Wolverhampton Development Plan

Annual Monitoring Report 2012/13

'the Authorities Monitoring Report'

February 2014

Wolverhampton
City Council

Contents

List of Maps, Tables, Charts and Figures

MAPS

TABLES

CHARTS

FIGURES

Executive Summary

This Annual Monitoring Report (AMR) is one component of the group of documents that comprises the Wolverhampton Local Plan. The Local Plan 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 ninth of its kind for Wolverhampton, and covers the monitoring year 1st April 2012 – 31st March 2013. Producing an AMR is a statutory requirement and it remains the main mechanism for reviewing the effectiveness of policies in the Local Plan 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 second 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 2012/13 show that the economic activity rate in Wolverhampton is 73.9%, 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 £24,989; this is less than the national average of £26,800. In Wolverhampton 7.1% of the working age population were claiming JSA compared to 3.1% in England.

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

- 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 £98,698; there has been a downward trend since the last house price peak in 2007.
- Travel by train / Metro is more prominent in Wolverhampton (4.3%) 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 (68.1%) is higher than the national average (62.9%), but is lower than the Black Country (71.6%).
- 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 59.4%. In Wolverhampton 56.7% 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 10.3% decrease in the amount of planning applications received by Wolverhampton City Council this year. The Council collected approximately £336,987 from developers in section 106 contributions.
- A number of milestones on the 2013/14 Local Development Scheme were achieved, including the Publication and Submission of the Bilston Corridor Area Action Plan (AAP) and Stafford Road Corridor AAP. The City Centre AAP Issues and Options was also published for consultation and the Tettenhall and Heathfield Park Neighbourhood Plans were submitted.
- 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 3.73ha of **employment land** was completed in Wolverhampton during 2012/13. 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 maintained a reasonable level in response to recovery from the recession.** 496 gross completions were recorded during 2012/13 compared to 457 in 2011/12 (excluding student flats). The majority of these were at Great Bridge Road (Barrats), Ward Street and Goodyear (Persimmon) and Bankfield Works (Redrow). However, net completions of 466 were still 100 below the Black Country Core Strategy target of 566.
- **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 2006-13, the remaining BCCS target for the period 2013-18 is 4,615 net homes. The

SHLAA demonstrates that 6,576 homes are deliverable over this period. Therefore, Wolverhampton has a 5 year housing land supply under BCCS targets (H1) plus 42%.

- In 2012/13, 3.73ha of employment land was built out, providing 40 new jobs and securing a further 140. Major investment is taking place at the i54 site to the north of the City, with over 15ha of premium quality employment land either built out or under construction, including the Jaguar Land Rover engine plant. The City has met its target for Readily Available Employment Land but the provision of a sufficient stock of High Quality Employment Land remains a critical challenge.
- The 2012/13 monitoring year saw a number of permissions for **town centre uses**. This included a deep-discount foodstore at Portobello as part of a wider mixed-use scheme including a care home, permission for several gyms and office provision of various scales, from the former Priory Green School, Pendeford Local Centre to offices on the edge of Newbridge Local Centre.
- Transport indicators continue to reveal positive trends, with targets on car parking standards, travel plans and accessibility being met. However, the delivery of the proposed cycle network in Wolverhampton is still not on target with only 0.16km being implemented during this monitoring year.
- **Biodiversity policies continue to work well** although there will be a net loss of the amount of designated area for nature conservation. Mitigation measures are proposed to replace this loss of designated sites.
- **Four parks have lost their Green Flag awards** due to budget cuts. However, it is planned to apply for Green Flag standard for East Park in 2015 following its restoration.
- No applications were approved during 2012/13 which included **renewable energy** generation elements.
- There were no unresolved objections to planning applications by the Environment Agency on **flooding or water quality issues**.
- The major planning applications determined this monitoring year have been assessed to check that **design considerations have been factored into decisions**. Of these, only one application was refused on design grounds. This consequently shows that the policy is ensuring high quality schemes are developed in Wolverhampton.
- In Wolverhampton there has been a net reduction of 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 Planning and Compulsory Purchase Act 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.

The Localism Act 2011 removed the requirement for Annual Monitoring Reports to be submitted to the Secretary of State. However, local authorities are still required to undertake monitoring at least annually.

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 2012/13 AMR.

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.

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.

Note: This is the republished version of the Wolverhampton AMR 2012/13. The AMR has been republished because not all the Black Country Core Strategy monitoring data was available from our neighbouring Local Authorities when the Wolverhampton AMR 2012/13 was first published in February 2014. The missing information is now shown in Table 6 of this AMR.

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.

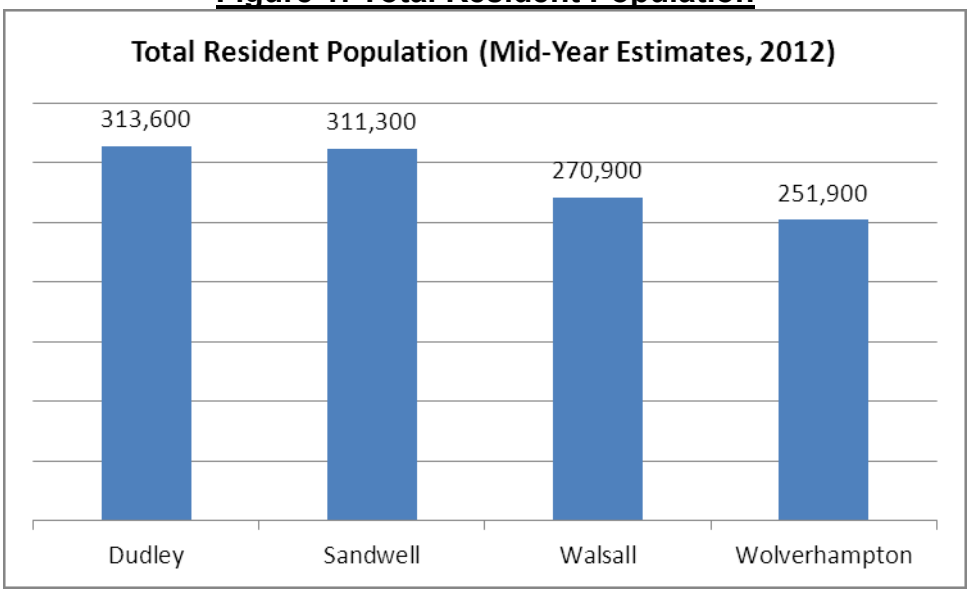
Wolverhampton is the only city in the Black Country and has an important role to play in the future direction of the conurbation. The administrative area includes the City Centre and the Town Centres of Bilston and Wednesfield Village. The City also has good transport links with the sub-region and the 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 2012 mid-year estimates the Black Country had a population of 1,146,800. Wolverhampton has the smallest population of the four Black Country districts at 251,900, followed by Walsall (270,900), Sandwell (311,300) and Dudley (313,600) (see figure 1). The districts have a similar proportion of their population in the 20-59 age ranges, varying from 50.9 to 53.3%. Sandwell and Walsall have a younger population structure with 20.4% and 19.5% respectively aged 0-14, compared to 18.6% in Wolverhampton and 17.7% in Dudley. Conversely Dudley has the largest percentage of people aged 60 and over (25.2%) and Sandwell the smallest (20.1%).

