable communities on redundant employment land in the Regeneration Corridors,** that make the most of opportunities such as public transport and canal networks, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in a high quality natural and built environment and are well integrated with surrounding areas.

4. **Enhancements to the character of the Black Country's existing housing areas** by protecting and improving high quality residential areas and pursuing a sustained and focussed programme of housing renewal in low quality residential areas requiring intervention.

Key Development Plan Policies: Core Strategy Policies HOU1-5, ENV3. Saved UDP Policies HOU4-8, H11, H12. Affordable Housing SPD.

COI HOU1a - Housing Trajectory indicators (Net Home Completions, Housing Trajectory, Five Year Housing Land Supply)

LOI HOU1 - Net housing completions for each Regeneration Corridor and Strategic Centre and for free-standing employment sites outside the Growth Network by local authority

Net Home Completions

Table 10: Plan Period and Housing Targets

Indicator	Start of Plan Period	End of Plan Period	Total Housing required (net)		Source of Plan Target
COI HOU1a	2006	2026	2006-2016:	5,662	Black Country Core Strategy (February 2011)
			2016-2021:	2,580	
			2021-2026:	5,169	
			Total:	13,411	

One of the main aims of the BCCS is to promote urban renaissance through the creation of sustainable urban communities in which people will choose to live, work and invest. This requires large-scale new housing provision which makes maximum use of previously developed land. Taking into account 2,129 net completions over the period 2006-12, the outstanding net housing requirement for Wolverhampton up to 2026 is 11,282.

Table 11 shows that the number of net completions has varied greatly over the last 10 years, due to a combination of two factors: the large number of demolitions taking place in certain years; and the housing market downturn which began in 2007. Completions reached a very low level during 2010/11, but there are indications that this was the bottom of the dip and that completions are set to increase in future years.

Housing delivery in Wolverhampton has significantly increased over the past year. 457 gross completions were recorded during 2011/12 compared to 199 in 2010/11. The majority of these were at Great Bridge Road (Barratts) and Blakenhall Gardens (Keepmoat), where development

is almost complete. As student flats can now be counted in Government returns, 285 flats completed in the past few years at Victoria Halls and Lichfield Street form part of the 2011/12 return. This makes a total of 730 net completions, close to the Black Country Core Strategy target of 792 pa.

Table 11: Wolverhampton Total Net Completions 2000-2012

Year	New Build Completions	Conversion Completions	Total Gains	Total Losses (Demolitions)	Total Net Completions
2000/1	*504*	*32*	*536*	*123*	*413*
2001/2	*211*	*57**	*268*	*162*	*106*
2002/3	*522*	*32**	*554*	*582*	*-28*
2003/4	*436*	*93**	*529*	*222*	*307*
2004/5	*570*	*76*	*646*	*137[1]*	*509*
2005/6	*748*	*59*	*807*	*216[1]*	*591*
2006/7	294	41	335	35[1]	300
2007/8	383	33	416	54[1]	362
2008/9	387	82	469	40[1]	429
2009/10	346	48	394	145[1]	249
2010/11	198	1	199	140[1]	59
2011/12	552	194	743	16*	730
Total 2006-12	**4647**	**716**	**5360**	**1749**	**3614**

* Net figure [1] Includes conversion losses (Source: Wolverhampton Planning, Building Regulations and Council Tax Data)

There were 295 homes under construction as of March 2012. 90 of these were at Low Level Station, where the second development of apartments is now nearly complete, supported by Get Britain Building funding. The first phases of development are now well underway at Goodyear (Persimmon - 314 homes), Bankfield Works (Redrow - 69 homes) and Ward Street (Persimmon - 62 homes). Work has also started at the Bellway site on Craddock Street / Gatis Street (145 homes), Compton Park (55 homes), the former Rakegate Infants School site and the former Fordhouses Cricket Ground.

A number of new housing sites will enter the supply during 2012/13. The largest of these is the former Jennie Lee Centre site, which will deliver 200 new homes, including 50 affordable homes. It is also hoped to deliver 100-120 homes, including affordable homes, at Thompson Avenue Open Space. The market is also bringing forward 53 executive homes at the former ADAS offices on Wergs Road, 28 homes at Danescourt Lodge on Danescourt Road, 14 homes at the Ambulance station site on Regis Road, and 70 homes at the remaining Chubb (Gunnebo) site in Heath Town.

The BCCS sets out housing targets for each Black Country authority for different parts of the Growth Network and for outside the growth network, including free-standing employment sites. During 2011/12 there were 322 completions in Wolverhampton City Centre (Strategic Centre) and 65 completions in Regeneration Corridor 4 (Wolverhampton-Bilston). Most of the large housing sites under construction are located in the Growth Network. Significant progress has also been made towards meeting medium and long term housing targets for the Growth Network, through achievement of Options stages for the Stafford Road Corridor and Bilston Corridor Area Action Plans, which are bringing forward site specific housing allocations. Work is also underway on the City Centre Area Action Plan (covering the City Centre and Regeneration Corridor 3) and on Neighbourhood Plans for Tettenhall and Heathfield Park (which include free-standing employment sites). Further details are provided in Table 12 and in the SHLAA.

Table 12: Performance against BCCS housing targets for the Growth Network and Free-standing Employment Sites

	BCCS Target (to 2026)	Completions 2009-12	Commitments (inc UDP)	Draft Allocations (AAP / NP)	***Total achieved to date***
Wolverhampton City Centre	***3,230***	330	1,877	0	***2,207***
Regeneration Corridor 2 – Stafford Road Corridor	***1,643***	14	776	540	***1,330***
Regeneration Corridor 3 – South of City Centre	***563***	0	0	0	***0***
Regeneration Corridor 4 – Wolverhampton to Bilston Corridor	***4,310***	65	1,663	710	***2,438***
Free-standing employment sites	***306***	0	0	186	***186***
Total	***10,052***	**409**	**4,316**	**1,436**	***6,161***

Table 12 shows that, for the Corridors where Area Action Plans are at an advanced stage of preparation there will be under-delivery of housing. However, this will be further refined by AAP preparation for Corridor 3 and Wolverhampton City Centre and, since the Core Strategy was prepared, further housing capacity has emerged outside the growth network, for example on surplus public sector land. This means that Wolverhampton is currently able to meet overall Core Strategy housing targets, and the extent of under-delivery within the growth network will not undermine the overall strategy.

Housing Trajectory / Housing Land Supply up to 2026

The Housing Trajectory for Wolverhampton up to 2026 is set out in the Wolverhampton Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has been updated annually since 2009, and the 2012 SHLAA update report is available on the website[5].

Taken together with the 2,129 net completions to date (2006-12), the 2012 SHLAA provides a total capacity of 14,799 net homes over the period 2006-26. The BCCS target for Wolverhampton is 13,411 net homes over the Plan period (2006-26). Therefore, the SHLAA provides a surplus of 1,388 homes (12%) over and above the remaining net target for the Plan period. The AAP's will drive forward many of the major housing allocations necessary to meet housing targets beyond 2017.

The Housing Trajectory for the Black Country up to 2026 is set out in Appendix E to this report. This trajectory is based on the figures provided in each of the Black Country authority's SHLAA update reports.

Taken together with the 13,132 net completions to date (2006-12), the 2012 SHLAA's provide a total capacity of 65,550 net homes over the Plan period 2006-26, compared to the BCCS target

[5] http://www.wolverhampton.gov.uk/environment/planning/policy/ldf/shlaa.htm

of 63,000 net homes. Therefore, the SHLAA's provide a surplus of 2,549 homes (5%) over and above the remaining net target for the Plan period.

Five Year Housing Land Supply

The NPPF requires each Local Planning Authority to demonstrate at least 5 years supply of deliverable housing land, against adopted targets. Deliverable sites are those that are available, suitable for housing and achievable within the 5 year period.

The SHLAA must demonstrate an immediate 5 year deliverable supply against BCCS housing targets, with a base date of April 2013 to ensure that the information is up-to-date. Therefore, the 5 year housing supply period for Wolverhampton and the Black Country runs up to 2018.

For Wolverhampton, taking into account net completions 2006-12, the remaining BCCS target for the period 2012-18 is 4,565 net homes. The SHLAA demonstrates that 5,875 homes are deliverable over this period. Therefore, Wolverhampton has a 5 year housing land supply under BCCS targets (H1) plus 29%.

The NPPF requires local authorities to demonstrate at least 5 years supply of gypsy and traveller pitches and travelling showpeople plots, against adopted targets. The BCCS target for Wolverhampton is 39 pitches/plots up to 2018. 3 pitches were provided during 2011/12, leaving 36 pitches still to be provided by 2018. There are currently no sites with planning permission or identified through emerging Plans which could meet this requirement.

For the Black Country, taking into account net completions 2006-12, the remaining BCCS target for the period 2012-18 is 18,025 net homes. The SHLAA's demonstrate that 25,105 homes are deliverable over this period. Therefore, the Black Country as a whole has a 5 year housing land supply under BCCS targets (H1) plus 39%.

COI HOU1b - New and converted homes on previously developed land

BCCS Policy HOU1 sets out a 95% target for the percentage of housing (gross) built on previously developed land for each authority up to 2026. Table 13 demonstrates that Wolverhampton has historically achieved high rates of previously developed land completions – 98% on average over the period 2001-11, compared to a target of 99% set in the Regional Spatial Strategy for this period.

Table 13: Previous Use of Housing Completion Sites 2001-2012

Year	Previously Developed	%	Greenfield	%	Total
2001/02	252	94	17	6	269
2002/03	552	100	2	0	554
2003/04	526	99	6	1	532
2004/05	636	99	7	1	643
2005/06	796	99	11	1	802
2006/07	335	100	0	0	335
2007/08	401	96	15	4	416
2008/09	462	99	7	1	469
2009/10	386	100	0	0	386
2010/11	177	89	22	11	199
2011/12	697	93	49	7	746

Total 2001-12	**5220**	**97**	**136**	**3**	**5356**
Total 2006-12	**2458**	**96**	**93**	**4**	**2551**

(Source: Wolverhampton Planning, Building Regulations and Council Tax Data)

During 2011/12 the target rate of 95% was not achieved as there were 35 completions at the Former Fordhouses Cricket Ground, where permission was granted subject to compensation for loss of playing fields in 2009/10. The remaining 14 greenfield completions were on garden land. However, on average, completions on previously developed land have made up 96% of total completions between 2006 and 2012.

The definition of previously developed land was amended through a change made to PPS3: Housing in June 2010. This change means that garden land is now classified as greenfield rather than previously developed land. This change has been reflected in monitoring figures since 2010/11, during which 2 completions took place on garden land. Permissions were granted for 56 homes on 2 greenfield sites during 2011/12, 55 of which were at the Compton Park site and 1 on garden land. Homes on greenfield land now make up 3.1% (168) of total commitments.

LOI HOU2a - % of housing completions on sites meeting accessibility standards

Net housing density provides a measure of how efficiently land is used for residential development. Net density is expressed in dwellings per hectare (dph) of net housing area, which excludes necessary areas of public open space, major roads and other services. BCCS Policy HOU2 expects all housing developments to achieve a minimum of 35 dph except where higher densities would prejudice historic character and local distinctiveness. Densities of over 60 dph are considered acceptable only within Strategic or Town Centres.

Two sites accommodating 63 homes were granted permission during 2011/12 on new build sites of more than 5 homes with a density of less than 35 dph. Compton Park (55 homes) has a density of 22 dph due to design constraints, as it is located in the Green Belt. The second site is a long thin backland site which could not reasonably accommodate a higher density. Two sites accommodating 15 homes were granted permission during 2011/12 on new build sites outside a Strategic or Town Centre of more than 5 homes and with a density of more than 60 dph (82 dph and 105 dph). These are two housing developments comprising flats to be built within the footprints of former houses and therefore designed to accord with local character and distinctiveness.

Table 8 of the BCCS sets out accessibility standards to be applied to housing developments of 15 homes or more. These standards vary depending on the housing density of the scheme. There were 12 such developments granted permission during 2011/12, accommodating 863 homes. Only one development, Compton Park (55 homes), did not meet the accessibility standards, as the new houses are located within 15 mins walking distance of a primary school but not the required 10 mins. In this case it would not have been possible to reduce the walking distance without putting in additional footpaths which would have adversely affected the design of the development, which is located in the Green Belt.

LOI HOU2b - Proportion of 1, 2 and 3+ bedroom properties completed by type

Table 14: Home Type for Gross Completions 2011/12

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Flats	184	56	4	144	388
Houses	0	105	165	88	358
Total	**184**	**161**	**169**	**232**	**746**
%	***25***	***22***	***22***	***31***	***100***
% (excluding student flats)	***9***	***35***	***37***	***19***	***100***
BCCS Target	***20***	***40***	***40***		***100***

(Source: Wolverhampton Planning Application data)

Table 14 shows the home type breakdown for gross completions. These figures include 285 1 bedroom and 4 bedroom student flats built in the City Centre. If these specialist housing sites are excluded, the figures demonstrate a drop in the proportion of high density housing developments being built, in response to the declining market for flats. There has been a corresponding increase in the proportion of 3+ bedroom houses built across the City. It is too early to judge the effectiveness of the BCCS policies in delivering the targets for different property sizes (set out in Table 16), as the BCCS was adopted in 2011 and new housing permissions take a number of years to reach completion.

COI HOU3 - Gross affordable housing completions

The C3 (Black Country, Telford, Cannock and South Staffordshire) Strategic Housing Market Assessment 2008 identified a need for 621 extra general purpose affordable homes each year in Wolverhampton, and additional need for affordable specialist accommodation. However, it has never been possible to meet this level of need and the BCCS sets a target for the Black Country which equates to an average of 115 affordable homes per year for Wolverhampton.

In previous years, this indicator has been defined as housing completions which are affordable when constructed, either through housing grant or developer subsidy. However, this definition is too narrow to capture the many new affordable housing products which have emerged over the past few years (for example, housing built for private sale can now be converted to affordable tenure at a later date). In addition, Government published figures include acquisitions as well as completions. There are a significant number of acquisitions in Wolverhampton each year. Therefore, Government figures are used to monitor COI HOU3.

Table 15: Wolverhampton Affordable Housing Figures: 2006-12

Year	New Affordable Housing	Gross housing target	Proportion	Target (15%)
2006-7	80	767	10%	115
2007-8	140	767	18%	115
2008-9	154	767	20%	115
2009-10	163	767	21%	115
2010-11	129	767	16%	115
2011-12	79	767	10%	115
Total	**745**	**4600**	**16%**	**690**

(Source: Government Live Tables)

Affordable housing completions dropped in 2011/12 in response to a reduction in funding available. However, overall since 2006 Wolverhampton is above the 15% target set in the BCCS, and there are projected to be 126 affordable completions in 2012/13.

The majority of affordable completions in recent years have been low cost home ownership and mortgage rescue. However, some section 106 affordable homes are due to be completed on Blakenhall Gardens (30), the former Rakegate School (10) and Craddock St / Gatis Street (14). Grant-funded schemes are also due to be completed at Vicarage Road / Raby St (25 homes), Bushbury Phase 3 (23 homes), Hurstbourne Crescent (17 flats) and Eastfield (12 supported homes for ex-servicemen).

COI HOU4 – Net additional pitches (permanent residential pitches, transit pitches and plots for travelling show people) provided up to 2018

The Gypsy and Traveller Accommodation Assessment (GTAA) for the Black Country (2008) has informed BCCS Policy HOU4 and identifies a need for 39 new pitches in Wolverhampton for gypsies and travelling show people over the period 2008-18.

There are currently 58 authorised and unauthorised gypsy & traveller pitches in Wolverhampton (GTAA 2008). 3 pitches were completed in 2011/12. The supply of gypsy and traveller sites is addressed under indicator COI HOU1a and LOI HOU1.

LOI HOU5 – Loss of education and health care capacity

For the purposes of monitoring Policy HOU5, education and health care capacity includes pre-school care, schools, college and university buildings, GP surgeries and hospital buildings. No education or health care capacity was lost during 2011/12. Former Wolverhampton University buildings at Compton Park are in the process of being redeveloped, however the functions provided at this site have been relocated elsewhere and the development has facilitated the relocation of St Edmunds School as part of the Building Schools for the Future programme.