Figure 1: Total Resident Population



Source: Mid-Year Population Estimates, Office for National Statistics (ONS)

Analysis of population relative to the size of each district shows that Sandwell and Wolverhampton have similar population densities at 36.6 and 36.4 people per square hectare respectively. Dudley has 32 and Walsall 26.

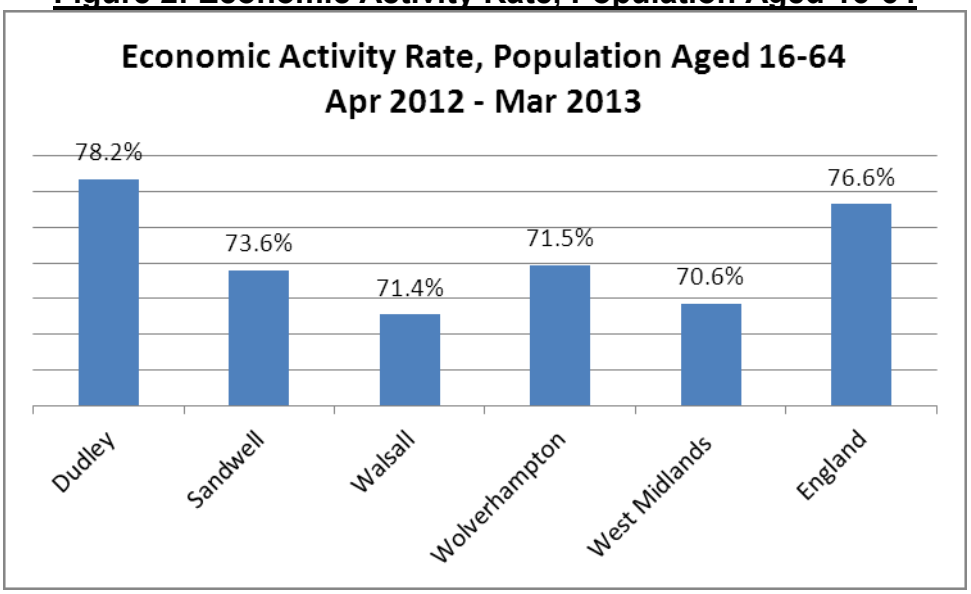
The latest estimates of population by ethnicity from the 2011 Census show that Wolverhampton has the greatest proportion of minority groups (defined as non-White British) at 35.5%, with Sandwell having 34.2%, Walsall 23% and Dudley 11.5%. Asian groups are the largest minorities in each area; Indian in 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 that have not yet had an impact on observed trends 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 2012/13 show that the economic activity rate was 73.9% in Wolverhampton, 78.7% in Dudley, 73.6% in Sandwell and 71.1% in Walsall (see figure 2).

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



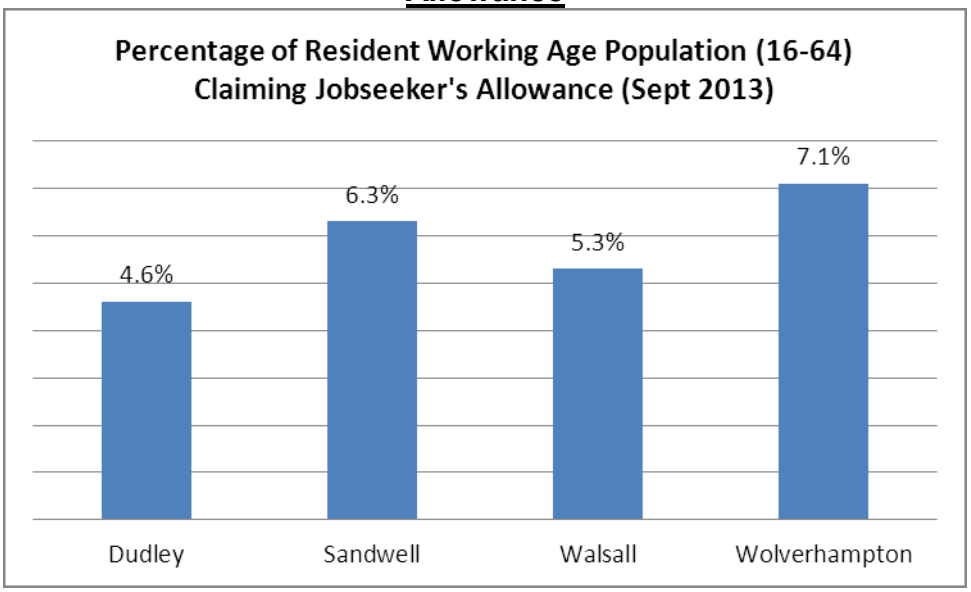
Source: Annual Population Survey (APS), Office for National Statistics (ONS)

In terms of employment there remains a large reliance on manufacturing, which employees around 1 in 7 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 (14.2%). Health, retail and education are the other large employers across the Black Country. Comparison with national figures demonstrates the importance of manufacturing (Black Country 15.1%; England 8.4%) 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 £22,224 (Dudley) to £24,989 (Wolverhampton). 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 (£25,446 in 2012) and England (£26,800) as a whole.

As of September 2013 there were 41,174 Jobseeker's Allowance (JSA) claimants in the Black Country. Data from the last two years shows that the number of claimants in each district remained relatively stable until February 2013, but has since decreased month on month, mirroring the pattern seen nationally but with notably higher rates. 3.1% of the working age population in England were claiming JSA compared to 7.1% in Wolverhampton, 6.3% in Sandwell, 5.3% in Walsall and 4.6% in Dudley (see figure 3).

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



Source: NOMIS / Office for National Statistics (ONS)

Long-term unemployment is also higher in the Black Country. Data from September 2013 shows that around 37% of JSA claimants in each district have been claiming benefits for a year or more (Wolverhampton and Sandwell 37.3%, Walsall 37.4%, Dudley 38.1%); the equivalent figure for England is 30.9%.

Though showing signs of improvement the unemployment figures are symptomatic of the recessionary period. Business creation in the Black Country also declined under recent economic conditions, with the number of new businesses per 10,000 adult population decreasing from 2007 to 2010. However, the latest 2011 figures indicate an upturn with all four districts experiencing an increase in business creation rates to stand at 34 per 10,000 adult population in Walsall, 35.9 in Dudley, 36.7 in Sandwell, and 39.2 in Wolverhampton. There is still a struggle to sustain new business activity as illustrated by the proportion of new Black Country businesses that ceased trading within a year, which more than trebled from 3.5% in 2006 to 12.1% in 2010.