Chart 2 - Housing Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
COI HOU1a - Net home completions to date	2006	566 (2011/12)	☹ Net completions averaged 280 pa for the period 2006-11	☺ The annual target has been exceeded by 164 homes.
COI HOU1a - Housing land supply up to 2026	2006	13,411 (2006-26)	☺ A sufficient supply of housing land has been maintained to meet adopted housing targets since 2006	☺ The 2012 SHLAA demonstrates that there is sufficient housing land to meet BCCS targets up to 2026, plus 1,388 dwellings (12% above the remaining target). As a whole, the Black Country also has sufficient land to meet the overall targets.
COI HOU1a - 5 year housing land supply	2006	5 year supply + 5%	☺ A 5 year supply of housing land has been maintained since 2006	☺ Wolverhampton has a 5 year supply of housing land plus 29%. As a whole the Black Country also has a 5 year supply of housing land plus 39%
LOI HOU1 - Net housing completions / commitments / allocations for each Regeneration Corridor and Strategic Centre and for free-standing employment sites outside the Growth Network	2009	CC = 3,230 RC2 = 1,643 RC3 = 563 RC4 = 4,310 FSES = 306	? No data as new reporting approach	CC = 2,207 RC2 = 1,330 RC3 = 0 RC4 = 2,438 FSES = 186 ☺ Wolverhampton has achieved two thirds of the overall target of 10,052 homes.
COI HOU1b New /converted homes on previously developed land	2006	95%	☺ 98% over the period 2006-11	☺ Whilst the target has not been met this year (93%), it has been met over the period 2006-12 (96%).
LOI HOU2a - % of housing completions on sites meeting accessibility standards	2011	100%	? No data as new policy requirement	😐 64% of new homes gaining permission 2011/12 met accessibility standards. The 36% which did not were on one site where it was not possible to improve walking access to primary schools.
LOI HOU2b – Proportion of 1, 2 and 3+ bedroom properties completed	2011	20% 1 bedroom 40% 2 bedroom 40% 3+ bedroom	? No data as new policy requirement	😐 9% 1 bedroom 35% 2 bedroom 56% 3+ bedroom
COI HOU3 Gross affordable housing completions	2006	15% of target gross compltns since 2006	☺ 17%	☺ 16%
COI HOU4 Gypsy and Traveller Accommodation	2008	2008 -18: 36 pitches and 3 plots	☹ No pitches / plots completed since 2008 and no sites identified.	😐 3 pitches were completed during 2011/12. However, there is not a 5 year supply of pitches / plots.
LOI HOU5 Loss of education and health care capacity	2011	None	? No data as new policy requirement	☺ No capacity lost

☺ Positive Result	😐 Neutral Result	☹ Negative Result	No Data	C Core Indicator	L Local Indicator

3.3 ECONOMY AND EMPLOYMENT

SPATIAL OBJECTIVES

8. **A restructured sub-regional economy which provides sufficient strategic high quality employment land in the best locations within Regeneration Corridors to attract new high technology and logistics businesses and also recognises the value of local employment land**. This will have resulted in sustained economic growth and an increase in the choice of jobs available in the Black Country's economy.

9. **Model sustainable communities on redundant employment land in the Regeneration Corridors,** that make the most of opportunities such as public transport and canal networks, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in a high quality natural and built environment and are well integrated with surrounding areas.

Key Development Plan Policies: Core Strategy EMP1-6, Saved UDP Policies B5, B11

BD1 Total amount of additional employment floorspace – by type

LOI EMP1a - Employment land completions by LA (ha)

To measure the performance of these policies, significant (over 0.4 ha) and small (below 0.4ha) new employment developments completed are monitored.

Table 16: Employment Completions on Employment Land

Type	Completions							Jobs	Floorspace Completions	
	High Quality				Local Quality					
	Addit's to Emp Land	Recycl'g of High Quality Emp Land	Recycl'g of Local Quality Emp Land	Other [6]	Additions to Emp Land	Recycl'g of Local Quality Emp Land	Other [7]		Gross	Net
2009/10										
B8 (Storage and Distribution)	6.6	0	0	0	0	0	0	Unk'n	38500	Unk'n
Other Emp Uses[8]	0	0	0	0	0.8	0	0	Unk'n	198	Unk'n
Small Sites	0	0	0	0.3	0	0.1	0.2	Unk'n	2713	Unk'n
2010/11										
Other Emp Uses[9]	3.8	0	0	0	0		0	135	5330	Unk'n
Small Sites	0	0	0	0	0	0	0.9	58	5987	Unk'n
2011/12										
B8 (Storage and Distribution)	0	0	0	0	0	1.1	0	6	6400	6400
Other Emp Uses[10]	1.2	0	0	0	0	0	0	Unk'n	781	781
Small Sites	0	0	0	0.6	0	0	0.9	35.5	6762	392
Total	**11.6**	**0**	**0**	**0.9**	**0.8**	**1.2**	**2**	**234.5**	**99971**	**7573**

(Source: RELS 2011/12) Only completed developments are reported (there have been no B1 or B2 completions in Wolverhampton in the since 2009).

In 2011/12, approx. 7,570 net sq metres of employment floorspace was developed on 3.8 ha, delivering approx. 40 jobs. This level of completions is less than in previous years and included

[6 & 7] Other includes extensions to existing buildings, or change of use applications.

[8, 9 & 10] Other Employment uses include waste management uses. Does not include other uses found on Employment Land, such as car washes, etc unless they are on RELS sites.

employment completions on small sites. This included an open storage area development, and the building out of parts of Regional Employment Land Sites (RELS) for other employment uses, which included a nursery at Wolverhampton Business Park and a petrol filling station in Wednesfield. Both of these were considered acceptable as they supported the business and employment function of the area.

However, of greater significance to Wolverhampton and the Black Country is the scale of activity at i54, the nationally important Regional Investment Site, immediately to the north of the City. The site provides 90ha of high quality employment land contributing to meeting the Black Country employment land needs. The principal internal infrastructure on site has already been delivered, and during the monitoring year, construction started on a number of units. Jaguar Land Rover has also announced they would be moving on site.

The Core Strategy establishes a target of 24 ha of additional occupied employment land in Wolverhampton to be built out by 2016, and a further 34ha in South Staffordshire. Since 2009, 12.4 ha of additional land (ie not involving the recycling of existing employment land) has been developed in the City for employment uses to contribute towards this target which has delivered over 230 additional jobs. Whilst there has been a low level of completions in 2011/12, the delivery of new employment development is broadly on track. In addition, it is likely that South Staffordshire will provide more additional employment land by 2016 than was envisaged in the Core Strategy.

BD2 Total Amount of employment floorspace on previously developed land – by type

Of the 13,943 gross sq metres of employment floorspace completed this year (on 3.8ha of land) approx 5% was on previously developed land. This is above the target of 90%, with the only development on a Greenfield site at Wolverhampton Business Park.

LOI EMP1b - Loss of employment land by LA area (ha)

The loss of employment land to housing development is monitored to ensure that sufficient high quality sites are retained for employment uses, and to provide a sufficient amount of surplus poor quality employment land to come forward for housing development as detailed in Table 17.

Table 17: Loss of Employment Land

Year	Loss of High Quality Employment Land	Loss of poor quality Local Quality Employment Land
2009/10	0ha	0*
2010/11	0ha	2.9ha*
2011/12	0ha	2.7ha
Total	**0ha**	**5.6ha**
Target at 2016	0ha	33ha

Note, other employment has been developed out during this period, but this does not count as a loss as these sites were not included in the 2009 baseline (for example, because it may already have been a commitment for housing development). The amount lost relates to the completion of housing developed on these sites that monitoring. For large sites, this is recorded in phases. *These figures are different to the figure reported in 2009/10 to match the Core Strategy targets

It is encouraging to see that there has been no loss of high quality employment land to housing development. The loss of local quality employment land reflects the low level of housing

completions. However the presence of a number of extant planning permissions for residential development on local quality employment land will provide for this figure to increase in the future.

LOI EMP2a - Employment land completions by LA by High Quality and Potential High Quality Employment Area as defined in Policy EMP2 and broad locations shown in Appendix 3 (ha)
LOI EMP2b - Additions made to High Quality Employment Land stock as defined in Policy EMP2 through improvement programmes
LOI EMP3a - Employment land completions by LA by Local Quality Employment Area as defined in Policy EMP3 and broad locations in Appendix 3(ha)
LOI EMP2c - Loss of employment land by LA area (ha) by High Quality and Potential High Quality Employment Area as defined in Policy EMP2 and bread locations shown in Appendix 3 (ha)
LOI EMP3b - Loss of employment land by LA area (ha) by Local Quality as defined in Policy EMP3 and broad locations in Appendix 3 (ha)

Table 18: Progress towards meeting High Quality and Local Quality employment land needs

Quality of Employment Land	*Baseline (2009)*	*Additions / Recycling to Emp Land*	*Losses to Emp Land*	*Emp Land 2011/12*	*Target at 2016*
High Quality	123ha	11.6ha*	0ha	134.6ha	224ha
Local Quality	629ha	2ha	5.6ha**	625.4ha	526ha
Total Stock	**752ha**	**13.6ha**	**5.6ha**	**760ha**	**743ha**

* From additions to stock and recycling of local quality employment land which improves quality. ** From development to residential and recycling of local quality employment land to high quality employment land.

Table 18 shows progress towards meeting the overall employment land needs for Wolverhampton as set out in the Core Strategy. This shows that while the City contains a sufficient total stock of land to meet its target but the provision of a sufficient supply of high quality land is much more challenging. However, it should be noted that i54 in South Staffordshire is being built out at a quicker pace than envisaged and so will deliver a larger quantity of high quality employment land by 2016 than assumed in the Core Strategy. This will help offset any underachievement within Wolverhampton in the short term but it will be important to continue to monitor the situation.

In terms of local quality employment land, the amount of residential development completed is expected to increase in the coming years as planning permissions are built out.

LOI EMP4 - Readily available employment land

For employment development sites to be considered readily available, they need to meet the following definition:

- Has planning permission, is allocated in the development plan for employment uses or is subject to any other Council resolution promoting or safeguarding it for employment uses;
- There are no major problems of physical condition;

- There are no major infrastructure problems in relation to the scale of development / activity proposed; and
- It is actively marketed for employment uses, there is evidence that there is a willing seller, or
- Evidence that the owner wishes to retain the whole or part of the site for employment uses.

The Core Strategy establishes an annual target of 41ha for Wolverhampton of readily available employment land being required to meet the employment investment needs of the City.

Further refinement has taken place this year of the RELS database to improve its accuracy and to incorporate additional sites, mainly from the evidence gathering undertaken whilst preparing the Area Action Plans for the City. 18 sites have been added to the database this year, with three sites removed as the emerging AAPs allocate these for non-employment uses.

Table 19 shows the total amount of readily available employment land, and it is encouraging that the target is being met and exceeded (this is mainly explained by the additional sites added to the RELS database this year). The sites considered to be readily available are shown in a table and map in Appendix F.

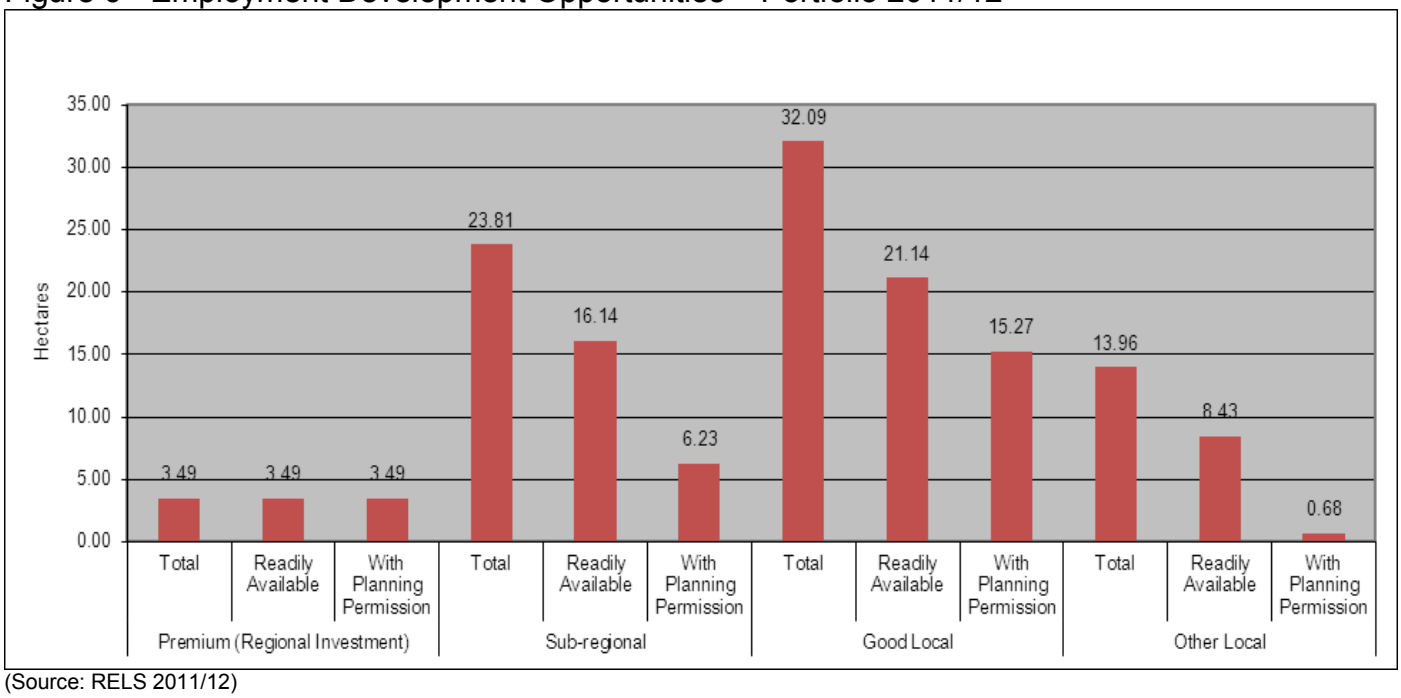
Table 19: Readily Available Employment Land 2011/12

Hectares of Employment Development Opportunities	Hectares of Readily Available Employment Development Opportunities	Annual Target
80.72 Ha	57.23 Ha	41 Ha

Source: RELS 2011/12. Sites over 0.4 hectares only

In terms of the quality of sites, Figure 6 shows that the City contains a broad portfolio of sites, particularly to meet sub-regional and local investment needs. Approximately 72.6 ha of employment development opportunities belong to the 'Premium (Regional Investment)', 'Sub-regional' and 'Good Local' portfolio of sites, as shown in Figure 6. Wolverhampton Business Park makes up the 3.49ha of 'Premium (Regional Investment)' site.

Figure 6 - Employment Development Opportunities – Portfolio 2011/12



(Source: RELS 2011/12)

There is however a gap in provision to meet large scale high quality requirements, with only two sites over 5ha. I54 and other employment sites to the north of the City in South Staffordshire currently provide for such requirements but there is a need to keep this situation under regular review so that the City is able to accommodate a variety of development proposals in the future.

LOI EMP5 – Proportion of major planning permissions making provision for targeted recruitment or training through s106 Agreements / conditions

Table 20: Number of developments making provision for targeted recruitment

Number of Permitted Major Applications	Number of Permissions Making Provision for Targeted Recruitment	Proportion of Permissions Making Provision for Targeted Recruitment
65	19	29%

Table 20 shows the number of developments where targeted recruitment / training has been secured through the granting of planning permission. In most cases this was secured via condition rather than s106. The above figures indicate that the target of 50% has not been met since the adoption of the Core Strategy, however it should be noted that of the 65 permitted major applications, 20 were not considered relevant to apply the policy to as they were for reserved matters, retrospective and variation of condition applications. This increases the performance to 42% and in the remainder of applications, targeted recruitment / training was not considered relevant as developments were not major job creators, or were made by developers who were likely to use local labour force.

LOI EMP6 – Loss of sub-regionally significant visitor and cultural facilities

Policy EMP6 seeks to protect and enhance key tourism and cultural facilities. In Wolverhampton the following sites are considered key destinations:

- Wolverhampton Strategic Centre (including an extensive shopping centre, Wolverhampton Art Gallery and a thriving evening economy, including The Grand Theatre and regionally significant concert venues);
- Nationally renowned Dunstall Park Race Course in Wolverhampton;
- Wolverhampton Strategic Centre Canalside Quarter
- West Park, Wolverhampton

None of these facilities have been lost this year. A planning permission has been extended to enable the delivery of enhanced facilities at Dunstall Park Race Course, and the visitor experience into the City Centre has been improved by the delivery of the new Bus Station.

Chart 3 - Economy & Employment Indicators Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
BD1 and LOI EMP1a – Employment Completions	N/A	24ha of additional employment land by 2016	11.2ha Additions	☺ Only 1.2ha Additions, however i54 is now being developed.
BD2 - employment floorspace on previously developed land	N/A	90%	Target achieved in 2009/10, but not in 2010/11	☺ 95%
LOI EMP1b - Loss of Employment Land	N/A	0ha HQEL 33ha LQEL by 2016	0ha HQEL 2.9ha LQEL	☺ 0ha HQEL 😐 2.7ha LQEL. This rate is expected to increase in the future.
LOI EMP2a, LOI EMP2b, LOI EMP3a, LOI EMP2c and LOI EMP3b – Total Changes to the Employment Land Stock	123 ha HQEL 629ha LQEL	224ha HQEL at 2016 526ha LQEL at 2016	133.4ha HQEL 626.9ha LQEL	😐 134.6ha HQEL 😐 625.4ha LQEL
LOI EMP4 - Readily Available Employment Land	N/A	41ha by 2016	Target achieved in 2010/11	☺ 57.23ha
LOI EMP5 - Proportion of major planning permissions providing for targeted recruitment / training	N/A	50%	? Not previously monitored	☺ 42%
LOI EMP6 - Loss of significant visitor and cultural facilities	N/A	0	0	☺ 0

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.4 CENTRES AND TOWN CENTRE USES

SPATIAL OBJECTIVES

1. Focussed investment and development in comparison shopping, office employment, leisure, tourism and culture within the Strategic Centres, to retain and increase their share of economic activity and meet the increasing aspirations of their catchment areas.

5. A network of vibrant and attractive town, district and local centres across Wolverhampton, each offering an appropriate choice of facilities. The historic character of these centres will be protected and enhanced through sensitive development of local facilities, housing led development and environmental improvements to create safe, attractive streets and spaces.

Key Development Plan Policies: Core Strategy Policies CEN1-7, Saved UDP Policies SH4, SH10, SH14,-17, CC1, CC6

LOI CEN1, 3-5 – Amount of floorspace for town centre uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses and in accordance with policies CEN3, CEN4 and CEN5.

LOI CEN6 – Number of developments of up to 200 square metres gross floorspace for town centre uses permitted outside of centres that meet the requirements of Policy CEN6, as a proportion of all such permissions.