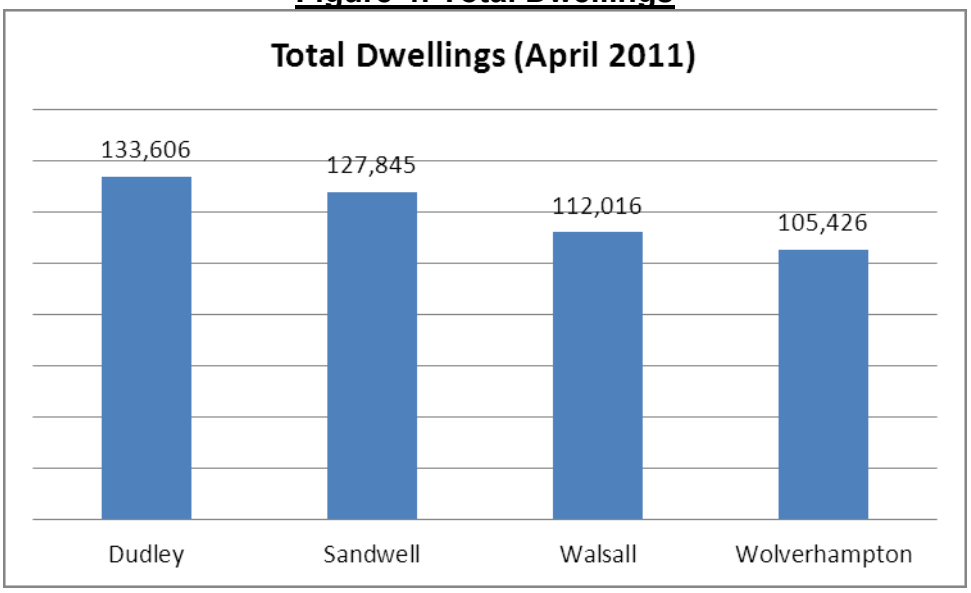
Developing a skills base amongst the workforce is essential to economic development. Figures from 2012 indicate that the percentage of working age people with no qualifications is greater amongst the Black County districts than for England (9.5%). Wolverhampton has 21.9% with no qualifications, Sandwell 19.2%, Walsall 17% and Dudley 9%. Conversely fewer people have higher skills of NVQ level 4 (and equivalent) and above; Sandwell has 19.5%, Wolverhampton 20.5%, Walsall 23.4% and Dudley 25.8%, compared to 34.2% 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

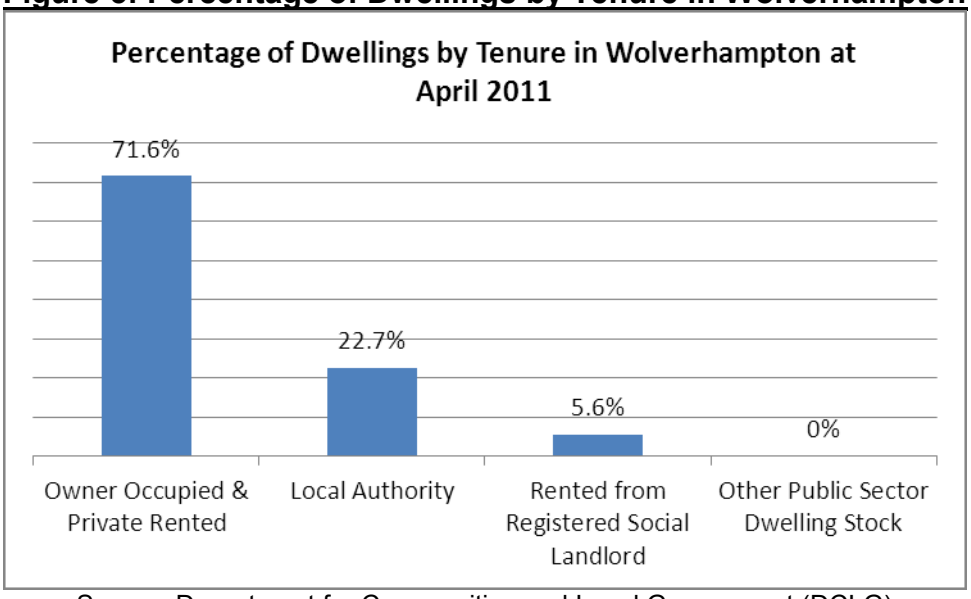


Source: Department for Communities and Local Government (DCLG)

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: Department for Communities and Local Government (DCLG)

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 level had been on a general downward trend since the last peak in 2007, but are now showing signs of a reversal. The Black Country districts demonstrate the same pattern but have lower average prices. As of July 2013 the average house price in Dudley was £120,257 with Walsall at £108,598, Wolverhampton £98,698 and Sandwell £90,014: this compares to £164,456 for England and Wales.

2.2.4 Transport Profile

2011 Census results show that Dudley is most reliant on private methods of travelling to work compared to other areas, with 76.3% using a car / motorcycle. The equivalent for Walsall is 73.5%, and Wolverhampton (68.1%) and Sandwell (67.7%) are closer to the national figure (62.9%). The largest proportions travelling by bus are seen in Sandwell (14.2%) and by train / Metro in Wolverhampton (4.3%). 9-10% of people walk to work in Sandwell, Walsall and Wolverhampton, representative of the national picture (10.7%), but in Dudley the figure is lower at 7.9%.

These differences between public / private transport are also seen in data from 2010-11 / 2011-12 analysing peak morning trips into centres across the four districts. Bus trips only account for 11.6% of journeys into Brierley Hill and 13.5% into Dudley town centre. For Walsall city centre (30.9%), 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 2.1% 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, showed a continued increase over the five years to 2011, but fell slightly in three of the four districts in 2012. Although results are below the England average of 59.4%, all four districts have narrowed the gap between their results and those at the national level over recent years. 53.8% of Sandwell pupils achieved the standard, along with 56.1% in Dudley, 55.9% in Walsall and 56.7% in Wolverhampton.

Male and female life expectancies are on an upward trend in line with the pattern seen for the West Midlands and England. Data from 2009-2011 shows that male life expectancy at birth in

the Black Country districts varies from 76.3 years in Sandwell to 78.7 in Dudley, with 77.3 for both Wolverhampton and Walsall. Women have longer life expectancies, with 81.4 years in Sandwell, 81.6 in Wolverhampton, 82.3 in Walsall and 82.8 in Dudley. All four districts have expectancies below those of males (78.9) and females (82.9) 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 9.5% seen at the England level. Data for 2011/12 reported that 11.2% of reception children in Dudley and Sandwell were obese, compared to 11.3% in Walsall and 13.1% in Wolverhampton.

Crime levels in all four districts have seen a steady and sustained decrease over the past few years. In the period 1 April 2012 to 31 March 2013 the crime rates per thousand people were 43.7 in Dudley, 55.7 in Sandwell, 55.8 in Walsall and 64.2 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 2012/13*
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.	Five of the major planning applications determined within the monitoring period 2012/13 were supported by an ecological survey. Of these, four were approved and one was refused permission.
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 2012/13. There has been no change to performance on this indicator this year. See indicator COI ENV1 and L27 for further details.

<table>
<tr><td>Expansion of high quality sub-regional wildlife corridors forming the wider biodiversity network.</td><td>SE4: No net loss of wildlife corridor.</td><td>No net loss.</td><td colspan="4">No wildlife corridors have been lost within the reporting period.</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>2010 AM Peak</td><td>2012 AM Peak</td><td>2010 PM Peak</td><td>2012 PM Peak</td></tr>
<tr><td>58418</td><td>56860</td><td>44714</td><td>43648</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 2013 the ‘Wolverhampton Cordon Report 2012’ 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; no change from the 2010 figures.

The bus patronage figure for Wolverhampton (taken from the same Cordon Report) in 2012 was 6858 in the AM peak, a decrease from 7310 in 2010. This represents an overall decrease in bus patronage in Wolverhampton. However the total car trips have also decreased by approximately 8%. The Council expect bus patronage to increase in the future.