LOI CEN7 – Number and floorspace of new developments for town centre uses permitted outside of strategic, town, district or local centres that do not accord with Policy CEN7 requirements.

The completion of significant retail, office and leisure developments (known as town centre uses) in Wolverhampton is monitored to provide an indication of the strength of the commercial market, the amount of growth / investment and the location of development. Policy CEN2 of the Core Strategy establishes a three tier hierarchy of centres in the Black Country, from Wolverhampton Strategic Centre being the main focus, followed by the Town Centres of Bilston and Wednesfield, and then a network of 28 District & Local Centres.

Table 21: Town Centre Uses Permissions and Completions 2011/12 in Wolverhampton

Centre	**Comparison Retail (sqm gross)**		**Convenience Retail (sqm net)**		**Office (sqm gross)**		**Leisure (sqm gross)**		**Total Completions**
	Permitted	Completed	Permitted	Completed	Permitted	Completed	Permitted	Completed	
Wolver-hampton Strategic Centre	11,736	0	9,977	0	2,135	1,206	2,707	0	1,206
Town Centres	1,507	0	1,205	0	0	0	0	5,600	5,600
District & Local Centres	150	0	267	0	0	0	0	0	0
Out of Centre	8,724	1,718	2,786	749	15,726	0	8,650	0	2,467
Total	22,117	1,718	14,235	749	17,861	1,206	11,357	5,600	8,067

Note, only developments over 100 sqm are monitored. Edge of Centre proposals are classed as serving those Centres within the guidance given in CEN policies.

The 2011/12 monitoring year saw a number of permissions and completions for town centre uses. In terms of completions, an Aldi foodstore as part of a new neighbourhood centre at Goodyear was built-out, a unit at Bentley Bridge Retail Park which had been vacant since the opening of the park became occupied by TK Maxx, the new bus station Interchange included building-out of units and the new Bert Williams Leisure Centre was completed in Bilston. All these developments had the potential to deliver a total of approximately 180 jobs.

In terms of permissions, a number of foodstore schemes have been granted in 2011/12. This includes three large foodstores - at Raglan Street and The Royal Hospital on the edge of Wolverhampton Strategic Centre and at the out-of-centre Peel Centre retail park. Also, permission was granted for an extension to the Sainsbury's Store on the edge of Wednesfield Town Centre. Other retail permissions included a site on Penn Road next to the Waitrose foodstore. There have also been permissions at Wolverhampton Business Park (Office), and at Dunstall Hill Racecourse (Leisure). All these permissions could deliver a total of approximately 2,660 jobs. All proposals are considered in terms of their appropriate scale and location in accordance with Core Strategy policies CEN1-7.

Table 22: Number of Permissions Town Centre Uses 2011/12

Number of Permissions Town Centre Uses 2011/12			
Total	In-centre	Edge-of-centre	Out-of-centre
10	0	5	5

Note, only new developments for Town Centre Uses over 100 sqm are monitored.

Whilst there were a number of in-centre applications approved in 2011/2012, none individually involved the provision of large quantities of floorspace (over 100 sqm). The 'edge' and 'out-of-centre' permissions all complied with policy requirements, with edge-of-centre permissions, such as the foodstore at Raglan Street, performing the function of serving the centres they are adjacent to, due to the good linkages between the application site and the centre's primary shopping area.

All developments of up to 200sqm gross outside of centres met the requirements of Policy CEN6. A number of applications in out-of-centre locations were permitted, but all of them met the requirements of Policy CEN7. This included office provision at Wolverhampton Business Park, which is identified as a regionally important location for office provision.

Table 23 - Progress towards Core Strategy Targets (net additional floorspace)

	Comparison Retail (Since 2006)		**Office (Since 2006)**	
	Target (by 2021)	Completed	Target (maximum by 2026)	Completed
Wolverhampton Strategic Centre	70,000	0	220,000	- 4,842

Source: Wolverhampton City Council

Whilst the Core Strategy has no targets for convenience retail or leisure provision, there are targets for net additional floorspace for comparison retail provision and a maximum for office provision to serve Wolverhampton Strategic Centre. Contributions to these targets relate to completions, and as they are net additional floorspace. Losses of floorspace also need to be taken into account.

Despite completions elsewhere in the City and a large number of permissions, current market conditions have meant that progress has not been made to date towards the targets. The demolition of a large office block in the City Centre has also impacted on progress towards the office target, despite some small scale office completions since 2006. However, in addition to the encouraging level of recent permissions, the Council is working closely with key landowners and developers to bring forward regeneration in the City Centre – including the Interchange, the large foodstore permissions and through the launch of a City Centre Prospectus in 2012. It will be important to monitor the progress of key developments in the City Centre in the future.

LOI TRAN5a – Number of publically available long stay parking places in strategic centres

LOI TRAN5b – All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations

These indicators are monitored in the Transport Chapter.

L13 Percentage of vacant units in Wolverhampton City Centre

The number of vacant units gives an indication of the vitality and viability of the City Centre. Table 24 identifies the number of shop units in the City Centre and the number of vacant units. The area contains the frontages of the Shopping Quarter (Primary Shopping Area), as identified in the UDP.

Table 24: Number of vacant retail units in the City Centre at 1st April 2012

	Number of units
Total number of units	700
Total number of vacant units	129
Percentage of vacant units	18.5

(Source: Wolverhampton City Council)

The target vacancy rate is to be below the national average for the year, which was 14.6% (source: Local Data Company). The current level of vacant units in Wolverhampton is 18.5%, which is 3.9% above the national average. The overall percentage level of vacancy has not changed from the previous monitoring year, however compared to the national average there has been a 0.1% improvement.

The main reason for the current level of vacant units is the continued impact of the economic downturn as well as the influence of large scale redevelopment proposals in the City Centre, such as the Retail Core Expansion area. In addition to the Council introducing a package of measures to enhance this area in the short term (the 'Southside' area of the city centre), the City Centre Company 'WV One' has co-ordinated a number of initiatives to improve the quality of the shopping environment in Wolverhampton and this has included being selected as one of the first round of the government's "Portas Pilot" towns. The Council has also launched a City Centre Prospectus to encourage investment in the City Centre.

Chart 4 – Centres and Town Centre Uses Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
LOI CEN1, 3-5 - Amount of floorspace for town centre uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses	N/A	100% of Town Centre Uses in an appropriate Centre City Centre - 70,000 sqm Comparison Retail - Upto 220,000 sqm Office Uses	😐 Since 2004/5, 10% of completions have been in / edge of centre, although policy requirements have been met 😐 Comparison Retail - No progress 😐 Office – No progress	😐 50% of permitted developments were in / edge of centre. 😐 Convenience Retail – no developments completed 😐 Office – net loss despite completions in the City Centre
LOI CEN6 - Number of developments of up to 200 square metres gross floorspace for town centre uses permitted outside of centres that meet the requirements of Policy CEN6	N/A	100%	? New policy requirement	☺ *All proposals for Town Centre Uses under 200 sqm met the policy requirements*
LOI CEN7 - Number and floorspace of new developments for town centre uses permitted outside of strategic, town, district or local centres that do not accord with Policy CEN7 requirements.	N/A	100%	😐 Since 2004/5, 90% of completions have been out of centre, although policy requirements have been met	😐 *50% of permitted developments were out of centre, although all proposals met the policy requirements*
L13 Percentage of vacant units in Wolverhampton City Centre	16.1% (2010)	% of City Centre shop unit vacancies to be at or below the national average (2012 - 14.6%)	☹ At 1st April 2011 there was a vacancy rate of 18.5% in the City Centre.	😐 There has been no change to the vacancy rate this year, although the national average has got worse.

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.5 TRANSPORT

SPATIAL OBJECTIVES

7. A first-class transport network providing rapid, convenient and sustainable links between the Strategic Centres, existing and new communities, and employment sites. *To include an enhanced, integrated public transport system, an improved highway network, including walking and cycling routes with strong links to the green infrastructure network. Improvements to the national M5 and M6 motorways network and freight railway network will help deliver better connectivity to Regional and National networks.*

8. A sustainable network of community services, particularly high quality lifelong learning, health care and sport and recreation facilities, *which are easily accessible to all residents at a neighbourhood level, resulting in an increase in levels of qualifications, skills, health and well-being, a decrease in deprivation indicators and improved perception of residential neighbourhoods across the Black Country. Graduates will be retained and attracted to the Black Country as a key element of the knowledge economy. This will be supported by continued enhancement of the Higher and Further Education sector and improved linkages with the wider economy.*

Key Development Plan Policies: Core Strategy policies TRAN1-5, Saved UDP policies AM4, AM5, AM8, AM12, AM15, AM16

LOI TRAN1 - % of DPDs identifying and safeguarding land to meet transport requirements

No DPD's have been adopted by the Council this monitoring year; however work has progressed on the preparation of Area Action Plans covering key regeneration areas in the City which are being supported by Transport Studies.

LOI TRAN2 – Appropriate provision or contribution towards transport works and Travel Plan measures by all relevant permissions based on best practice

L26 – Proportion of Wolverhampton Employees working for companies with a travel plan

All relevant planning applications are supported by the appropriate transportation evidence, and mitigation in the form of highways works or financial contributions are secured where appropriate. In the monitoring period, the following six locations have benefitted from transport improvements delivered directly by the development[11]:

- Bankfield Road (Phase 1)
- Great Bridge Road (Phase 2)
- Taunton Avenue
- Ettingshall Road
- Blakenhall Gardens
- Goodyear (Phase 1)

In addition the following funds have been secured through section 106 contributions by the Council from developers to help fund transport proposals.

[11] Delivered through section 38 and section 278 of the Highways Act 1980.

Table 25: Section 106 contributions to help fund transport proposals

Development Proposal	*Transport Scheme*	*S106 contributions*	*Progress*
Sainsburys, Raglan Street (Retail)	Road Safety improvements in the local area (£350k) and Variable Message Signs Contribution (£60k)	£410,000	Receipt of contribution not yet triggered.
Goodyear, Stafford Road (Mixed use)	Junction improvements, public transport and road safety works outside of the main site	£350,000	No scheme developed yet, and only part payment of contribution triggered by construction to date
I54, Wobaston Road (Employment)	Public Transport £1.8m and Travel Plan Measures £0.3m	£2.1million	Contribution received but no specific schemes delivered to date.

Source:

All new non-residential developments employing over 40 staff members are required to join Company Travelwise. In March 2012, over 30% of employees in Wolverhampton worked for companies participating in Travel Plans or who were members of Company Travelwise.

LOI TRAN3a – The safeguarding of key existing and disused railway lines identified on the Transport Key Diagram
LOI TRAN 3b – Protection of sites with existing or potential rail access identified in TRAN3

All existing railway lines have been safeguarded. There are no disused railway lines in Wolverhampton identified on the Transport Key Diagram for safeguarding.

The existing Corus Rail Freight terminal in Wolverhampton is currently operational. There are no new planning applications or extant permissions relating to the redevelopment of this site which might result in its loss.

LOI TRAN4a – Increase in cycle use of monitored routes
LOI TRAN4b – Implementation of Proposed Local Cycle Network identified in the cycle network map

There are two cycle routes continuously monitored within Wolverhampton, Tettenhall Road and Newhampton Road as part of National Cycle Route 81 (NCR81). Table 26 shows the recorded usage of these sites:

Table 26: Recorded usage of cycle routes

	Tett Rd (2 Way)	Nhton Rd (2 Way)	Total
09/10 Baseline	37,019	14,586	51,605
Mar 2010 – Feb 2011	53,828 (38,219)	16,469	70,297 (54,688)
Mar 2011 – Feb 2012	37,229	18,314	55,543

The 2010/11 figure for Tettenhall Road is considerably higher due to the November and December monitoring periods returning values 10 times higher than those of the same months in previous or subsequent monitoring periods. There is no apparent explanation for such a substantial short term increase in winter months. Substituting these anomalous figures with an average of the previous and latter month's results give a total figure of 38,219 which is considered the more reliable figure. Therefore in the period from March 2009 to Feb 2011 there has been an overall increase in the use of Wolverhampton's monitored cycle routes from 51,605 to 55,543 users.

Table 27 below shows the delivery of the proposed cycle network since 2009/10.

Table 27: Delivery of Proposed Cycle Network since 2009/10

Area	Length Implemented (km)		
	09/10	10/11	11/12
Wolverhampton	1.82	1.72	2.69
Target	12.25	12.25	12.25

The target for this indicator is to implement 208km of cycle network by 2026 in the Black Country, which equates to the need to deliver 12.25km per year. Wolverhampton implemented 2.69km during this monitoring year, so delivery is broadly off track for the Wolverhampton area.

LOI TRAN5a – Number of publically available long stay parking places in strategic centres
LOI TRAN5b – All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations

Table 28: Publically owned long stay parking spaces in strategic centres

Year	Total amount of publicly available Long Stay Car parking spaces
2009/10 Baseline	1740
2010/11	1700
2011/12	1638

The total amount of available Long Stay car parking spaces in the City Centre is now 1638 (down from 1700 last year). This reduction is mainly due to a change in the Short Stay car parking offer for the City Centre, there have been no new developments in the monitoring period which have affected the Long Stay provision. There have also been no new Long Stay parking spaces in the City Centre.

The amount of publicly available parking spaces in Wolverhampton has remained relatively unchanged, and any further changes will need to be monitored to ensure that it does not have a negative impact in sustainability terms (e.g. other UDP policies aimed at reducing the reliance on cars) on the way people travel to the City Centre. Future development impacts upon car parking availability and issues for car parking will be addressed in the City Centre AAP.

L22 Percentage of developments meeting car park standards
L32 Amount of completed non-residential development complying with car parking standards

Although overall aims in Wolverhampton are to reduce car dependency, parking provision plays an important role in enabling enough capacity to meet demand and to ensure Wolverhampton City Centre remains a competitive centre, yet not prejudicing the use of more sustainable modes of transport. Policy AM12 allows for flexibility for parking standards in certain applications which results in all applications meeting agreed parking standards.

100% of non-residential applications that were approved in the monitoring period complied with UDP policy AM12 car parking standards.

Chart 5 - Transport Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
LOI TRAN1 - % of DPDs identifying and safeguarding land to meet transport requirements	N/A	100% of DPDs	? No DPD's have been adopted	? No DPD's have been adopted this year, although work on the emerging AAP's has been supported by Transport Studies.
LOI TRAN2 - Appropriate provision / contribution towards transport works and Travel Plans measures by all relevant permissions.	N/A	100% of relevant planning applications	? N/A	☺ All applications were supported by appropriate transport evidence and mitigation. This has included on site and off site works.
L26 Proportion of Wolverhampton Employees working for companies with a Travel Plan.	31.5% (2010/11)	30% of all employees to work in organisations with a Travel Plans by 2011	☺ Over 30%	☺ Over 30% of employees continue to work for organisations with a Travel Plan.
LOI TRAN3a - Safeguarding of key existing / disused railway lines identified on the Transport Key Diagram	N/A	No loss of safeguarded lines	☺ Lines are safeguarded	☺ There have been no development proposals this year which have led to the loss of existing railway lines.
LOI TRAN3b - Protection of sites with existing / potential rail access identified in TRAN3	1 Site in Wlv with rail access	No loss of protected sites	☺ Site remains in operation	☺ Site remains in operation and protected from development.
LOI TRAN4a - Increase in cycle use of monitored routes	51,605 (2009/10)	1% increase in cycling (Black Country)	☺ There has been an increase in cycling	☺ There has been a further increase in cycling this year, and the 1% increase has nearly been achieved in Wolverhampton.
LOI TRAN4b - Implementation of Proposed Local Cycle Network identified in the Cycle Network Diagram	N/A	Implement 208km of cycle network in the Black Country	☺ The delivery of the proposed cycle network in Wolverhampton has improved slightly since last year, but is still not on target.	☺ Wolverhampton implemented 2.69km during this monitoring year, so delivery is broadly off track for the Wolverhampton area.
LOI TRAN5a - Number of publically available long stay parking places in strategic centres	1,740 (2009/10)	Decrease the number of long stay spaces by the year 2026	☺ The number of long stay spaces in the City Centre had reduced to 1,700	☺ There has been a further reduction in longstay spaces to 1,638.
LOI TRAN5b - All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations	N/A	100%	? No car park developments	? There have been no car park developments this year.
L22 Percentage of developments meeting car park standards	N/A	100%	☺ 100%	☺ All developments have met the car park standards
L32 Amount of completed non-residential development complying with car parking standards				

☺ Positive Result	☹ Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.6 ENVIRONMENTAL INFRASTRUCTURE

SPATIAL OBJECTIVES

6. **A high quality environment** fit for the future, and a strong Urban Park focussed on beacons, corridors and communities; respecting, protecting and enhancing the unique biodiversity and geodiversity of the Black Country and making the most of its assets whilst valuing its local character and industrial legacy.

8. **A sustainable network of community services, particularly high quality lifelong learning, health care and sport and recreation facilities,** which are easily accessible to all residents at a neighbourhood level, resulting in an increase in levels of qualifications, skills, health and well-being, a decrease in deprivation indicators and improved perception of residential neighbourhoods across the Black Country. Graduates will be retained and attracted to the Black Country as a key element of the knowledge economy. This will be supported by continued enhancement of the Higher and Further Education sector and improved linkages with the wider economy.