Centro’s annual monitoring report for the West Midlands showed that there has been an overall little change in bus patronage for the whole of the West Midlands area, 286.1 million trips per year.</td></tr>
<tr><td rowspan="4">Increases in carbon emissions from new housing, employment and infrastructure provision.</td><td rowspan="4">SE7: Carbon footprint of sub-region (by sector) (CO_2 Emissions Estimates).
Source: Local & Regional CO_2 Emissions Estimates for 2005-2011.</td><td rowspan="4">When sector emissions see increases over a five year period.</td><td>Wolves **</td><td>Ind & Comm</td><td>Domestic</td><td>Road Trsport</td><td>Total CO_2 Emissions</td><td>Per Capit CO_2 Emissions</td></tr>
<tr><td>2010-11</td><td>514.1</td><td>527.1</td><td>289.7</td><td>1330.8</td><td>5.4</td></tr>
<tr><td>2011-12</td><td>497.6</td><td>465.3</td><td>286.7</td><td>1249.5</td><td>5.0</td></tr>
<tr><td>2012-13</td><td colspan="5">CO_2 emissions for Wolverhampton rose between 2009-10 and 2010-11 and then fell to below the base figure in 2011-12. The data used is provided by DECC and no data is currently available for 2012-13.</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</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>

	Section or Advisor recommendations.		
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 95% in Wolverhampton. This exceeds the 2010/11 target of 92.3% for Wolverhampton. No new figures are available for commercial waste.

*Since 3rd February 2011 when the Core Strategy was adopted.
** Figures in the Carbon emissions table are based on the 2010 summary figures published at:
http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/gg_emissions/laco2/laco2.aspx

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	2012/13	418475	3%	87%	28%	84%	69%	80%
	2011/12	434889	3%	87%	28%	84%	69%	80%
	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	2012/13	955	5%	96%	29%	94%	66%	94%
	2011/12	1065	5%	98%	27%	94%	68%	90%
	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 110 less than last year (10.3% decrease). 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 2005/6.

Table 3: Section 106 Contributions

	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13
Amount agreed in S106 contributions by type of development								
Residential	£434,239	£435,025	£69,421	0	0	£1,323,549	£501,264	£263,010
Retail	£150,000	0	0	£30,000	0	0	0	0
Commercial (office)	0	0	0	0	£5,363,000	0	0	0
Other employment	0	0	£3,167,364	0	£85,000	0	0	0
Mixed Use	£5,000	0	£652,700	£81,861	0	0	0	£73,977
Other	0	0	£149,352	£408,562	0	0	0	0
Planning Obligations that the S106 funds were secured for								
Open space (capital including maintenance)	£253,296	£216,000	£1,014,914	£487,978	0	£965,843	£481,264	£336,987
Education (capital)	0	0	0	0	0	0	0	0
Transport infrastructure	£227,487	£40,000	£2,780,590	£30,000	£5,448,000	£6,228	£20,000	0
Other capital	0	£150,000	£131,220	0	0	0	0	0
Public Art	£68,456	0	£250,000	£19,695	0	0	0	0
Miscellaneous revenue support	£40,000	£29,025	£211,300	0	0	£351,478	0	0
Affordable housing								
Number of units directly delivered through S106 (on or off site)	79	16	40	24	4	0	37	40
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 2014.

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/planningpolicy.

For the period 1st April 2012 to 31st March 2013, the LDS brought into effect in October 2012 provides the basis for this years monitoring period. Thus, Progress towards key milestones in the monitoring period has been:

Table 4 – LDS Summary 2012/13

LDF Document	LDS Stage	LDS Milestone
Area Action Plans – for the City Centre, Stafford Road Corridor and Bilston Corridor	Production / Consultation	Bilston Corridor Area Action Plan including the Bilston Neighbourhood Plan undertook its Options Consultation from 2nd January 2013 until 18th February 2013. Further progress on the production of the AAP was made following the consultation. The Stafford Road AAP undertook its 'options' consultation September 2012. Following the publication of the City Centre Prospectus in July 2012, work commenced on preparing the City Centre Area Action Plan (AAP) to go to Issues & Options consultation
Open Space, Sport and Recreation SPD	Production/ Adoption	The SPD was not adopted within the LDS period and has been delayed until 2014. Progress of the SPD has been informed by the development of a City-wide Open Space Strategy and Action Plan, which was completed in 2013.
Tettenhall Neighbourhood Plan	Publication / Submission / Examination	There has been slippage on the timetable for the Tettenhall Neighbourhood Plan due to the insufficient capacity within the Tettenhall Steering Group to meet the set deadlines.
Heathfield Park Neighbourhood Plan	Publication / Submission / Examination	There has been slippage on the timetable for the Heathfield Park Neighbourhood Plan due to the insufficient capacity within the Heathfield Park Steering Group to meet the set deadlines.
Sustainable Drainage SPD	Production	It has not been possible to achieve the milestones set out in the LDS (2012) for this SPD. The Council is reviewing its position in relation to the need for this SPD.

The key achievement this year has been the progression of the Area Action Plans and Neighbourhood Plans. The Council has been working with local communities on preparing Neighbourhood Plans for Tettenhall and Heathfield Park, but these Neighbourhood Plans will not reach a formal stage until 2013/14.

A revised and updated version of the LDS was published in November 2013. It was necessary to update the previous version of the LDS to include changes to the timetable arrangements for the Area Action Plans and the Neighbourhood Plans. It also reflects the requirements of the Localism Act (2011) and the National planning Policy Framework (2012) to prepare and maintain an LDS.

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 1st April 2012 to the 31st March 2013.

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.	Completion of Visitor Survey and Visitor Impacts Mitigation Reports and agreement with Natural England on approach for Wolverhampton AAPs and Neighbourhood Plans	August 2010 – end 2013
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. Stage 1 was completed in March 2013 and published on Council website in April 2013. Work on stage 2 of the study is ongoing.	Jan 2012 – to date
West Midlands Planning and Transportation sub-committee (see below)	Ongoing monitoring of the Strategic Policy Framework for the West Midlands Metropolitan Area (March 2012) - maintains the commitment to the urban renaissance as set out in the West Midlands RSS	Endorsed the approach	March 2012 to date

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[2]	Change in 2012/13	Overall Progress[3]	Scale of the challenge by 2026
Increased net new homes	475,000 approx stock in 2006	Dudley = 712 Sandwell = 712 Walsall = 406 Wolv = 466	Dudley = 3965 Sandwell = 5113 Walsall = 3755 Wolv = 2595	63,000 net new homes to be provided between 2006 and 2026. Net completions 2006 – 2013 mean that between 2012 and 2026, 47,572 homes need to be provided.

[2] Figures refer to current total Black Country stock where known and relevant.
[3] 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 2012/13 performance.

In the Black Country by 2026 we will have:	Where we are now[2]	Change in 2012/13	Overall Progress[3]	Scale of the challenge by 2026
		Total = 2296	Total = 15,428	
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)	Dudley = 0ha Sandwell = 2.84ha Walsall = 11ha Wolv = 27.4ha Total = 41.24ha	Dudley = 159ha Sandwell = 192ha Walsall = 111ha Wolv = 162ha Total = 624ha	Target of 901ha by 2016 Therefore 277ha to be developed by 2016.
Readily Available Employment Land	N/A	Dudley = 51.96ha Sandwell = 47.76ha Walsall = 20.32ha Wolv = 56.44ha Total= 176.48ha	Dudley = 51.96ha Sandwell = 47.76ha Walsall = 20.32ha Wolv = 56.44ha Total = 176.48ha	Shortfall of 8.52ha
New office floorspace in Strategic Centres	Unknown	Dudley = 0m2 Sandwell = 502m2 Walsall = 150m2 Wolv = 0m2 Total = 652m2	Dudley = 0m2 since 2011 Sandwell = 20,192m2 Walsall = 7898m2 Wolv = loss of 4842m2 since 2006 Total = 23,248m2	856,752m2 still to be developed
New Comparison retail floorspace in Strategic Centres	Approx 348,000 since 2006	Dudley = 160m2 Sandwell = 0m2 Walsall = 0m2 Wolv = 0m2 Total = 160m2	Dudley = 508m2 (since 2011) Sandwell = 1383m2 Walsal = 21m2 Wolv = 0m2 Total = 1912m2	343,088m2 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	786	750	No data available	3,447
Additions to Employment Land since 2009	12.4	24	No data available	123
Employment Land Redeveloped to Housing since 2009	10.6	33	No data available	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 2012/13. Further analysis of this information is available in the Economy and Employment Chapter.