Key Development Plan Policies:

	Core Strategy Policy	Saved UDP Policies
Biodiversity	ENV1	N1, N4, N6, N7, N8, N9
Open Space, Sport and Recreation	ENV6	R3 – 10
Renewable Energy	ENV7	None
Flood Protection and Protection of Natural Water	ENV5	EP6
Design	ENV3	Design Chapter
Historic Environment	ENV2	Historic Environment Chapter
Air Quality	ENV8	EP1

Biodiversity

COI ENV1 - Change in areas of biodiversity importance
L27 Change in priority habitats and species by type

A relatively small proportion of Wolverhampton is designated as a SINC or SLINC (collectively known as Local Sites) compared with other West Midlands local authorities, and these sites are subject to constant development pressure. A full list of the Local Sites in Wolverhampton is provided in the UDP (June 2006) and shown on the Development Plan Policies Map (formerly known as the Proposals Map).

No formal changes to these records have taken place since the adoption of the UDP, with around 50% of the sites surveyed in 2000/01. However it is clear from planning applications determined since 2006 that some of the Local Site boundaries need updating to reflect physical changes. Boundaries also need to be reviewed to address errors, to reflect physical features and to provide defensible boundaries. Around 50% of the sites have had surveys commissioned on them over the last few years and some surveys have been completed. These will be reported in future AMRs once formal changes to the designations have taken place.

Change in Areas of Biodiversity Importance

A number of planning applications have been submitted this year that have the potential to impact on nature conservation designations (either being within or adjacent to the sites). Tables are provided below that highlight the number, type and decision on planning applications which have the potential to affect SINC's, SLINC's and Ancient Woodland sites/areas.

SINC's

Table 29: Planning Applications in SINCs

Type of Application	Granted	Refused	Total
Householder	5	1	6
Residential	3	0	3
Commercial	1	0	1
Mixed Use	1	0	1
Education	1	0	1
Change of Use	1	0	1
Conservation Area / Listed Building	2	0	2
Other	3	0	3
Total	17	1	18

(Source: Wolverhampton City Council Monitoring)

Of those that were approved, the majority related to development which did not directly impact on the SINC, or impact could be mitigated without any loss of the site or features of value. All impacts this year are minor, with no consequential changes needed to the boundaries of SINCs as a result of development. The application which was refused was done so for other reasons.

SLINC's

Table 30: Planning Applications in SLINCs

Type of Application	Granted	Refused	Total
Householder	1	0	1
Residential	1	0	1
Commercial	1	0	1
Other	1	0	1
Total	4	0	4

(Source: Wolverhampton City Council Monitoring)

Of those that were approved, the majority related to development which did not directly impact on the SLINC, or impact could be mitigated without any loss of the site or features of value. All impacts this year are minor, with no consequential changes needed to the boundaries of SLINCs as a result of development.

Ancient Woodland

Table 31: Planning Applications in Ancient Woodland

Type of Application	Granted	Refused	Total
Householder	3	0	3

Residential	2	0	2
Commercial	1	0	1
Conservation Area / Listed Building	2	0	2
Other	2	0	2
Total	**10**	**0**	**10**

(Source: Wolverhampton City Council Monitoring)

There were 10 applications that were in areas of Ancient Woodland this monitoring year. Most of the applications related to development that did not directly affect the woodland area/trees. Of the ones that did, decisions were made in accordance with saved UDP policies N7 and N8 with applications being conditioned to minimise / compensate for the impact on trees from the proposed development.

Monitoring of Planning Permissions Affecting Designated Sites

Table 32 summarises the current position of planning permissions which will lead to the alteration of the formal record of Local Sites.

Table 32: Planning Permissions Affecting Local Sites

Year Reported	Development Name	Local Site Ref	Loss of Designation	Mitigation Proposed	Has it been physically lost?	Mitigation Implemented
2007/8	Goodyears (Residential led mixed use)		Loss of 1.1ha	Yes – Replacement SLINC (1.1ha) within neighbourhood park, subject to detailed management proposals.	Yes	No – Revised scheme for Neighbourhood Park expected.
	Ward Street (Residential led mixed use)		Potential to loose part of SLINC. To be confirmed at Reserved Matters stage.	Yes - submission of a scheme to mitigate the impact of the works (amount to be provided presently unknown).	No	No – revised planning application submitted in 2012
	Citadel Junction (Employment)		Loss of 1.2ha	Yes – new area of SLINC provided adjacent to existing site (1.4ha).	Yes	Yes – site survey results due to see if SLINC standard achieved.
2010/11	North of Neachells Public House (Residential)		Proposed to loose 0.3ha.	Yes – improve 0.6ha of neighbouring SLINC site in line with mitigation scheme.	No	No
	Great Bridge Road (Residential)		Proposed to loose 0.7ha.	Yes – improvement of approximately 1.7ha of neighbouring SLINC site in line with mitigation scheme.	Yes	Development currently on site
	Humphries Crescent (Residential)		Proposed to loose 0.02ha.	No	No	N/A

Other Issues Affecting Local Sites

The Councils 2011/12 return on Single Data List Indicator No 160-00 (formerly National Indicator 197) on the proportion of Local Sites where positive conservation management

has been or is being implemented was 20%. Not all sites are Council managed and this score also reflects on privately owned Local Sites in Wolverhampton. There has been no change to performance on this indicator this year. The Councils target is for 40% of Local Sites to be in positive management by 2026[12].

No additional habitat data is available this year from EcoRecord (the Local Records Centre). As part of the development of the Core Strategy's Environmental Infrastructure Guidance, a habitat mapping exercise was undertaken (based on near infrared aerial imagery) to provide an inventory of habitats across the Black Country. The intention is to make use of this data in the AMR and planning decisions in future years.

L7 Hectares of Local Nature Reservation per 1000 population

The UDP identifies a baseline figure of 0.2 hectares of LNR per 1000 population, with a target to increase this figure to 0.5 hectares by 2011. However Smestow Valley remains the City's only LNR, with no progress made this monitoring year.

Open Space, Sport and Recreation

L30 Amount of eligible open spaces managed to green flag award standard

Four open spaces have maintained their Green Flag Standard during 2011/12: West Park and Bantock Park (first awarded 2007/8, awarded Green Heritage status during 2011/12), St Peter's Gardens in the City Centre (first awarded 2008/9) and Phoenix Park (first awarded 2009/10). The target of at least 5 Green Flag sites in the City by 2011 has not been met, however, it is planned to apply for Green Flag standard for East Park in 2014 following its restoration.

LOI ENV6a - Ha's accessible open space per 1,000 population

The NPPF requires Local Authorities to set robust local standards for open space, sports and recreational facilities in their areas, based on assessments of need and audits of existing facilities. An Open Space Audit and Needs Assessment (OSANA) incorporating quantity, quality and access standards for different types of open space, was published by the Council in 2008. An update of this is being produced in 2013, incorporating revisions to quantity, quality and access standards, and an Open Space Strategy and Action Plan will be prepared. An up-to-date Playing Pitch Study and Sports Development and Investment Strategy were produced during 2012. The draft SPD on Open Space will also be revised during 2013 taking account of these studies.

The BCCS target is to increase provision of accessible open space from the 2007 level of 4.63 ha per 1,000 residents to the OSANA standard of 4.74 ha per 1,000 residents by 2016. There has been no change to this indicator this year.

L14 Number of Neighbourhood Park Areas meeting current recreational open space standard (ha's per 1000 residents).

L15 Number of Neighbourhood Parks

[12] From the Wolverhampton Environment Plan update September 2010.

Open space is unevenly distributed between Neighbourhood Park Areas (NPA's) and varies in terms of quality, accessibility and function from area to area. For this reason the UDP designated Priority Neighbourhood Park Areas which fall below the recreational open space (ROS) standard or have no Neighbourhood Park. Currently 22 of the 38 NPA's meet or exceed the ROS standard. The target set out in the UDP is to maintain this figure and increase it by 2011.

There are currently three parts of the City which have no open space of sufficient quality and size to designate as a Neighbourhood Park. The target set out in the UDP is to ensure that each of these NPA's have a Neighbourhood Park quality open space by 2011. There has been no change to this indicator this year, although work has progressed to help address this requirement. The developments now underway at the former Goodyear site (off Stafford Road), the Ward Street Masterplan site (Ettingshall), and the development planned for Bilston Urban Village, will help meet some of this deficiency.

LOI ENV6b - Delivery through LDD's of broad open space, sport and recreation proposals for each Regeneration Corridor and Strategic Centre set out in Appendix 2

No DPD's have been adopted by the Council this monitoring year, however work has progressed on the preparation of Area Action Plans which are taking account of the broad open space, sport and recreation proposals within the Core Strategy.

Renewable Energy

COI ENV7 - Renewable Energy Generation
LOI ENV7 - Proportion of eligible developments delivering measures sufficient to off-set at least 10% of estimated residual energy demand

Eleven applications were approved during 2011/12 which included renewable energy generation elements. Nine of these were for the installation of solar panels, the majority on commercial or community buildings, including Wolverhampton Science Park, Guru Nanak Sikh Temple, Coton Residential Home and West Midlands Travel offices. Permission was granted for a Combined Heat and Power (CHP) plant installation at Wolverhampton University, Wulfruna Street, and for a gasification plant at Purbrook Road Industrial Estate off Hickman Avenue. The University is currently implementing a carbon reduction programme to reduce emissions by 25% over the next 5 years and the CHP plant will reduce emissions by 1,100 tonnes per annum.

Between February 2011, when Policy ENV7 was adopted, and March 2012, 20 planning permissions were granted for ENV7 eligible developments. Of these, 15 were conditioned to provide 10% renewable energy and 5 were not conditioned due to viability reasons, as allowed for in the Policy. Of these 5, 2 developments were conditioned to provide additional energy efficiency measures to deliver building regulations plus 10%. Therefore the target of 100% achievement for eligible developments has been reached during 2011/12.

Of the 17 eligible developments which were conditioned, none were completed as of April 2012.

Progress regarding discharge of conditions and completions of these developments, including details of the type and kwh of energy generation, will be monitored in future AMR's. This will provide the renewable energy generation capacity created which will contribute towards COI ENV7.

Flood Protection and Protection of Natural Water

E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

The Environment Agency (EA) recorded 8 objections to planning applications submitted this year. Of these, seven have been granted with the remainder relating to a planning application yet to be determined (to be reported on in future AMR's). In addition, three planning applications objected to by the EA in previous monitoring years have been determined this year (all granted).

Objections mainly related to lack of/unsatisfactory Flood Risk Assessment, mainly relating to surface water issues. In all but one case, these issues were consequently addressed by the applicants and the objections withdrawn, or conditioned as part of the granting of permission.

For one planning application, the EA objected on flooding and water quality grounds as the site had a culverted Brook on part of it. The Council approved the scheme as the proposal was considered policy compliant as it proposed to incorporate sustainable drainage and flood protection measures, and had considered opening up the culvert (which was discounted). The development was granted despite the outstanding objection from the EA around the opening up of the culvert.

No other objections to planning applications on water quality grounds were recorded this year.

This information indicates that the national and local policies that seek to prevent inappropriate development from taking place in the flood risk areas and to ensure water quality is protected are being implemented appropriately.

LOI ENV5 – Proportion of major planning permissions including appropriate SUDS

All relevant planning applications complied with policy ENV5 to incorporate appropriate Sustainable Urban Drainage Systems (SUDS). None of these schemes were completed in the monitoring year.

Design

LOI ENV3a – Proportion of major planning permissions adequately addressing By Design and Manual for Streets as appropriate

A sample of 16% of major planning applications has been assessed to check that design considerations have been factored into decisions. Of this 16% of applications, all addressed By Design, Manual for Streets, or other relevant design considerations. Of these, only one application was refused on design grounds due to impact on the street

scene and visual amenity. This consequently shows that the policy is ensuring high quality schemes are developed in Wolverhampton.

COI ENV3 - Housing Quality Building for Life assessment (H5)

The Building for Life criteria[13] is a Government endorsed assessment benchmark developed by CABE (the Commission for Architecture and the Built Environment), Design for Homes and the Home Builders Federation.

In previous years each housing development was awarded a score out of 20, based on the proportion of Building for Life questions that are answered positively, to show the level of quality in completed new housing development. The indicator used in previous AMRs related to the number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria. Only new build housing sites of 10 or more homes were assessed, including phases of large developments.

During 2012 new guidance was issued on how to carry out Building for Life assessments. There are now 12 criteria and the assessment is based on a traffic light system. A well designed scheme will perform well against all 12 criteria. 'Red' criteria will identify aspects of the proposal which need to be changed. An 'amber' will mean either that the characteristics of the scheme make full compliance with the criteria impossible or that further consideration is needed to improve the design. 'Green' means that the criteria have been fully met. The assessment process is now carried out on sites at pre-application / planning application stage, rather than on completion.

There were four relevant new build housing sites granted permission during 2011-12, and the scores for each of these sites are provided in table 33.

Table 33: New build housing sites granted permission during 2011-12

Site	Green	Amber	Red
Compton Park (55 homes)	3	7	2
Craddock Street, Whitmore Reans (145 homes)	6	6	0
Sainsbury's development, Raglan Street (44 homes)	5	7	0
Fmr Rakegate School (41 homes)	3	9	0
% of total homes	**40%**	**57%**	**3%**
Target	**>50%**	**<50%**	**0%**

(Source: Wolverhampton City Council)

As the assessment process has changed significantly it is difficult to compare the achievements in 2011/12 against those in previous years. Therefore a new target has been set: to achieve no reds and majority greens on sites granted planning permission in future years.

[13] Details of the Building for Life assessment criteria can be found at www.designcouncil.org.uk/our-work/cabe/sectors/housing/building-for-life/

LOI ENV3b – Proportion of major planning permissions meeting at least Code for Sustainable homes Level 3 or BREEAM very good standard

As the policy requires developments to meet the national standards, all developments will have achieved this.

L1 No of new developments recognised for design quality and excellence

The Wolverhampton Environmental Awards give recognition and reward to outstanding projects that have made a positive contribution to the city and improved the quality of life for residents and those who work and visit Wolverhampton. The 2012 awards recognised six developments in the City for design quality. The target is for four developments to be recognised so the target has been met (the awards are bi-annual). The projects and awards given in 2012 were:

- Overall winner - Wolverhampton Interchange (phase 1)
- Highly commended - Showell Court, Showell Park, Low Hill, and Benham Showrooms, Raby Street
- Commended - Bushbury Hill Primary School, Old Fallings Lane; Blakenhall Community & Healthy Living Centre; and Hollyhock Court, 118-112 Tettenhall Road

L2 Percentage of planning permissions granted contrary to Police advice on crime considerations

The Police sent in representations on 33 planning applications determined this year. Of these, none were objected to by the Police on crime considerations, although numerous suggestions were made to the schemes which resulted in changes to the proposals design. It is therefore considered that the Development Plan policies on designing out and addressing crime are working.

Historic Environment

LOI ENV2 – Proportion of planning permissions granted in accordance with Conservation/Historic Environment Section or Advisor recommendations

A sample of 10% of major planning applications has been checked to establish the influence of policy ENV2 over decisions on planning applications. Of the 10%, the Historic Environment Section had no objections to the proposed developments, showing that policy ENV2 is ensuring character and distinctiveness if being considered by development.

LOI ENV4a – Proportion of planning permissions granted in accordance with Conservation Section's recommendation

LOI ENV4b – Proportion of planning permissions granted in accordance with British Waterways planning related advice

From the Historic Environments Sections perspective, only three major planning applications were adjacent to the canal network. Of these, none were objected to.

British Waterways is now known as the Canals and Rivers Trust (CRT). Since the adoption of the Core Strategy, the CRT commented on 12 planning applications in Wolverhampton. Of these, there were no objections from the CRT, with one planning application still to be determined at 31st March 2012.

L20 Percentage of Conservation Areas with up to date Appraisals and Management Proposals

Local Authorities are strongly encouraged to publish up to date character area appraisals for Conservation Areas. There are a total of 30 Conservation Areas in Wolverhampton. A phased programme of appraisals is being undertaken, in line with the recommended 5 year programme contained in the Councils Methodology for Conservation Area Appraisals (March 2007).

In this monitoring year one new appraisal was completed and adopted by the Council at Tettenhall Road. During the monitoring year appraisals were underway for four other Conservation Areas. Whilst progress has been made, the Council has missed its target to have all Conservation Areas appraised by 2012.

L38 Number / Percentage of Listed Buildings and Ancient Monuments at risk of neglect or decay

L39 Number / Percentage of Listed Buildings Demolished

These indicators help monitor the implementation of Core Strategy and saved UDP policies on the historic environment. There has been no change to this data this year. The figures remain as:

Table 34 – Listed Buildings/Ancient Monument at Risk/Neglected or Demolished

	Number of records	Number / Percentage at Risk of Neglect / Decay*	Number / Percentage Demolished
Listed Buildings / Ancient Monuments	29	2 (7%)	0 (0%)

Only includes Grade I and Grade II Buildings / Sites and collected on a calendar year basis

Whilst no consents were granted for demolitions this year, the one listed building which was physically demolished last year following fire damage is still to be resolved.

Air Quality

L4 achieve a net reduction of Nitrogen Dioxide (NO_2) in those areas where the annual average NO_2 values are predicted to exceed 40µgm^3 between 2008 (baseline) and 2015

The Council routinely monitors[14] concentration of nitrogen dioxide (NO_2), sulphur dioxide (SO2) and fine particles (PM10) across the City to determine the quality of the air and assess compliance with the Governments Air Quality Strategy. There are several areas in Wolverhampton where air quality has been shown to be exceeding Government standards in terms of NO_2 and PM10, although recent monitoring data has shown that the levels of PM10 are now below the Government standards for this pollutant.

[14] Air quality data is collected on a calendar year basis.

Wolverhampton is an Air Quality Management Area for both these pollutants. As a result, monitoring was set up in designated 'hot spots' as well as the creation of an Air Quality Action Plan to enable Wolverhampton to analyse the progression towards these standards.