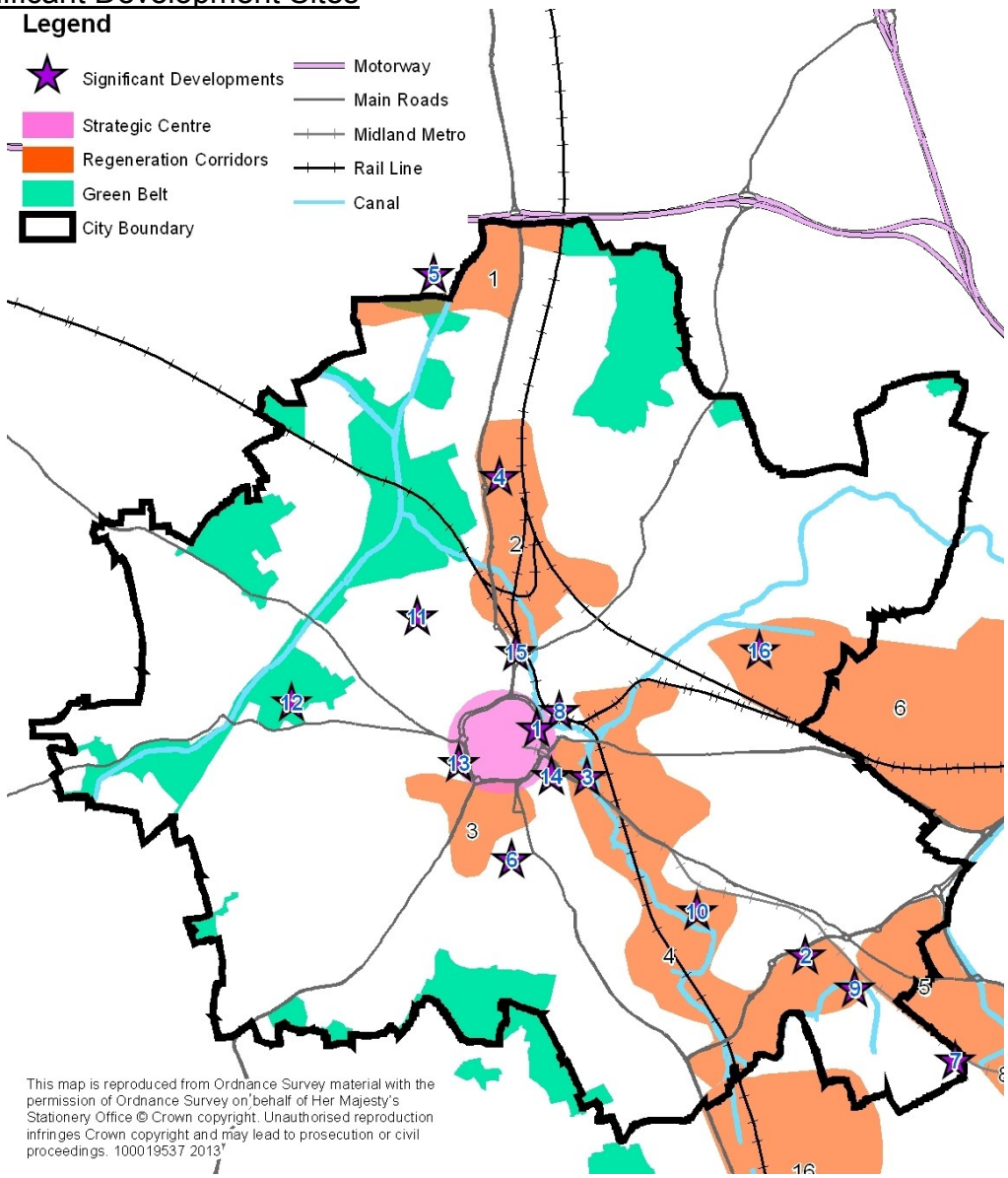
Table 8 shows progress of significant developments in Wolverhampton in 2012/13. Despite the wider economic climate, it is encouraging that there are a number of large development projects underway or permitted this year. Map 2 shows the location of these developments in the context of the Spatial Strategy, and again it is encouraging that the majority of these developments are in the Growth Network.

Table 8: Progress on Significant Developments in Wolverhampton 2012/13

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	Completed	10 retail units / 2,410 sqm gross / 14 Jobs
		Housing		102 homes
7	Great Bridge Road, Bilston	Housing	Under construction	40 homes completed this year Care home Transport improvements
8	Low Level Station, City Centre	Housing	Under construction	148 of 208 flats completed
9	Bankfield Works, Bilston	Mixed use development - housing, commercial, open space	Under construction	69 homes in the first phase completed, second phase underway.
10	Ward Street, Bilston	Housing	Under construction	Approx 500 new homes - 62 homes in the first phase completed, second phase underway.
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, offices and other town centre uses	Permission granted	13,840 sqm gross / 716 Jobs 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 /
17	Portobello	Care Home / Retail	Permission granted	1.8ha / 66 bed care home 1,460sqm gross / 60 jobs

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 9 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.
- 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	Pending	Total
Householder	0	0	1	1
Education	12	0	1	13
Change of Use	0	0	0	0
Conservation Area / Listed Building	0	0	0	0
Other	2	0	1	3
Total	**14**	**0**	**3**	**17**

(Source: Wolverhampton City Council Monitoring)

During the monitoring year 14 applications were granted permission and 3 were still pending a decision. Of these, 12 applications were granted permission for educational purposes and the majority of these were considered to be appropriate development in the Green Belt and maintain its open character. There was also a residential application for 29 dwellings, but this application was still pending a decision.

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 222.35 ha of vacant and derelict land and buildings as of March 2012, of which 158.35 was vacant land, 37 ha was vacant buildings and 27 ha derelict land and buildings. During 2012/13, 4.77 ha (0.4 ha at Vicarage Rd/Raby St; 1 ha at Great Bridge Road; 0.5 ha at Blakenhall Gardens, 0.9 ha at

Bankfield Works, 0.8 ha at Tarran Bungalows) 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 4.77 ha to 153.58 ha, and there were a total of 217.6 ha of vacant and derelict land and buildings as of March 2013.

Chart 1 – Spatial Strategy and Delivery Indicator Summary

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13
LOI DEL2b - Employment land completions by LA (ha)	N/A	24ha by 2016	☺ 12.4ha Additions	☺ No additions, however i54 is now being developed.
LOI DEL2c - Loss of employment land by LA area (ha) by type	N/A	33ha by 2016	😐 5.6ha lost	😐 An extra 10.6ha 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	😐 Whilst 2.15 ha of vacant / derelict land was developed this year; this was a lower figure than previous years.	😐 4.77 ha of vacant / derelict land was developed this year

☺ 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 2,595 net completions over the period 2006-13, the outstanding net housing requirement for Wolverhampton up to 2026 is 10,816.