The previous LTP2 indicator has now been replaced by LTP3 which contains a new performance aim to achieve a net reduction of Nitrogen Dioxide (NO_2) in those areas where the annual average NO_2 values are predicted to exceed 40µgm^3 between 2008 (baseline) and 2015 (this has replaced former indicator L4 in the AMR). Compared with the base year of 2008 there has been a reduction in NO_2 levels of 18% as an average across the City. However, weather patterns during 2011 assisted in the dispersion of pollutants resulting in lower levels of NO_2 than expected. The available data for 2012 indicates a return to more normal levels and suggests an estimated reduction of between 6-10% is more representative of actual trends.

Exhaust emissions from buses remain a major source of NO_2in the city centre. Overall in 2010 at the sites within the ring road which are monitored for the LTP2 air quality target, there has been a significant reduction in NO_2 levels which coincided with the start of Phase 1 of the Interchange project. The new Bus Station which has been built as part of this project (opened in summer 2011) has led to a reduced number of buses within the ring road, resulting in improvements in air quality along Lichfield Street and Pipers Row.

There were no recorded exceedences of SO2 or PM10 objectives during 2011.

LOI ENV8 - Proportion of planning permissions granted in accordance with Air Quality / Environmental Protection Sections recommendations

Only one application was granted this monitoring year contrary to the advice of the Environmental Services section of the Council. The application was for a gasification plant and officers had concerns that insufficient information had been submitted to assess impact on air quality. However the planning application was approved given the controls and restrictions that will be imposed on the facility through licensing arrangements, which are administered and enforced by the Environment Agency,

Chart 6 – Environment Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
COI ENV1 Change in areas of biodiversity importance	SINC = 148ha (2006) SLINC = 129.3ha (2006)	No net reduction in area of designated nature conservation sites through development	😐 Proposals affecting sites have complied with policy, although this will lead to a reduction in the amount of designated sites.	☺ No development proposals have been granted this year that will lead to a reduction in the amount of designated sites. Progress has been made on one development site that affects a designated site, which should lead to 1.7ha of improved SLINC.
L27 Change in priority habitats and species by type	Unknown	N/A	? No definitive record of changes to habitats and species is available.	? No new data is available this year. The Council continues to work in partnership with the Birmingham and Black Country Wildlife Trust and EcoRecord to continue to collect and monitor data.
L7 Hectares of Local Nature Reservation per 1000 population	0.2ha (2006)	0.5ha per 1000 population by 2011	☹ Target not met	☹ New new LNRs have been designated. The target for 2011 has not been met.
L30 Amount of eligible open spaces managed to green flag award standard	0 (2006/7)	Increase by one site each year and then retain at least 5 sites by 2011	☺ 4 sites have Green Flag awards	😐 Four parks retained their Green Flag award, although the target of 5 by 2011 has not been met.
LOI ENV6a - Ha's accessible open space per 1,000 population	4.63ha per 1,000 residents (2007)	4.74ha per 1,000 residents	😐 No significant changes have been noted.	😐 No change to the amount of open space in the area this year
L14 Number of Neighbourhood Park Areas meeting current recreational open space standard (ha's per 1000 residents).	22 (2006/7)	Increase year on year	😐 No changes to this figure.	😐 No changes to this figure.
L15 Number of Neighbourhood parks	35 (2006/7)	Increase year on year	😐 No changes to this figure.	😐 No changes to this figure, although developments are underway which will provide new Parks.
L16 Hectares of accessible playing fields and outdoor playing space per 1000 residents	0.6ha (2006/7)	Increase year on year to 0.8ha	😐 No changes to this figure.	😐 There has been no change to the baseline position since 2006/7.
COI ENV7 - Renewable Energy Generation	Unknown	To be developed through future monitoring	? No information available	? No data currently available, although monitoring will improve as schemes involving renewable energy are delivered.
LOI ENV7 - Proportion of eligible developments delivering measures sufficient to off-set at least 10% of estimated residual energy demand	N/A	100%	? No data as new policy requirement	☺ 15 developments were conditioned to provide at least 10% renewable energy, and 2 developments to provide additional energy efficiency measures as a result of policy ENNV7.

E1 Number of planning permissions granted contrary to EA advice on flooding and water quality grounds	N/A	0	Target has been met year on year	☺ Despite the outstanding objection, policy ENV5 is ensuring flooding is considered and influencing the design of new development.
LOI ENV5 - Proportion of major planning permissions including appropriate SUDs	N/A	100 %	? No data as new policy requirement	☺ All relevant developments complied with policy ENV5, although none of these schemes have yet been completed.
LOI ENV3a - Proportion of major planning permissions adequately addressing By Design and Manual for Streets as appropriate	N/A	100%	? No data as new policy requirement	☺ Based on the sample, development in Wolverhampton is following relevant design guidelines.
COI ENV3 Housing Quality – Building for Life Assessment (H5)	2011	Move towards No Reds and majority Greens by 2026	☺ 66% good or very good, 0% poor under previous BfL Criteria	😐 One site scored two Reds, with the majority of sites scoring at least Amber.
LOI ENV3b - Proportion of major planning permissions meeting at least Code for Sustainable homes Level 3 or BREEAM very good standard	N/A	100%	? No data as new policy requirement	☺ All developments have to meet national standards so all schemes have met the policy requirements.
L1 No of new developments recognised for design quality and excellence	N/A	4 bi-annually	? No recent data	☺ 6 developments were recognised this year at the Wolverhampton Environmental Awards.
L2 Percentage of planning permissions granted contrary to Police advice on crime considerations	N/A	0%	☺ 100%	☺ 0% of planning applications have been granted contrary to Police advice.
LOI ENV2 - Proportion of planning permissions granted in accordance with Historic Environment Section recommendations	N/A	100%	N/A	☺ All applications granted in accordance with recommendations
LOI ENV4a - Proportion of planning permissions granted in accordance with Conservation Section recommendations	N/A	100%	N/A	☺ All applications granted in accordance with recommendations
LOI ENV4b - Proportion of planning permissions granted in accordance with the Canal and Rivers Trust planning related advice	N/A	100%	N/A	☺ All applications granted in accordance with recommendations
L20 Percentage of Conservation Areas with up to date Appraisals and Management Proposals	2007	30 by 2012	9 Conservation Areas have up to date appraisal	😐 Only one new appraisal has been completed this year. Whilst others are underway, the target has not been met.
L38 Number / Percentage of Listed Buildings and Ancient Monuments at risk of neglect or decay	N/A	No target	2 / 7% buildings / sites at risk	😐 No change this year
L39 Number / Percentage of Listed Buildings Demolished	N/A	0	No consents granted	☺ No consents granted this year

L4 Achieve a net reduction of Nitrogen Dioxide (NO_2) between 2008 and 2015	2008	Net reduction of NO_2 by 2015	Reduction of between 6-10% since 2008	☺ Data not yet available for all of 2012, but trends are expected to continue.
LOI ENV8 - Proportion of planning permissions granted in accordance with Environmental Sections recommendations	N/A	100%	N/A	😐 Only one planning application was granted contrary to Environmental Services advice; however controls and restrictions will be imposed by licensing arrangements for the facility.

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.7 WASTE

The BCCS policies WM1 – WM5 have replaced the Wolverhampton Unitary Development Plan Policies EP13 - Waste and Development, EP14 - Waste Management Facilities and EP15 - Landfill Activities, in their entirety. As a result this AMR reports against the policies and indicators of the BCCS.

Spatial Objective
Sufficient waste recycling and waste management facilities in locations which are the most accessible and have the least environmental impact. The Black Country will have zero waste growth and "equivalent self-sufficiency" in managing waste and will have an increased variety of waste management facilities that will enable the management of a wider range of wastes locally, move waste up the waste hierarchy and address waste as a valuable resource. Existing waste management capacity will also be protected against needless loss to other uses.
Key Development Plan Policies: BCCS Policies WM1 – WM5

LOI WM1a - Diversion of waste from landfill -
a) % municipal[15] waste diversion

There has been a year on year increase in landfill diversion. Diversion of Local Authority Collected Waste (LACW) Municipal Waste) has increased to 93.1%. This exceeds the 2010/11 target of 92.3% for Wolverhampton.

Table 35: BCCS LACW Landfill Diversion Targets

BCCS Baseline/ Targets[16]	Dudley	Sandwell	Walsall	W'ton	Black Country
Baseline (2006/07)	61.7%	31.5%	34.5%	82.6%	58.6%
Target 2010/11	90.4%	62.0%	53.0%	92.3%	74.0%
Target 2015/16	92.0%	66.4%	67.0%	91.7%	80.0%
Target 2020/21	92.5%	75.0%	75.0%	92.5%	84.0%
Target 2025/26	90.9%	75.0%	75.0%	88.7%	84.0%

Table 36: Diversion of LACW from Landfill in the Black Country 2007/08 – 2011/12

Monitoring Year	Dudley	Sandwell	Walsall	W'ton	Black Country
2007/08	84.1%	34.4%	55.3%	77.9%	63.1%
2008/09	84.5%	44.4%	55.7%	87.8%	68.4%
2009/10	84.9%	61.6%	66.1%	88.5%	75.6%

[15] "Municipal waste," as referred to in the BCCS is now called Local Authority Collected Waste (LACW) to reflect the definition of "municipal waste" in the Landfill Directive which includes commercial wastes of a similar type to household waste, not all of which are necessarily managed by councils.

[16] BCCS Baseline LACW diversion rates for 2006/07 in this table are based on statistics published by Defra on actual diversion rates achieved in that year. They differ from the diversion rates and tonnages indicated in Table WM1d of BCCS Appendix 6.

2010/11	89.2%	60.4%	60.8%	90.5%	75.4%
2011/12	**90.9%**	**82.3%**	**51.4%**	**93.1%**	**80.0%**

Source: Defra LACW Statistics: Local Authority Data, 2006/07 – 2011/12.

LOI WM1a - Diversion of waste from landfill -
b) % commercial waste diversion.

There is no centralised system for collecting data on C&I waste arisings and management, because there is no organisation with overall responsibility for managing this waste. Actual data on diversion of C&I waste from landfill is therefore not available at a local level, and is never likely to be. However, the following data sources can provide a "proxy," giving a broad indication of how waste generated by Black Country businesses is probably being managed:

- Environment Agency data on inputs of waste at permitted waste management facilities in the Black Country, by facility type;
- Environment Agency data on the fate of outputs of waste from permitted waste management facilities in the Black Country; and
- Environment Agency data on the fate of hazardous waste arising in the Black Country.

This data derives from annual returns made by waste operators to the Environment Agency, for sites that are regulated under waste permits. Tables A - C below show the indicative diversion rates achieved since the BCCS baseline year, using these "proxy" indicators.

Although the data is not as accurate as for LACW, it does indicate that Wolverhampton has achieved a high level of commercial waste diversion.

Table 37: BCCS C&I Landfill Diversion Targets

BCCS Baseline/ Targets[17]	Dudley	Sandwell	Walsall	W'ton	Black Country
Baseline (2006/07)	61.0%	61.0%	61.0%	61.0%	61.0%
Target 2010/11	65.0%	65.0%	65.0%	65.0%	65.0%
Target 2015/16	70.0%	70.0%	70.0%	70.0%	70.0%
Target 2020/21	75.0%	75.0%	75.0%	75.0%	75.0%
Target 2025/26	75.0%	75.0%	75.0%	75.0%	75.0%

Table 38: Inputs of Waste (By Tonnage) Into Permitted Commercial Waste Facilities in the Black Country 2007 – 2011 - Percentage of Inputs into Non-Landfill Sites

Calendar Year	Dudley	Sandwell	Walsall	W'ton	Black Country
2007	46.2%	92.9%	44.0%	100.0%	73.3%
2008	49.6%	96.7%	56.9%	100.0%	75.6%
2009	54.8%	97.7%	63.2%	100.0%	78.5%

[17] BCCS Baseline C&I diversion rates for 2006/07 in this table are reproduced from Table WM1e of BCCS Appendix 6. These are based on estimated arisings and diversion rates in 2006/07 in the Black Country Waste Planning Study (2009) by Atkins, which are based on estimates generated by the West Midlands Resource Technical Advisory Body (RTAB) for the Draft West Midlands RSS Phase 2 Revision.

2010	59.8%	100.0%	71.8%	100.0%	82.7%
2011	**46.2%**	**100.0%**	**72.0%**	**100.0%**	**81.1%**

Source: Environment Agency Regis Assisted Tonnage System (RATS) 2007 database, Environment Agency Waste Data Interrogator 2008 – 2011 and Environment Agency Operational Incinerators schedule 2011.

Table 39: Outputs Of Waste (By Tonnage) From Permitted Commercial Waste Facilities in the Black Country 2008 – 2011 Where Fate Recorded – Indicative Diversion Rate

Calendar Year	Dudley	Sandwell	Walsall	W'ton	Black Country
2008	84.2%	44.9%	76.8%	86.7%	70.5%
2009	88.5%	62.3%	82.2%	63.4%	73.4%
2010	97.9%	76.5%	83.3%	88.1%	82.6%
2011	**92.5%**	**86.8%**	**82.8%**	**94.5%**	**87.2%**

Source: Environment Agency Waste Data Interrogator 2008 – 2011 and Environment Agency Operational Incinerators schedule 2011.

Table 40: Fate of Hazardous Waste Arisings (By Tonnage) in the Black Country 2007 – 2011 – Diversion Rate

Calendar Year	Dudley	Sandwell	Walsall	W'ton	Black Country
2007	60.0%	78.1%	90.5%	69.8%	75.8%
2008	22.0%	74.7%	91.2%	74.6%	59.8%
2009	61.5%	87.1%	88.6%	78.2%	82.1%
2010	63.7%	77.7%	84.7%	77.4%	78.5%
2011	**80.3%**	**78.1%**	**80.0%**	**85.5%**	**80.8%**

Source: Environment Agency Hazardous Waste Interrogator 2007 – 2011.

LOI WM1b - % of new waste capacity granted permission / implemented as specified in WM1 (tonnes per annum) by 2026.

Across the Black Country as a whole, progress has been made in meeting the requirements of the BCCS. There has been a significant increase in commercial waste transfer capacity in particular.

Table 41: Updated BCCS Table 16 Indicative New Waste Capacity Requirements @ 31.03.12

Facility Type	BCCS Requirements		Updated Requirements	
	Estimated Additional Capacity Required (TPA)	Estimated Facilities Required (number)	Updated Capacity Requirement @ 31.03.12	Updated Number of New Facilities Required @ 31.03.12
LACW Diversion				

Recycling	124,000	2 or 3	124,000	2 or 3
Composting/ AD	84,000	2	84,000	2
Energy Recovery/ Other Treatment	95,000	1	95,000	1
Commercial Waste Diversion				
Non-metal Waste Recycling, Recovery and Treatment	1,000,000	10 to 20	1,003,200	10 to 20
Construction, Demolition & Excavation Waste (CD&EW)/ Hazardous Waste Treatment				
Recycling of Inert C&D Waste	Not possible to quantify	>1	Not possible to quantify	>1
Contaminated Soil Storage, Treatment, Remediation	Not possible to quantify	Temporary "hub" sites as required	Not possible to quantify	Temporary "hub" sites as required
Transfer, Handling, Bulk Transport and Ancillary				
Civic Amenity Sites/ Household Waste Recycling Centres (HWRCs)	Dudley - 30,000 Walsall - 10-15,000	2	Dudley - 30,000 Walsall - 10-15,000	2
LACW Transfer Stations/ Environmental Depots	Dudley - <10,000 Walsall - N/A	2	0	0
Commercial Waste Transfer Facilities	150,000	3 to 6	65,000	1 to 3
Final Disposal				
Non-hazardous Landfill	Total void space requirement = 1,169,000 tonnes/ 1,169,000 cubic metres	Depends on void space	Remaining void space requirement = 1,169,000 tonnes/ 1,169,000 cubic metres	Depends on void space
Inert Landfill	Total void space = 1,825,000 tonnes/ 1,217,000 cubic metres	Depends on void space	Remaining void space requirement = 1,825,000 tonnes/ 1,217,000 cubic metres	Depends on void space

The following sites have been permitted within Wolverhampton:

Table 42: Net Changes Waste Capacity 2009/10 – 2011/12 Impacting on BCCS Waste Capacity Requirements

LACW			
Facility Type	New Projects Implemented	Capacity (TPA)	Number of New Sites
Transfer Stations/ Depots	Upgrading of Crown Street HWRC, Wolverhampton	14,000	0
	Upgrading of Hickman Avenue Depot, Wolverhampton	6,000	0
C&I			
Waste Transfer	Expansion and Relocation of Jones Skips, Wolverhampton	40,000	0
	Timmins Waste Services, Wolverhampton	20,000	1

Source: Black Country Authorities waste management development application monitoring.

Table 43: Summary of Other Waste Management Capacity Changes 2009/10 – 2011/12

Facility Type	New Projects Implemented	Capacity (TPA)	Number of New Sites
C&I			
MRS - ELV	Wolverhampton 4x4, Wolverhampton	Not known	1
	Land off Ettingshall Road, Wolverhampton	Not known	1
	New Enterprise Centre, Wolverhampton	3,000	1
	Bilston Motor Works, Wolverhampton	Not known	1
	Stowheath Industrial Estate, Wolverhampton	Not known	1
Other			
Sewage Treatment/ Storage	New Sewage Pumping Station, Bridgnorth Road, Wolverhampton	2,000	1

Source: Black Country Authorities waste management development application monitoring.

Table 44: Outstanding Planning Permissions for Waste (Diversion) @ 31.03.12

Site	Operator	App Ref	Facility Type	Waste Types	Waste Stream(s)	Capacity (TPA)
Barnhurst Sewage Treatment Works, Oxley Moor Road, Oxley	Severn Trent Water Ltd	11/00929/FUL	Sewage Treatment Works	Sewage	Other	unknown
S & B Waste, Purbrook Road Ind Est,	S & B Waste Management	11/00530/FUL	Energy Recovery	"FLOC" left over from picking	Mixed Wastes	18,000

Hickman Avenue, W'ton	Ltd			station		
Land to E of Ettingshall Road and Ward Street, Bilston	Not known	06/0462/OP/M	Infilling of Railway Cutting	Not specified	CD&EW	Not known

Source: Black Country Authorities waste management development monitoring

LOI WM1c - % of growth in tonnage of waste arising.

There has been a steady decline in the overall amount of LACW arisings since 2006/07. Only national surveys and estimates are available for Commercial & Industrial Waste, Construction & Demolition and Excavation Waste arisings.

Table 45: Estimated Waste Arisings in the Black Country (Tonnes) at Baseline (2006/07) and Projected Arisings to 2025/26

BCCS Baseline/ Benchmark Year	Dudley	Sandwell	Walsall	W'ton	Black Country
Local Authority Collected Waste (LACW)					
Baseline (2006/07)	144,000	140,000	145,000	147,000	**575,000**
2010/11	152,000	149,000	153,000	156,000	**610,000**
2015/16	155,000	153,000	155,000	159,000	**621,000**
2010/21	162,000	162,000	161,000	166,000	**651,000**
2025/26	168,000	171,000	166,000	174,000	**679,000**
Commercial & Industrial Waste (C&I)					
Baseline (2006/07)	379,000	560,000	381,000	312,000	**1,632,000**
2010/11	384,000	566,000	386,000	316,000	**1,652,000**
2015/16	444,000	655,000	446,000	365,000	**1,910,000**
2010/21	568,000	838,000	570,000	467,000	**2,443,000**
2025/26	568,000	838,000	570,000	467,000	**2,443,000**
Construction, Demolition & Excavation Waste (CD&EW)					
Baseline (2006/07)	328,000	598,000	239,000	280,000	**1,445,000**
2010/11	328,000	598,000	239,000	280,000	**1,445,000**
2015/16	328,000	598,000	239,000	280,000	**1,445,000**
2010/21	328,000	598,000	239,000	280,000	**1,445,000**
2025/26	328,000	598,000	239,000	280,000	**1,445,000**
Hazardous Waste					

Baseline (2006/07)	38,000	57,000	46,000	50,000	**192,000**
2010/11	38,000	58,000	47,000	51,000	**194,000**
2015/16	44,000	67,000	54,000	58,000	**224,000**
2010/21	57,000	86,000	69,000	75,000	**287,000**
2025/26	57,000	86,000	69,000	75,000	**287,000**

Source: Appendix E, Black Country Waste Planning Study (2009), Atkins Ltd for Black Country Authorities. Waste projections @ 2025/26 are reproduced in BCCS Appendix 6, Table WM1b, but see note below regarding information in Table WM1a.

Table 46: LACW ARISINGS IN THE BLACK COUNTRY 2002/03 - 2011/12 BY AUTHORITY

	Dudley	Sandwell	Walsall	Wolverhampton	Black Country Total
2002/03	143,571	157,240	146,006	160,093	606,910
2003/04	141,626	159,233	147,260	156,422	604,541
2004/05	144,860	158,174	154,139	155,800	612,973
2005/06	139,672	150,543	150,349	152,021	592,585
2006/07	143,883	140,250	144,505	146,807	575,445
2007/08	146,729	142,504	138,382	142,417	570,032
2008/09	146,186	139,412	130,254	136,790	552,641
2009/10	144,582	136,569	126,314	134,470	541,935
2010/11	133,742	139,175	123,216	129,578	525,711
2011/12	131,881	134,534	119,708	126,692	512,815

Source: Defra Local Authority Collected Waste Statistics 2002/03 - 2011/12, 2002/03 - 2006/07 data is also reproduced in Table 3.1 of Black Country Waste Planning Study (2009), Atkins

Table 47: Total Hazardous Waste Arisings (tonnes)

	Dudley	Sandwell	Walsall	Wolverhampton	Black Country Total
2006	38,012	57,268	46,367	49,929	191,576
2007	34,420	48,198	47,134	41,770	171,522
2008	79,383	45,496	52,819	43,491	221,188
2009	23,354	53,339	51,482	32,355	160,530
2010	17,750	32,995	53,357	21,607	135,709
2011	18,162	37,756	57,195	32,371	145,484

The estimates of C&I waste and CD&EW arisings used in the BCCS projections were extrapolated from national surveys, and are therefore not as robust as the baseline figures for LACW and hazardous waste. However, these are the two largest waste streams, estimated to represent more than 88% of total waste arisings in England in 2008.[18] We must therefore

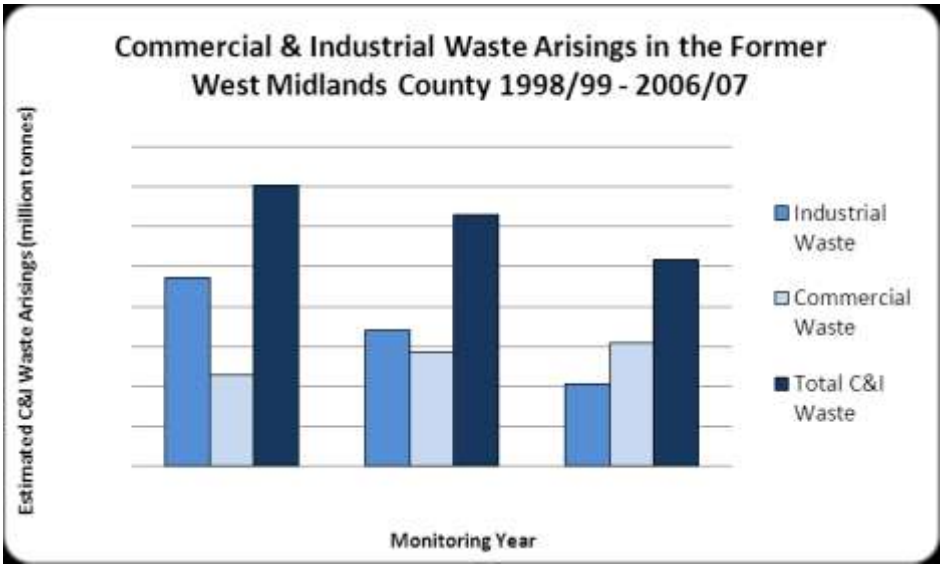
[18] See Section B, Waste Data Overview (2011), Defra. It was estimated that in 2008, only around 11% of waste arising in England was household waste, which represents around 90% of all LACW.

monitor trends in arisings of C&I waste and CD&EW as best we can, using information obtained from national surveys.

The latest national survey into C&I waste, covering the 2009 calendar year, shows a significant decline in C&I arisings since the previous survey covering the 2002/03 monitoring year. For example, C&I waste arisings in the former West Midlands region were estimated to be around 5.247 million tonnes in 2009, compared to around 7.265 million tonnes in 2002/03.

Unfortunately, the 2009 national C&I waste survey did not generate any data below the level of the former English regions. The best estimates we have on C&I waste trends at a local level are estimates of arisings in the former West Midlands County[19] shown in Figure 8 below.

Figure 7: Commercial & Industrial Waste Arisings in the Former West Midlands County 1998/99 – 2006/07



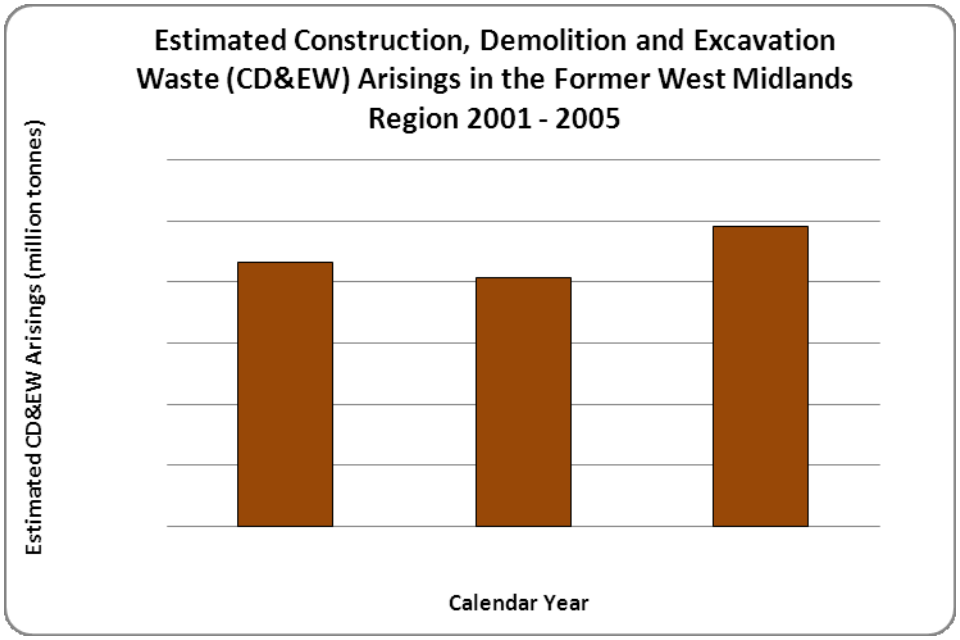
Sources: Strategic Waste Management Assessment (SWMA) 1998/99 (West Midlands Report, Tables 2.2 - 2.5), Commercial & Industrial Land Survey 2002/03 Data Tables for West Midlands Region, and unpublished WMRTAB C&I Arisings Estimates for former West Midlands County Authorities 2006/07 using methodology in Study into Commercial & Industrial Waste Arisings (April 2009), ADAS for East of England Regional Assembly.

These estimates suggest a significant decline in C&I waste arisings in the former West Midlands County, from around 3.521 million tonnes in 1998/99 to around 2.584 million tonnes in 2006/07. This was due to a sharp decline in industrial waste, as during the same period, the amount of commercial waste increased. It is not clear how much the overall decline in C&I waste arisings can be attributed to businesses reducing the amount of waste they produce – the economic recession could also be an important factor.

National surveys and estimates also provide the only data available on changes in CD&EW arisings. Figure 9 below shows trends in arisings in the former West Midlands region, according to the latest estimates from national surveys carried out in the 2001, 2003 and 2005 calendar years. This appears to show an increase in arisings between 2003 and 2005.

[19] The former West Midlands County area includes the Black Country and covers the seven metropolitan authorities of Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton.

Figure 8: Estimated Construction, Demolition and Excavation Waste Arisings in the Former West Midlands Region 2001 - 2005



Sources: 2001: Survey of Arisings and Use of Construction and Demolition Waste in England and Wales 2001 (2002), Symonds / WRc for ODPM, Table 1, 2003: Survey of Arisings and Use of Construction, Demolition and Excavation Waste as Aggregate in England in 2003 (2004), Capita Symonds / WRc for ODPM, Table A8.1, 2005: Survey of Arisings and Use of Alternatives to Primary Aggregates in England, 2005: Construction, Demolition and Excavation Waste (2007), Capita Symonds / WRc for CLG, Table A10.4

These surveys showed little change in CD&EW arisings in England between 2003 and 2005, but a more recent covering the 2008 calendar year shows a decline in arisings in England since 2005, from around 89.3 million tonnes in 2005 to around 83.2 million tonnes in 2008.[20] More recent estimates generated by Defra using this and other data suggest there was a significant fall in CD&EW arisings in England between 2008 and 2010. Unfortunately, the 2008 national CD&EW survey and the Defra data for 2008 – 2010 do not include any estimates of arisings at sub-national level.

Data on tonnages of Inert C&D Waste deposited at permitted waste facilities in the Black Country – which has not necessarily arisen in the Black Country but does not tend to travel great distances because of its bulky nature - suggests that there may be greater fluctuation in CD&EW arisings locally. While there was a decrease in Inert C&D Waste inputs in the Black Country from around 0.795 million tonnes in 2007 to around 0.599 million tonnes in 2010, this was followed by an increase in inputs to around 0.705 million tonnes in 2011.

LOI WM2 - % protection of capacity at existing / proposed strategic waste management sites, by waste planning authority

There has been a 70,000 tonnes per annum increase in capacity in Wolverhampton.

[20] Construction, Demolition & Excavation Waste Arisings, Use and Disposal for England, 2008 (2011), Capita Symonds / Alfatek Redox (UK) Ltd for WRAP, Table 7.1. Estimate for 2008 quoted relates to Inert CD&EW only – total estimated CD&EW arisings in 2008 were higher, because the survey included an estimate of non-inert CD&EW arisings, which was not included in previous surveys.

Table 48: Strategic Waste Sites in the Black Country @ 31.03.09

Facility Type	Dudley	Sandwell	Walsall	W'ton	Black Country
LACW Sites					
EfW	1	0	0	1	**2**
Transfer/ Depot	1	1	1	2	**8**
HWRC	1	1	2	2	**6**
TOTAL LACW	**2**	**2**	**2**	**5**	**11**
Commercial (Merchant) Waste Sites					
MRS	2	3	2	1	**7**
Recycling	0	2	3	0	**5**
WEEE	1	0	1	0	**2**
Tyre	0	1	1	0	**2**
Transfer	3	1	3	2	**9**
TOTAL COMMERCIAL	**6**	**7**	**8**	**3**	**24**
CD&EW Sites					
Recycling	0	3	2	**2**	**7**
Contaminated Soil	1	0	0	**0**	**1**
Bulk Transport	0	2	0	**0**	**2**
TOTAL CD&EW	**1**	**3**	**2**	**2**	**8**
Hazardous Waste Sites					
Treatment	0	5	2	1	8
Transfer	0	2	0	0	2
TOTAL HAZ	**0**	**5**	**2**	**1**	**8**
Vacant Sites					
TOTAL VACANT	**0**	**2**	**0**	**1**	**3**
Landfill Sites					
Inert	0	0	1	0	**1**
Non-Haz	1	1	2	0	**4**
TOTAL LANDFILL	**1**	**1**	**3**	**0**	**5**
Total Number of Strategic Sites (All Types)					

TOTAL SITES	**10**	**20**	**16**	**12**	**58**

Notes on Table:

1. The sum of the number of facilities by type is more than the sub-totals for each waste stream, and more than the total number of "strategic sites," because some sites contain more than one type of facility.

2. Facility types have been checked and updated and in some cases may differ from the types specified in BCCS Appendix 6. The facility types have also been refined to more closely align with the requirements of the Waste Framework Directive.

Table 49: Strategic Waste Sites in the Black Country – Changes to Operational Capacity of Sites 2009/10 – 2011/12

Capacity Change 2009/10 – 2011/12	**Dudley**	**Sandwell**	**Walsall**	**W'ton**	**Black Country**
Capacity Gained (TPA)	41,100	36,000	146,000	70,000	**+293,100**
Capacity Lost (TPA)	0	0	139,150	0	**-139,150**
Net Change in Capacity (TPA)	**+41,100**	**+36,000**	**+6,850**	**+70,000**	**+153,850**

Source: Black Country Authorities "strategic sites" monitoring

LOI WM3a - % and capacity of strategic waste management infrastructure proposals in Table 17 implemented by 2026, by authority.

For Wolverhampton, only one infrastructure proposal is identified in the BCCS Table 17. This relates to the SITA Transfer Station at Neachalls Lane in Willenhall. Although the project has not been implemented, this fits with the anticipated timescale of post 2016.

Table 50: Strategic Waste Management Infrastructure Proposals

BCCS Ref	Site Name	Facility Type	Capacity (TPA)	Anticipated Timescale
WP7	SITA Transfer Station, Neachells Lane, Willenhall	Commercial (Expansion of Existing Facility)	Up to 60,000	Post 2016

LOI WM3b - % and capacity of new waste management facilities contributing towards the residual requirements in Table 18 implemented by 2026, by waste stream and by authority.

Target: 100%

The updated BCCS Table 18 shows that Wolverhampton now has a surplus of commercial transfer capacity.

Table 51: BCCS TABLE 18 – UPDATED RESIDUAL WASTE CAPACITY REQUIREMENTS IN THE BLACK COUNTRY 2012/13 – 2025/26

Authority	LACW Diversion Capacity (TPA)	Commercial Non-Metal Waste Diversion Capacity (TPA)	CD&EW Capacity (TPA)	Hazardous Waste Treatment (TPA)	Commercial Transfer Capacity (TPA)
Dudley	To be determined through LACW Strategies. Possible need for material recovery facilities and organic/ composting facilities.	125,000	Unable to quantify at present	Temporary "hub" sites for managing contaminated soils in appropriate locations in the growth network as appropriate	35,000
Sandwell		124,000	Unable to quantify at present		<50,000
Walsall		149,200	Unable to quantify at present		10,000
W'ton		115,000	Unable to quantify at present		-25,000
Black Country Total	**124,000 TPA (Re-use/ Recycling) 84,000 TPA (Organic Treatment / Composting) TOTAL = 208,000 TPA**	**513,200**	**At least 1 CD&EW recycling facility/ urban quarry**	**See above**	**<70,000**

Source: Black Country Authorities waste management application monitoring

Notes on Table:

1. Sub-headings and facility types in this table have been adjusted to more closely reflect BCCS targets and terminology used in CLG guidance on Waste Framework Directive issued in December 2012.

2. New capacity delivered through implementation of proposals identified in BCCS Table 17 does not count towards delivery of residual requirements, although any changes to the capacity of specific proposals, from what is assumed in the BCCS, may have impacts.