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 this was the bottom of the dip and completions have increased during 2011 – 13, with many large sites now under construction.

Table 11: Wolverhampton Total Net Completions 2000-2013

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
2012/13	476	20	496	30	466
Total 2006-13	**2636**	**419**	**3055**	**460**	**2595**

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

There were 279 homes under construction as of March 2013. 60 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 phase of development is now well underway at Goodyear (Persimmon - 314 homes), and the second phase has commenced at Bankfield Works (Redrow - 95 homes) and Ward Street (Persimmon - 163 homes). The Bellway site on Craddock Street / Gatis Street (145 homes), the former ADAS offices off Wergs Road (62 homes) and the Vicarage Road / Raby Street Housing Renewal site (52 homes) are now under construction, and the Compton Park (55 homes) and former Rakegate Infants School (41 homes) sites are almost complete.

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 2012/13 there were 66 completions in Wolverhampton City Centre (Strategic Centre), 91 completions in Regeneration Corridor 4 (Wolverhampton-Bilston) and 71 completions in Regeneration Corridor 2 (Stafford Road). 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 Publication 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 2009-13	Commitments (inc UDP)	Draft Allocations (AAP / NP)	***Total achieved to date***
Wolverhampton City Centre	***3,230***	396	1,629	0	***2,025***
Regeneration Corridor 2 – Stafford Road Corridor	***1,643***	85	733	420	***1,238***
Regeneration Corridor 3	***563***	0	0	0	***0***

– South of City Centre					
Regeneration Corridor 4 – Wolverhampton to Bilston Corridor	***4,310***	156	1,595	785	***2,536***
Free-standing employment sites	***306***	0	0	0	***0***
Total	***10,052***	**637**	**3,957**	**1,205**	***5,799***

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 2013 SHLAA update report is available on the website[4].

Taken together with the 2,595 net completions to date (2006-13), the 2013 SHLAA provides a total capacity of 15,154 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 1,743 homes (16%) 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.

Taken together with the 15,428 net completions to date (2006-13), the 2013 SHLAA's provide a total capacity of 65,499 net homes over the Plan period 2006-26, compared to the BCCS target of 63,000 net homes. Therefore, the SHLAA's provide a surplus of 2,499 homes (4%) over and above the remaining net target for the Plan period.

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.

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 2014 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 2019.

[4] http://www.wolverhampton.gov.uk/planningpolicy

For Wolverhampton, taking into account net completions 2006-13, the remaining BCCS target for the period 2013-19 is 4,615 net homes. The SHLAA demonstrates that 6,576 homes are deliverable over this period. Therefore, Wolverhampton has a 5 year housing land supply under BCCS targets (H1) plus 42%.

For the Black Country, taking into account net completions 2006-13, the remaining BCCS target for the period 2013-19 is 18,177 net homes. The SHLAA's demonstrate that 23,898 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 31%.

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 targets for Wolverhampton are 36 pitches and 3 plots up to 2018. 3 pitches were provided during 2011/12, and the Bushbury Reservoir site gained planning permission for 12 pitches during 2012/13, reducing the remaining permanent pitch requirement to 21. There are no other sites identified through emerging Plans which could meet this requirement. During 2012/13, land was also sold to extend the existing travelling showpeople site adjoining Phoenix Park, with capacity to provide the 3 additional plots required up to 2018.

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 – 97% on average over the period 2001-13, compared to a target of 99% set in the Regional Spatial Strategy for this period.

Table 13: Previous Use of Housing Completion Sites 2001-2013

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
2012/13	454	92	42	8	496
Total 2001-13	**5674**	**97**	**178**	**3**	**5852**
Total 2006-13	**2912**	**96**	**135**	**4**	**3047**

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

During 2012/13 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, and 25 at Compton Park. The remaining 3 greenfield

completions were on garden land. However, on average, completions on previously developed land have made up 96% of total completions between 2006 and 2013.

Permissions were granted for 169 homes on 8 greenfield sites during 2012/13, 120 of which were on the Thompson Avenue site (which is surplus open space), 30 on the greenfield element of the former Jennie Lee site (which has been compensated for by off-site open space improvements), and 5 on garden land. Homes on greenfield land now make up 7% (435) 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.

Three sites accommodating 99 homes were granted permission during 2012/13 on new build sites of more than 5 homes with a density of less than 35 dph. The former Danescourt Lodge (29 homes) has a density of 16 dph due to design constraints, as it is located in the Green Belt. The former ADAS offices off Wergs Road (62 homes) is an executive housing site where there was a requirement to retain existing trees, with a density of 23 dph.

Five sites accommodating 47 homes were granted permission during 2012/13 on new build sites outside a Strategic or Town Centre of more than 5 homes (excluding a care village development) and with a density of more than 60 dph (67 dph and 166 dph). Two of these sites fall within District and Local Centre boundaries, two are specialist sheltered schemes and one is a block of flats to be built within the footprint of a former house 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 8 such developments granted permission during 2012/13 (excluding a care village development), accommodating 570 homes. Only two of these developments did not meet the accessibility standards. The former ADAS offices off Wergs Road (62 homes) is located within 15 mins walking distance of a primary school but not the required 10 mins, and just outside 15 mins walking / public transport distance of a GP surgery or walk-in centre. The former Danescourt Lodge (29 homes) also lies outside 15 mins walking / public transport distance of a GP surgery or walk-in centre. 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 2012/13

	1 bedroom	**2 bedroom**	**3 bedroom**	**4+ bedroom**	**Total**
Flats	60	58	0	0	118

Houses	1	72	175	128	376
Total	**61**	**130**	**175**	**128**	**494**
%	***12***	***26***	***35***	***26***	***100***
BCCS Target	***20***	***40***	***40***		***100***

(Source: Wolverhampton Planning Application data)

Table 14 shows the home type breakdown for gross completions. 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 of 15% of the gross housing target. As there has been a significant reduction in housing demolition estimates since adoption of the Core Strategy, this now equates to an average of only 86 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 have been a significant number of acquisitions in Wolverhampton in previous years. Therefore, Government figures are used to monitor COI HOU3.

Table 15: Wolverhampton Affordable Housing Figures: 2006-13

Year	New Affordable Housing	Gross housing target	Proportion	Target (15%)
2006-7	80	638	13%	96
2007-8	140	638	22%	96
2008-9	140	638	22%	96
2009-10	160	639	25%	96
2010-11	130	639	20%	96
2011-12	100	639	16%	96
2012-13	190	575	33%	86
Total	**940**	**4406**	**21%**	**662**

(Source: Government Live Tables / Black Country Core Strategy)

Affordable housing completions increased in 2012/13 due to an increase in “affordable home ownership” tenure completions (106). Given the change in gross housing targets, overall since 2006 Wolverhampton has performed well above the 15% target set in the BCCS.

The majority of affordable completions in recent years have been grant funded. However, 40 section 106 affordable homes were completed during 2012/13. 40 new Council homes will also be built at the Thompson Avenue site over the next few years.

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 36 new pitches and 3 new plots in Wolverhampton for gypsies and travelling show people over the period 2008-18. No additional pitches were provided in 2012/13.

The supply of gypsy and traveller sites is addressed under indicator COI HOU1a and LOI HOU1 (see above).