3. Delivery of new metal recycling and hazardous waste treatment capacity does not count towards delivery of commercial waste residual requirements. The Black Country already has a significant surplus of metal recycling and hazardous waste treatment capacity, so there are no additional capacity requirements for either in BCCS Table 16.

LOI WM4 - % of new waste management facilities proposed/ implemented that meet Policy WM4 locational requirements by waste planning authority.

In 2011/12 one application was permitted that failed to meet the locational requirements of BCCS Policy WM4 meaning the 100% target was not achieved.

Table 52: Number of new waste management facilities proposed/ implemented that meet Policy WM4 locational requirements (Wolverhampton)

	Permissions Granted - Total	At Existing Waste Site	BCCS Growth Network	BCCS Freestanding Employment Area	Other Location	Compliant with Policy WM4 Locational Guidance
09/10	2	1	1	0	1	2
10/11	7	5	7	0	0	7
11/12	5	3	4	0	1	4
Source: Black Country Authorities waste management development application monitoring						

LOI WM5 - % of major planning applications granted to include supporting information on waste management to address WM5 requirements.

There is currently no information available for the monitoring of this indicator.

Chart 7 – Waste Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
LOI WM1a – Diversion of waste from landfill – a) % municipal waste diversion	82.6%	88.7% by 2026	☺ 90.5%	☺ There has been a year on year increase in landfill diversion. Diversion of Local Authority Collected Waste has increased to 93.1% in Wolverhampton. This exceeds the 2010/11 target of 92.3% for Wolverhampton.
LOI WM1a – Diversion of waste from landfill – b) % commercial waste diversion	61%	75% by 2026	☺	☺ 100% Although the data is not as accurate for LACW, it does indicate that Wolverhampton has achieved a high level of commercial waste diversion.
LOI WM1b - % of new waste capacity granted permission / implemented as specified in WM1 (tonnes per annum) by 2026	BCCS Table 16	100%	☺	Across the Black Country as a whole, progress has been made meeting the requirements of the BCCS. There has been a significant increase in commercial waste transfer capacity in particular.
LOI WM1c - % of growth in tonnage of waste arising	147,000 (Local Authority Waste)	0% by 2026	156,000	☺ There has been a steady decline in the overall amount of LACW arisings since 2006/07. Only national surveys and estimates are available for Commercial & Industrial Waste, Construction & Demolition and Excavation Waste arisings.
LOI WM2 - % protection of capacity at existing / proposed strategic waste management sites, by waste planning authority	-	100% by 2026	☺ +70,000	☺ There has been a 70,000 tonnes per annum increase in capacity in Wolverhampton.
LOI WM3a - % and capacity of strategic waste management infrastructure proposals in Table 17 implemented by 2026, by authority.	1 proposed site	100% by 2026	😐	For Wolverhampton, only one infrastructure proposal is identified in the BCCS Table 17. This relates to the SITA Transfer Station at Neachalls Lane in Willenhall. Although the project has not been implemented, this fits with the anticipated timescale of post 2016. Its capacity is up to 60,000.
LOI WM3b - % and capacity of new waste management facilities contributing towards the residual requirements in Table 18 implemented by 2026, by waste stream and by authority.	BCCS Table 18	100% by 2026	☺	The updated BCCS Table 18 shows that Wolverhampton now has a surplus of commercial transfer capacity.

LOI WM4 - % of new waste management facilities proposed / implemented that meet Policy WM4 locational requirements by waste planning authority.	n/a	100%	☹	In 2011/12 one application was permitted that failed to meet the locational requirements of BCCS Policy WM4.
LOI WM5 - % of major planning applications granted to include supporting information on waste management to address WM5 requirements.	n/a	100%	?	There is currently no information available for the monitoring of this indicator.

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.8 MINERALS

STRATEGIC OBJECTIVE

10. **Safeguard and make the most sustainable use of the Black Country's mineral resources including primary, secondary and recycled materials, without compromising environmental quality.** Potentially valuable mineral resources and mineral-related infrastructure will be safeguarded against needless sterilisation or loss. The Black Country will also minimise waste of mineral resources, maximise use of alternatives, and continue to produce a steady supply of minerals and mineral products to support the local economy and provide the raw materials needed to support regeneration within the growth network.

Key Development Plan Policies: Core Strategy MIN1-5

LOI MIN1a - % of non-mineral development proposals approved within the MSA (falling within the policy threshold) which do not needlessly sterilise mineral resources

Since the adoption of the Core Strategy, three applications have been determined which had to consider the prior extraction of minerals as they were over the thresholds included in policy MIN1.

None of the applications proposed a prior extraction scheme but submitted evidence to justify the approach, mainly as prior extraction was demonstrated to not be feasible or where the sterilisation of minerals was justified, for example, due to the regeneration benefits of the proposal. All proposals were therefore approved in accordance with policy MIN1. This is a similar experience to the other Black Country authorities.

LOI MIN1b – Protection of Key Mineral Infrastructure

COI MIN2b – Production of Secondary / Recycled Aggregates

Three key Mineral Infrastructure sites are identified in Wolverhampton in the Core Strategy. These sites relate to the production of secondary/recycled aggregates and are:

- Ettingshall Asphalt Plant (Tarmac), Ettingshall
- McAuliffe's, Bilston
- Dismantling & Engineering Services Ltd, Portobello

Since the adoption of the Core Strategy no facilities have been lost, however Dismantling & Engineering Services Ltd site has reduced in size following the granting and implementation of planning permissions for other uses on part of the site. It is unclear what impact this may have on the capacity of mineral infrastructure in the City as little information is known about this site.

In the Black Country, three additional key Mineral Infrastructure sites have been delivered since 2009, although two other facilities have closed (although the lawful planning use has not changed on these sites so are still available). It will be important to monitor any further changes to these sites.

It has not been possible to conduct a survey of secondary / recycled aggregates sites this year. No new applications for permanent CD&EW facilities have been received this monitoring year. In the Black Country, whilst two sites have closed (but remain available

for re-use as this type of facility), three new sites have come forward since the adoption of the Core Strategy.

COI MIN2a – Production of Primary Land Won Aggregates
LOI MIN2 - % Permissions for non-mineral related development in Sand and Gravel areas of search
LOI MIN3a - % of Black Country brick and tile work with maintained supply of Etruria Marl and Fireclay to 2026
LOI MIN3b - % permissions for non-mineral related development in Eturia Marl and Fireclay areas of search
LOI MIN4 - % of applications for opencast coal and fireclay, coal bed methane or natural building stone which satisfy the requirements for the policy
LOI MIN5 - % of applications for mineral related development satisfying the criteria in the policy

Wolverhampton does not have any active or proposed mineral schemes in operation and no such applications have been received this year to monitor against these indicators. Progress towards meeting the Production of Primary Land Won Aggregates (COI MIN2a) for the Black Country and West Midlands is reported in Walsall MBC AMR. The percentage of Black Country brick and tile work with maintained supply of Etruria Marl and Fireclay (LOI MIN3a) is reported in the Dudley MBC and Walsall MBC AMRs.

Chart 8 – Minerals Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
LOI MIN1a - % of non-mineral development proposals approved within the MSA which do not needlessly sterilise mineral resources	N/A	100%	? New policy requirement	☺ Planning permissions granted this year will not needlessly sterilise mineral resources.
LOI MIN1b - Protection of Key Mineral Infrastructure	N/A	100%	? New policy requirement	☺ Key mineral infrastructure remains protected, although part of one site has been lost to other uses
COI MIN2b - Production of Secondary/ Recycled Aggregates	N/A	N/A	? Unknown, although recycled aggregates is produced at three sites	? No new data is available this year

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.9 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

SCI OBJECTIVE
To provide real opportunities for communities to shape decisions about the future of the built and natural environment in which they live. To ensure that LDD's and planning applications are consulted on in effective and efficient ways to achieve this.

Key Development Plan Policies: Statement of Community Involvement

L5 Conformity and Effectiveness of the SCI

Involvement in the Preparation of Local and Neighbourhood Plans

No Local Development Documents have formally been consulted on this year. There is therefore no data to report, however the ongoing work on the AAP and Neighbourhood Plans continue to involve the range of stakeholders and communities in the preparation of these Plans.

Involvement in Planning Applications

All full planning applications are required to submit a Design and Access Statement which requires the applicant to note the amount of consultation that had been done prior to submitting the application to ensure it is in accordance with the principles of the SCI. However it is difficult to monitor and identify the individual applications where developers have done this. As applicants are required to submit this information where relevant, it is considered that consultations have been carried out in accordance with the SCI.

Chart 9 - Statement of Community Involvement Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
L5 Conformity and Effectiveness of the SCI	N/A	Continuous monitoring and evaluation.	☺ Target met year on year	☺ Whilst no formal consultations have taken place on new Plans, engagement work on LDDs and planning applications is being carried out in accordance with the SCI

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.10 PLANNING FOR SUSTAINABLE COMMUNITIES SPD

SPD OBJECTIVE
To measure the sustainability of all major development proposals against the West Midlands Sustainable Planning Checklist.

Key Development Plan Policies: Planning for Sustainable Communities SPD

L37 Percentage of major planning applications achieving SPD targets

In July 2008 the Council adopted an SPD entitled Planning for Sustainable Communities. The SPD is focused around the adoption and use of the West Midlands Sustainable Planning Checklist as a means of measuring the sustainability of all major development proposals.

No new data is available this year as the Council is revising the Checklist to a shorter and more simplified version following the removal of the online version of the Checklist due to the abolition of Advantage West Midlands.

Table 53: Planning for Sustainable Communities SPD performance

Monitoring Year	Major Planning Application Sample Size	Applications achieving an overall score of 70% or more	Applications achieving an overall score of less than 70%
2008/9*	23%	37.5%	62.5%
2009/10	16%	60%	40%
2010/11	<10%	0%	100%

*Monitored from the date of adoption of the SPD

Chart 10 – Planning for Sustainable Communities SPD Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
L37 Percentage of major planning applications achieving SPD targets	N/A	100% of major planning applications achieving SPD targets (67% in each relevant category)	😐 Mixed results, with a negative result in 2010/11	? No new data is available as the Council is reviewing its approach to the Checklist / SPD.

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

3.11 ACCESS AND FACILITIES FOR DISABLED PEOPLE: CREATING AN INCLUSIVE BUILT ENVIRONMENT SPD

SPD OBJECTIVE
This SPD is aimed at assisting and informing those individuals and organisations involved in the design and creation of the built environment to consider the needs of disabled people as an integral part of the development and to enable disabled people to participate / contribute to the life of the City.

Key Development Plan Policies: Access and Facilities for Disabled People: Creating an Inclusive Built Environment SPD, D11, H11 and CSP5.

L3 Percentage of planning applications considering SPD requirements

In June 2009 the Council adopted the Access and Facilities for Disabled People: Creating an Inclusive Built Environment SPD. The types of developments that need to incorporate the requirements of the SPD include new buildings, particularly those with public access.

52 planning applications were sent to the Access Team for consultation during 2011/12 (this is less than in previous years due to the new approach being taken to handling planning applications). A sample of 19% of these applications has been monitored this year by checking the officer's report for issues covered by the SPD. Of these 50% had access issues clearly considered as part of the decision.

If a proposal had not complied with the SPD, then productive discussions with developers normally resolve any issues before a decision was made. If such changes are incorporated at an early stage in the design process applicants can avoid incurring additional costs due to the need to redesign a scheme. Permissions were also conditioned to ensure that the SPD requirements are implemented. In the cases where access issues were not specifically set out in the decision, some issues would still be picked up under Part M of the Building Regulations.

Whilst there is no set target, ideally all relevant planning application decisions should be showing how the SPD requirements have been considered. Although this years monitoring reveals a lower performance than previous years, the Access Team have strengthened their working relationship with Building Control to address access issues.

Chart 11 – Access and Facilities for Disabled People: Creating an Inclusive Built Environment SPD Indicator Summary

Indicator	Baseline	Target	Progress made up to 2010/11	Performance 2011/12
L3 Percentage of planning applications considering SPD requirements	N/A	100% of all relevant planning applications	☺ Largely positive results	😐 50% of planning application decisions monitored had access issues considered.

☺ Positive Result	😐 Neutral Result	☹ Negative Result	? No Data	C Core Indicator	L Local Indicator

Glossary

Area Action Plans (AAPs): A Development Plan Document that focuses on specific areas of the District. An AAP enables Council to set a planning framework for areas in need of significant change or where conservation is required.

Annual Monitoring Report (AMR): The AMR reports the progress on the timetable and milestones for the preparation of documents set out in the local development scheme, including reasons why if the milestones are not being met. It also reports on progress on the policies and targets in local development documents. Where policies and targets are not being met or are not on track, reasons are provided and appropriate actions to address the matter.

Black Country Core Strategy (BCCS): The core strategy is one of the development plan documents forming part of a local authority's local development framework. It sets out the vision, spatial strategy and core policies for the spatial development of the area, along with spatial objectives and strategic policies to deliver that vision.

Derelict Land: Land which has been damaged by industrial or other development, and which is incapable of beneficial use without treatment.

Development Plan: This includes adopted Local Plans and neighbourhood plans, as is defined in section 38 of the Planning and Compulsory Purchase Act 2004. Regional Spatial Strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act (see 'Regional Spatial Strategies' below).

Development Plan Documents (DPDs): The collective term given to all statutory documents that forms the Development Plan for the Local Authority, which includes the Core Strategy, Area Action Plans and a Proposals Map.

Green Belt: A Green Belt aims to stop urban sprawl and the merging of settlements, preserve the character of historic towns and encourage development to locate within existing built-up areas. It is land which has been specifically designated for long-term protection from development. It is a nationally important designation.

Local Development Documents (LDDs): The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF): A portfolio of Local Development Documents collectively setting out the spatial planning strategy for a local planning authority area.

Local Development Scheme (LDS): Sets out the programme for the preparation of Local Development Documents.

Localism Act: The Localism Act was published on 15th November 2011 and contains provisions to make the planning system clearer, more democratic, and more effective. The legislation aims to shift power from central Government back into the hands of individuals, communities and councils. The Act proposes planning reforms some of which include the abolition of regional spatial strategies, duty to cooperate, neighbourhood planning, community right to build, and reform of the way local plans are made.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

National Planning Policy Framework (NPPF): The NPPF was published on 27th March 2012. It represents a massive overhaul of the planning system to make it less complex and more accessible. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system and provides a framework for the production of local and neighbourhood plans. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. It must be prepared in general conformity with the Core Strategy. When adopted by the Council it will form part of the development plan.

Regional Spatial Strategy (RSS): A document prepared by Regional Planning Bodies that sets out a broad development strategy for the region. Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.

Saved policies: Existing adopted Unitary Development Plan policies are saved for three years from the date of their adoption. Since the adoption of the Black Country Core Strategy (adopted Feb 2011), some of the policies within the UDP have been replaced by Core Strategy policies, whilst other UDP policies have been saved and remain effective when determining planning applications.

Supplementary Planning Documents (SPDs): Provides additional information to guide and support Development Plan Documents.

Unitary Development Plan (UDP): A statutory development plan setting out the Council's policies for the development and use of land in the local authority area. Since the adoption of the Black Country Core Strategy (adopted Feb 2011), some of the policies within the UDP have been replaced by Core Strategy policies, whilst other UDP policies have been saved and remain effective when determining planning applications (see 'Saved policies' above).