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 2012/13.

Chart 2 - Housing Indicator Summary

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13
COI HOU1a - Net home completions to date	2006	566 (2012/13)	☹ Net completions averaged 355 pa for the period 2006-12	☹ Completions were 100 below the annual target.
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 2013 SHLAA demonstrates that there is sufficient housing land to meet BCCS targets up to 2026, plus 1,743 dwellings (16% above the remaining target)..
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 42%
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	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	CC = 2,025 RC2 = 1,238 RC3 = 0 RC4 = 2,536 FSES = 0 ☹ There has been a small reduction in overall capacity following progress made on Area Action Plans.
COI HOU1b New /converted homes on previously developed land	2006	95%	☺ 96% over the period 2006-12	☺ Whilst the target has not been met this year (92%) it has been met over the period 2006-13 (96%).
LOI HOU2a - % of housing completions on sites meeting accessibility standards	2011	100%	😐 64% of new homes gaining permission on eligible sites 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	☺ 84% of new homes gaining permission on eligible sites 2012/13 met accessibility standards. The 16% which did not were on two sites where it was not possible to improve access
LOI HOU2b – Proportion of 1, 2 and 3+ bedroom properties completed	2011	20% 1 bedroom 40% 2 bedroom 40% 3+ bedroom	😐 9% 1 bedroom 35% 2 bedroom 56% 3+ bedroom	😐 12% 1 bedroom 26% 2 bedroom 61% 3+ bedroom
COI HOU3 Gross affordable housing completions	2006	15% of target gross completions since 2006	☺ 20%	☺ 21%
COI HOU4 Gypsy and Traveller Accommodation	2008	2008 -18: 36 pitches and 3 plots	😐 3 pitches were completed during 2011/12. However, there is not a 5 year supply of pitches / plots.	😐 12 pitches gained planning permission during 2012/13, and a site was made available to meet the plot target. Therefore there is a 5 year supply of plots, but not of pitches.
LOI HOU5 Loss of education and health care capacity	2011	None	☺ No capacity lost	☺ 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 [5]	Additions to Emp Land	Recycl'g of Local Quality Emp Land	Other [6]		Gross	Net
2009/10										
B8 (Storage and Distribution)	6.6	0	0	0	0	0	0	Unk'n	38500	Unk'n
Other Emp Uses[7]	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[8]	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[9]	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
2012/13										
B8 (Storage and Distribution)	0	0	0	0	0	3.72	0	140 secured (40 new)	2325	2240
Small Sites	0	0	0	0	0	0.01	0	14	140	140
Total	**11.6**	**0**	**0**	**0.9**	**0.8**	**4.93**	**2**	**388.5**	**69136**	**9953**

(Source: RELS 2012/13) Only completed developments are reported.

[5 & 6] Other includes extensions to existing buildings, or change of use applications.

[7, 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.

In 2012/13, approx. 2380 net sq metres of employment floorspace was developed on 3.73 ha, delivering approx. 40 new jobs. This level of completions is less than in previous years and included employment completions on small sites. This included the erection of a replacement heavy storage warehouse building on Little's Lane creating an additional 40 new jobs and securing a further 140 jobs. It also included a small site development at Broad Lanes. This development was for a lightweight steel storage facility erected adjacent to an existing manufacturing unit employing 14 people.

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 on 10 plots contributing to meeting the Black Country employment land needs. The principal internal infrastructure on site has already been delivered, and during the monitoring year two of the ten development plots have been built out (2ha) and a new Jaguar Land Rover engine plant is currently under construction on the western part of the 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. There has been a low level of completions in 2012/13 within Wolverhampton. The success of the i54 site in attracting development interest means that it is likely that South Staffordshire will provide more additional employment land by 2016 than was envisaged in the Core Strategy. Some 35ha of land at i54 has been built out with a further 32ha under construction, principally at the Jaguar Land Rover part of the site. Therefore, by 2016 it is anticipated that at least 67ha of i54 will have been completed.

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

Of the 2,465 gross sq metres of employment floorspace completed this year (on 3.73ha of land) approx 100% was on previously developed land. This is above the target of 90%.

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
2012/13	0ha	5ha
Total	**0ha**	**10.6ha**
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 broad 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*	*Other Additions to High Quality*	*Losses to Emp Land*	*Emp Land 2012/13*	*Target at 2016*
High Quality	123ha	11.6ha*	27.4ha**	0ha	162ha	224ha
Local Quality	629ha	5.7ha	-	10.6ha***	624ha	526ha
Total Stock	**752ha**	**17.3ha**	**27.4ha**	**10.6ha**	**786ha**	**750ha**

* From additions to stock and recycling of local quality employment land which improves quality. **Through other improvements and reassessment of quality as part of Development Plan review. *** 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, the provision of a sufficient supply of high quality land is much more challenging with a current deficit of 62ha against the 2016 target. It should also be noted that i54 in South Staffordshire is being built out at a quicker pace than envisaged and it is critical that initiatives which bring forward additional high quality land to support ongoing regeneration, (particularly to accommodate the growth of the high value manufacturing sector) are supported.

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.

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 18 additional sites added to the RELS database during the monitoring year 2011/12). The sites considered to be readily available are shown in a table and map in Appendix F.

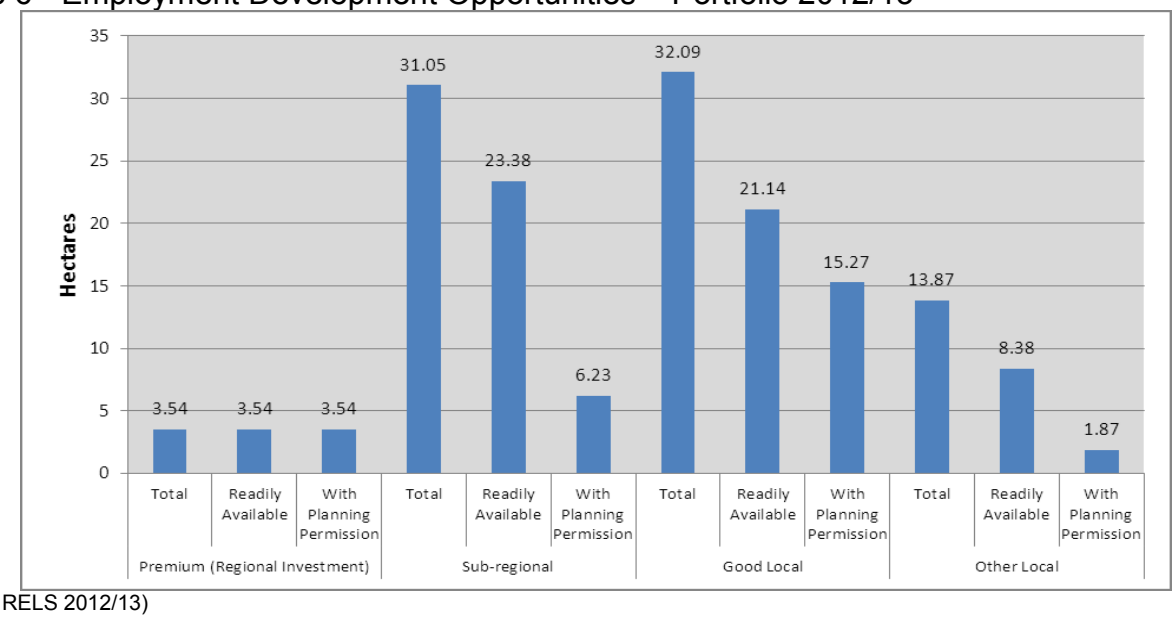
Table 19: Readily Available Employment Land 2012/13

Hectares of Employment Development Opportunities	Hectares of Readily Available Employment Development Opportunities	Annual Target
80.55 Ha	56.44 Ha	41 Ha

Source: RELS 2012/13. 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 66.68 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 3.54ha of 'Premium (Regional Investment)' site.