Appendix A – Black Country Core Strategy Monitoring Indicators - Core Output Indicators (COI) and Local Output Indicators (LOI)

TOPIC (AMR Chapter)	REF NO.	INDICATOR
SPATIAL STRATEGY AND DELIVERY	LOI DEL1	Adoption of Local Development Documents setting out details of the full range of infrastructure to be provided to supported
	LOI DEL2a	Adoption of Site Allocation Documents and Area Action Plans covering the whole of the Black Country as per LA LDS
	LOI DEL2b	Employment Land Completions by LA (ha)
	LOI DEL2c	Loss of Employment Land by LA area (ha) by type
HOUSING	COI HOU1a	Housing Trajectory Indicators (Net Home Completions, Housing Trajectory, Five Year Housing Land Supply)
	LOI HOU1	Net housing completions for each Regeneration Corridor and Strategic Centre and for free-standing employment sites outside the Growth Network by local authority
	COI HOU1b	New and converted homes on previously developed land
	LOI HOU2a	% of housing completions on sites meeting accessibility standards
	LOI HOU2b	Proportion of 1, 2 and 3+ bedroom properties completed by type
	COI HOU3	Gross affordable housing completions
	COI HOU4	Net additional pitches (permanent residential pitches, transit pitches and plots for travelling show people) provided up to 2018
	LOI HOU5	Loss of education and health care capacity
ECONOMY AND EMPLOYMENT	LOI EMP1a	Employment land completions by LA (ha)
	LOI EMP1b	Loss of employment land by LA area (ha)
	LOI EMP2a	Employment land completions by LA by High Quality Employment Area as defined in Policy EMP2 and broad locations shown in BCCS Appendix 3 (ha)
	LOI EMP2b	Additions made to High Quality Employment Land stock as defined in Policy EMP2 through improvement programmes
	LOI EMP3a	Employment land completions by LA by Local Quality Employment Area as defined in Policy EMP3 and broad locations in BCCS Appendix

		3(ha)
	LOI EMP2c	Loss of employment land by LA area (ha) by High Quality and Potential High Quality Employment Area as defined in Policy EMP2 and bread locations shown in BCCS Appendix 3 (ha)
	LOI EMP3b	Loss of employment land by LA area (ha) by Local Quality as defined in Policy EMP3 and broad locations in BCCS Appendix 3 (ha)
	LOI EMP4	Readily available employment land
	LOI EMP5	Proportion of major planning permissions making provision for targeted recruitment or training through s106 Agreements / conditions
	LOI EMP6	Loss of sub-regionally significant visitor and cultural facilities
CENTRES AND TOWN CENTRE USES	LOI CEN1, 3-5	Amount of floorspace for town centre uses completed and amount permitted within an appropriate centre, as a proportion of all completions and planning permissions for such uses and in accordance with policies CEN3, CEN4 and CEN5.
	LOI CEN6	Number of developments of up to 200 square metres gross floorspace for town centre uses permitted outside of centres that meet the requirements of Policy CEN6, as a proportion of all such permissions.
	LOI CEN7	Number and floorspace of new developments for town centre uses permitted outside of strategic, town, district or local centres that do not accord with Policy CEN7 requirements.
	LOI TRAN5a	Number of publically available long stay parking places in strategic centres
	LOI TRAN5b	All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations
TRANSPORT	LOI TRAN1	% of DPDs identifying and safeguarding land to meet transport requirements
	LOI TRAN2	Appropriate provision or contribution towards transport works and Travel Plans measures by all relevant permissions based on best practice.
	LOI TRAN3a	The safeguarding of key existing and disused railway lines identified on the Transport Key Diagram.
	LOI TRAN3b	Protection of sites with existing or potential rail access identified in TRAN3.
	LOI	Increase in cycle use of monitored routes

	TRAN4a	
	LOI TRAN4b	Implementation of Proposed Local Cycle Network identified in the cycle network map
	LOI TRAN5a	Number of publically available long stay parking places in strategic centres
	LOI TRAN5b	All new publically owned long stay parking spaces in Strategic Centres to be located in peripheral locations
ENVIRONMENTAL INFRASTRUCTURE	COI ENV1	Change in areas of biodiversity importance
	LOI ENV6a	Ha's accessible open space per 1,000 population
	LOI ENV6b	Delivery through LDD's of broad open space, sport and recreation proposals for each Regeneration Corridor and Strategic Centre set out in BCCS Appendix 2
	COI ENV7	Renewable Energy Generation
	LOI ENV7	Proportion of eligible developments delivering measures sufficient to off-set at least 10% of estimated residual energy demand
	LOI ENV5	Proportion of major planning permissions including appropriate SUDS
	LOI ENV3a	Proportion of major planning permissions adequately addressing By Design and Manual for Streets as appropriate
	COI ENV3	Housing Quality Building for Life Assessment (H5)
	LOI ENV3b	Proportion of major planning permissions meeting at least Code for Sustainable homes Level 3 or BREEAM very good standard
	LOI ENV2	Proportion of planning permissions granted in accordance with Conservation/Historic Environment Section or Advisor recommendations
	LOI ENV4a	Proportion of planning permissions granted in accordance with Conservation Section's recommendation
	LOI ENV4b	Proportion of planning permissions granted in accordance with British Waterways planning related advice
	LOI ENV8	Proportion of planning permissions granted in accordance with Air Quality / Environmental Protection Sections recommendations
MINERALS	LOI MIN1a	% of non-mineral development proposals approved within the MSA (falling within the policy threshold) which do not needlessly sterilise mineral resources

	LOI MIN1b	Protection of Key Mineral Infrastructure
	COI MIN2b	Production of Secondary / Recycled Aggregates
	COI MIN2a	Production of Primary Land Won Aggregates
	LOI MIN2	% Permissions for non-mineral related development in Sand and Gravel areas of search
	LOI MIN3a	% of Black Country brick and tile work with maintained supply of Etruria Marl and Fireclay to 2026
	LOI MIN3b	% permissions for non-mineral related development in Eturia Marl and Fireclay areas of search
	LOI MIN4	% of applications for opencast coal and fireclay, coal bed methane or natural Building Stone which satisfy the requirements for the policy
	LOI MIN5	% of applications for mineral related development satisfying the criteria in the policy

Appendix B – Core Output Indicators (set by Government)

TOPIC (AMR Chapter)	REF NO.	INDICATOR
ECONOMY AND EMPLOYMENT	BD1	Total amount of additional employment floorspace – by type
	BD2	Total amount of employment floorspace on previously developed land – by type
ENVIRONMENTAL INFRASTRUCTURE	E1	Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds
WASTE	W1	Capacity of new waste management facilities by waste planning authority
	W2	Amount of municipal waste arising, and managed by management type by waste planning authority

Appendix C – Local Output Indicators

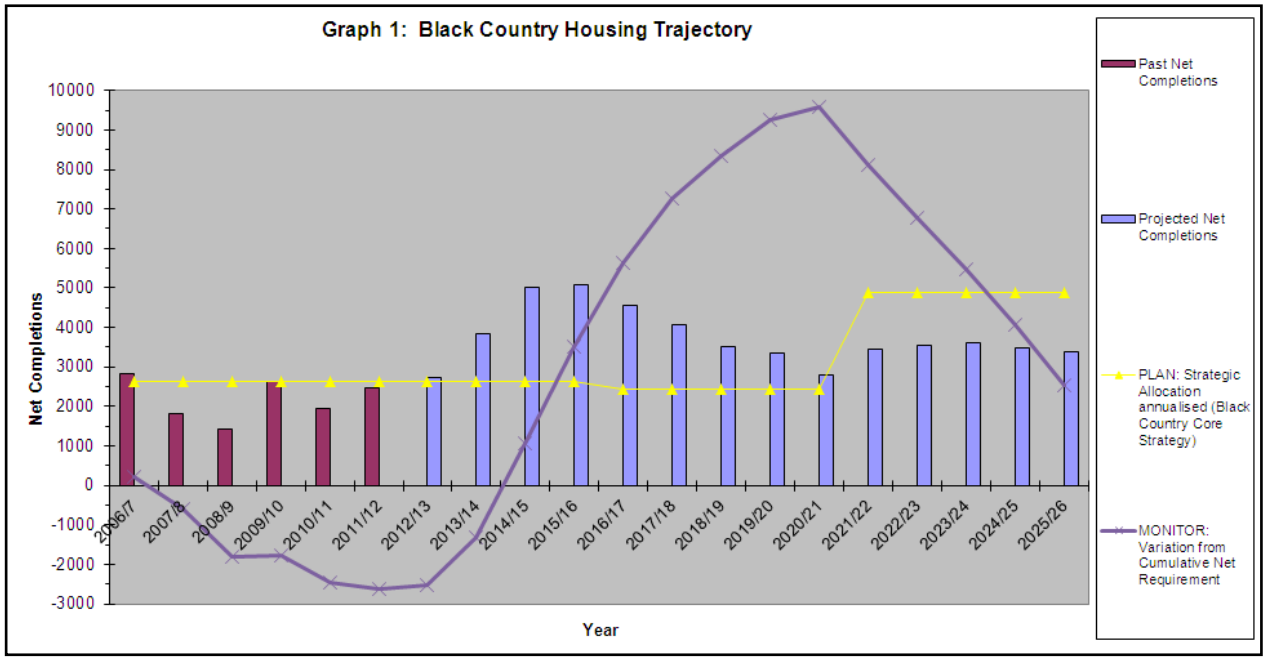
UDP CHAPTER (AMR Chapter)	REF NO.	INDICATOR
SPATIAL STRATEGY AND DELIVERY	L9	No of developments which compromise the open nature of the Green Belt
	L36	Derelict Land Reclaimed

CENTRES AND TOWN CENTRE USES	L13	Percentage of vacant units in Wolverhampton City Centre
TRANSPORT	L26	Proportion of Wolverhampton Employees working for companies with a travel plan
	L22	Percentage of developments meeting car park standards
	L32	Amount of completed non-residential development complying with car parking standards
ENVIRONMENTAL INFRASTRUCTURE	L27	Change in priority habitats and species by type
	L7	Hectares of Local Nature Reservation per 1000 population
	L30	Amount of eligible open spaces managed to green flag award standard
	L14	Number of Neighbourhood Park Areas meeting current recreational open space standard (ha's per 1000 residents)
	L15	Number of Neighbourhood Parks
	L1	No of new developments recognised for design quality and excellence
	L2	Percentage of planning permissions granted contrary to Policy advice
	L20	Percentage of Conservation Areas with up to date Appraisals and Management Proposals
	L38	Number / Percentage of Listed buildings and Ancient monuments at risk of neglect or decay
	L39	Number / Percentage of Listed Buildings Demolished
	L4	Achieve a net reduction of Nitrogen Dioxide (NO2) in those areas where the annual average NO2 values are predicted to exceed 40ugm3 between 2008 (baseline) and 2015
WASTE	L6	Percentage of household waste recycled or composted
STATEMENT OF COMMUNITY INVOLVEMENT (SCI)	L5	Conformity and Effectiveness of the SCI
PLANNING FOR SUSTAINABLE COMMUNITIES SPD	L37	Percentage of major planning applications achieving SPD targets
ACCESS AND FACILITIES FOR DISABLED PEOPLE: CREATING AN INCLUSIVE BUILT ENVIRONMENT SPD	L3	Percentage of planning applications considering SPD requirements

Appendix D - Membership of Groups Contributing towards the Duty to Cooperate

Group	Who	Remit
West Midlands Planning and Transportation sub-committee	The seven West Midlands Metropolitan Districts	Strategic Planning - Coordinates and, where appropriate, presents the mutual views of its members on strategic planning and transportation issues affecting the West Midlands in the preparation, monitoring, implementation and review of spatial strategies and related sub-regional strategies for the Metropolitan Area and the region as a whole. The sub-committee make representations to development plans within the metropolitan area on behalf of the districts and provide strategic intelligence to inform plan preparation.
West Midlands Resource Technical Advisory Body (RTAB)	Waste Planning Authorities, public bodies, waste industry representatives in the West Midlands	Waste - The RTAB supports co-operation between local authorities and others by providing objective and authoritative technical advice concerning the sustainable management of material resources and strategic waste management data, issues, and development policies and proposals
West Midlands Aggregates Working Party (WMAWP)	Mineral Planning Authorities (MPA), public bodies, mineral industry representatives in the West Midlands	Minerals - The WMAWP plays a major role in data collection, collation and monitoring and provides advice on future regional trends, together with the environmental and other implications of meeting Government aggregate demand forecasts. As well as enabling MPAs within the region to formulate plans and polices which reflect national and regional needs, the WMAWP provides an input in to regional planning and Central Government guidelines for aggregate provision.
Biodiversity Partnership, Geodiversity Partnership, Local Sites Partnerhsip and EcoRecord for Birmingham and the Black Country	Local Authorities, public bodies, user groups in Birmingham and the Black Country	Nature Conservation – These groups provide help and support on biodiversity and geodiversity development (and site management) related issues. This includes the production of Action Plans, amendments to Local Sites, and the collection and monitoring of habitat and species related data.

Appendix E – Black Country Housing Trajectory

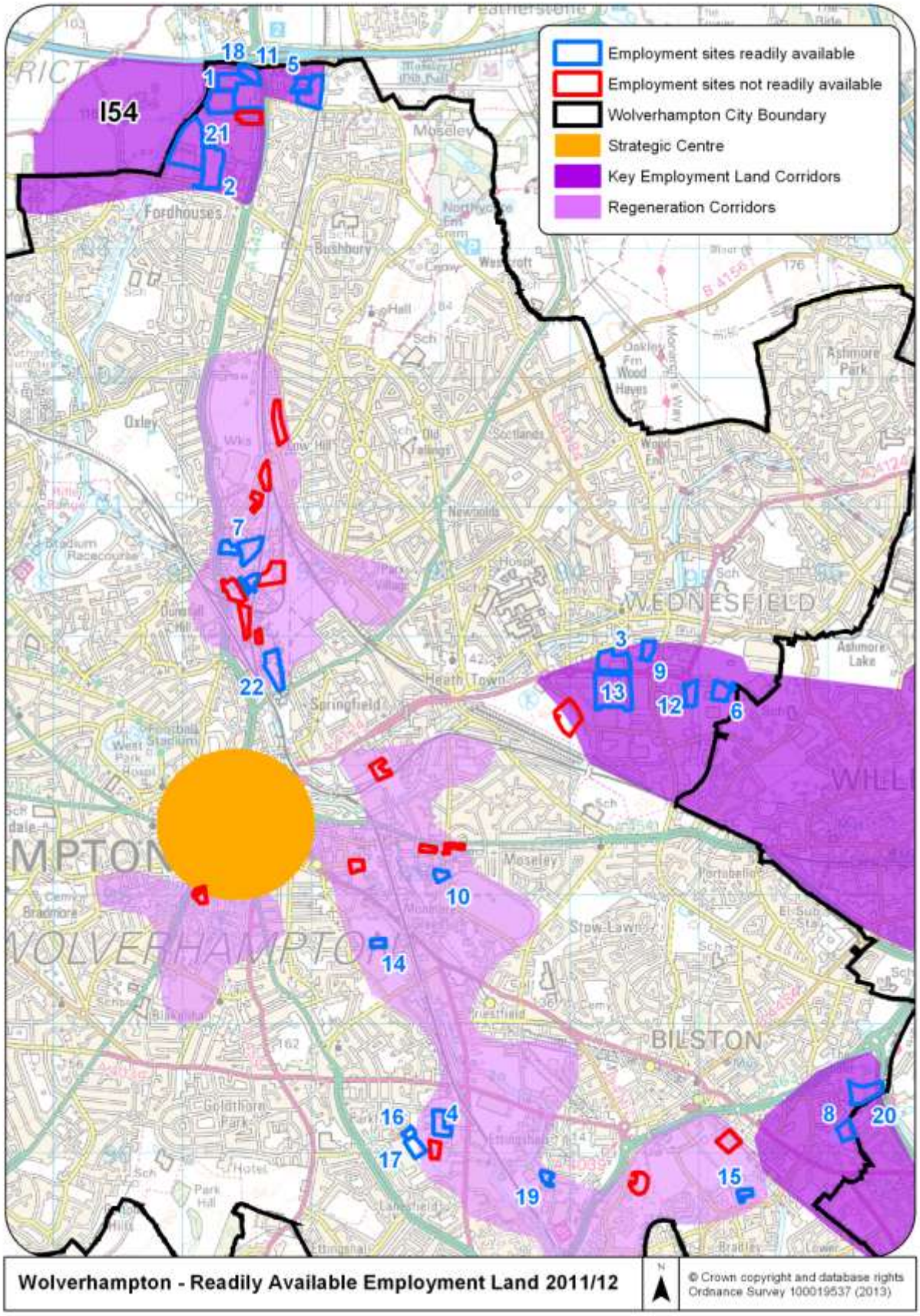


Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MONITOR: Variation from Cumulative Net Requirement	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions
2006/7	2838		2625	213		2625	2838
2007/8	1829		2625	-583		5250	4667
2008/9	1415		2625	-1793		7875	6082
2009/10	2642		2625	-1776		10500	8724
2010/11	1951		2626	-2451		13126	10675
2011/12	2457		2625	-2619		15751	13132
2012/13		2723	2625	-2521	20	18376	15855
2013/14		3828	2625	-1318	-188	21001	19683
2014/15		5019	2625	1076	-523	23626	24702
2015/16		5070	2635	3511	-1026	26261	29772
2016/17		4571	2448	5634	-1636	28709	34343
2017/18		4071	2448	7257	-2326	31157	38414
2018/19		3530	2448	8339	-3125	33605	41944
2019/20		3356	2448	9247	-4076	36053	45300
2020/21		2782	2448	9581	-5315	38501	48082
2021/22		3442	4899	8124	-6934	43400	51524
2022/23		3552	4900	6776	-9528	48300	55076
2023/24		3604	4900	5480	-13888	53200	58680
2024/25		3483	4900	4063	-22635	58100	62163
2025/26		3387	4901	2549	-48752	63001	65550

Appendix F – Employment Development Opportunities

Site Name	Plan Reference	Site Size (Hectares)	Readily Available	Map Label
Citygate Park (FMR Goodyear Depot)	391300, 304135	4.07	Yes	1
Antar (PH4) (Former IMI Sports Grnd)	391229, 303625	4.57	Yes	2
Former IMI Site	394341, 299802	3.29	Yes	3
Former Rolls Royce Sports Ground	392999, 296223	1.91	Yes	4
Wolverhampton Business Park	391928, 304270	4.25	Yes	5
Land at Brookpoint	395173, 299573	1.66	Yes	6
Wolverhampton Science Park	391522, 300674	4.53	Yes	7
Land at Vulcan Road	396143, 296170	1.45	Yes	8
Bentley Bridge Business Park	394605, 299893	1.24	Yes	9
Land at Hickman Avenue	393002, 298149	0.70	Yes	10
The Gateway	391526, 304352	1.37	Yes	11
Land at Pheonix Road	394939, 299555	1.57	Yes	12
Glynweds	394339, 299576	7.14	Yes	13
Battery Rolled Metals Factory	392517, 297625	0.66	Yes	14
Bankfield Works	395354, 295682	0.68	Yes	15
Hilton Trading Estate	392759, 296151	0.52	Yes	16
Land adj Hilton Trading Estate	392802, 296046	1.44	Yes	17
FMR Corus Building	391375, 304292	2.44	Yes	18
Springvale Avenue	393823, 295809	0.71	Yes	19
South of Citadel Junction	396281, 296469	2.94	Yes	20
Rear IMI Marston	391054, 303789	7.24	Yes	21
Crown Works	391713, 299751	2.82	Yes	22

Map 3: Readily Available Employment Land in Wolverhampton 2011/12



Source: RELS 2011/12