Figure 6 - Employment Development Opportunities – Portfolio 2012/13



(Source: RELS 2012/13)

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 the speed of take-up of land in these locations is diminishing their ability to maintain this role in the medium term. It is critical 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
46	8	17%

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 46 permitted major applications, 12 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 23.5% 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 2011/12	Performance 2012/13
BD1 and LOI EMP1a – Employment Completions	N/A	24ha of additional employment land by 2016	12.4ha Additions	☺ Only 3.73ha Additions, however i54 is now being developed.
BD2 - employment floorspace on previously developed land	N/A	90%	Target achieved in 2011/12	☺ 100%
LOI EMP1b - Loss of Employment Land	N/A	0ha HQEL 33ha LQEL by 2016	0ha HQEL 5.6ha LQEL	☺ 0ha HQEL 😐 10.6ha 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	134.6ha HQEL 625.4ha LQEL	😐 162ha HQEL 😐 624ha LQEL
LOI EMP4 - Readily Available Employment Land	N/A	41ha by 2016	Target achieved in 2011/12	☺ 56.44ha
LOI EMP5 - Proportion of major planning permissions providing for targeted recruitment / training	N/A	50%	☺ 42%	😐 21%
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.

Significant retail, office and leisure developments (known as town centre uses) in Wolverhampton are 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 granted in 2012/13 in Wolverhampton

Centre	Comparison Retail (sqm gross)	Convenience Retail (sqm net)	Office (sqm gross)	Leisure (sqm gross)
Wolverhampton Strategic Centre	0	0	320	320
Town Centres	0	0	0	0
District & Local Centres	897	1455	1162	0
Out of Centre	757	1,177	3653	500
Total	1,654	2,632	5,135	820

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 2012/13 monitoring year saw a number of permissions for town centre uses. This included a deep-discount foodstore at Portobello as part of a wider mixed-use scheme including a care home, permission for several gyms and office provision of various scales, from the former Priory Green School, Pendeford Local Centre to offices on the edge of Newbridge Local Centre. All

proposals are considered in terms of their appropriate scale and location in accordance with Core Strategy policies CEN1-7.

There have been no significant completions for new developments of town-centre uses during the monitoring year. However, a number of major schemes are now on site and will contribute towards future completions.

Table 22: Number of Permissions Town Centre Uses 2012/13

Number of Permissions Town Centre Uses 2012/13			
Total	In-centre	Edge-of-centre	Out-of-centre
20	3	4	13

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

In addition to in-centre applications approved in 2012/2013 'edge' and 'out-of-centre' permissions all complied with policy requirements.

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 a deep-discount foodstore as part of a mixed use development scheme at a regeneration site in Portobello, Wolverhampton.

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. Current market conditions have meant that progress has not been made to date towards the targets. However, the Council is working closely with key stakeholders to bring forward regeneration in the City Centre. 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 2013

	Number of units
Total number of units	702
Total number of vacant units	150
Percentage of vacant units	21.4

(Source: Wolverhampton City Council)

The target vacancy rate is to be below the national average for the year, which was 14.3% (source: Local Data Company). The current level of vacant units in Wolverhampton is 21.4%, which is 7.1% above the national average. The overall percentage level of vacancy has increased from the previous monitoring year.

The current level of vacant units is influenced by the continued impact of the economic downturn and vacant units in the Southside' area of the city centre. Vacancy rates at 1st April 2013 were thought to have been particularly influenced by a number of leases expiring or not being renewed. The City Centre Company 'WV One' have co-ordinated a number of initiatives to improve the quality of the shopping environment in Wolverhampton and this has included work as part of the government's "Portas Pilot" scheme.

Chart 4 – Centres and Town Centre Uses Indicator Summary

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13
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 - Up to 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	😐 35% of permitted developments were in / edge of centre. 😐 Retail – no developments completed 😐 Office – no 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%	☺ All proposals for Town Centre Uses under 200 sqm met the policy requirements	☺ 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	😐 65% 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 (2013 - 14.3%)	☹ At 1st April 2013 there was a vacancy rate of 21.4% in the City Centre.	☹ There has been n an increase in the vacancy rate this year, .

☺ 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 locations have benefitted from transport improvements delivered directly by the development[10]:

- All Saints (Phase 1)
- Bankfield Road (Phase 2)
- Gatis street
- Rakegate Clos
- Goodyear Spine Road (Parts 2 and 3)
- Mayfield Road (Phases 1 and 2)
- Goodyear Residential (Phase 1)

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

There have been no additional transportation works secured through section 106 contributions from developers within the monitoring period.

All new non-residential developments employing over 40 staff members are required to join Company Travelwise. In March 2013, 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 25 shows the recorded usage of these sites:

Table 25: 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
Mar 2012 – Feb 2013	52,263	21,982	74,245

In March 2013 an additional cycle monitoring site was added at Horseley Fields on the canal network. Annual monitoring data can be provided for this location as part of future reports.

In the period March 2012 to Feb 2013 the available figures are showing a total increase of 18,702 cyclists using the monitored routes. This is a significant increase upon previously monitored years. There are some anomalous results within the data; however these have been broadly accounted for in the total figures.

Table 26 below shows the delivery of the proposed cycle network since 2009/10.

Table 26: Delivery of Proposed Cycle Network since 2009/10

Area	Length Implemented (km)			
	09/10	10/11	11/12	12/13
Wolverhampton	1.82	1.72	2.69	0.16

Target	12.25	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 0.16km 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 27: 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
2012/13	1638

The total amount of available Long Stay car parking spaces in the City Centre remains at 1638 (no change from last year). This is mainly due to there being no new developments in the monitoring period which have affected the Short or 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 2011/12	Performance 2012/13
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 or who are members of Company Travelwise.
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 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 is still not on target.	Wolverhampton implemented 0.16km 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 1,638	The number of long stay spaces has remained static at 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 28: Planning Applications in SINCs

Type of Application	Granted	Refused	Total
Householder	0	0	0
Residential	0	0	0
Commercial	0	0	0
Mixed Use	0	0	0
Education	1	0	1
Change of Use	0	0	0
Conservation Area / Listed Building	0	0	0
Other	0	0	0
Total	**1**	**0**	**1**

(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.

SLINC's

Table 29: Planning Applications in SLINCs

Type of Application	Granted	Refused	Total
Householder	0	0	0
Residential	3	0	3
Commercial	0	0	0
Other	0	0	0
Total	**3**	**0**	**3**

(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 30: Planning Applications in Ancient Woodland

Type of Application	Granted	Refused	Total
Householder	5	0	5
Residential	1	0	1

Commercial	0	0	0
Conservation Area / Listed Building	0	0	0
Other	0	0	0
Total	**6**	**0**	**6**

(Source: Wolverhampton City Council Monitoring)

There were 6 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 31 summarises the current position of planning permissions which will lead to the alteration of the formal record of Local Sites.

Table 31: 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 lose 0.3ha.	Yes – improve 0.6ha of neighbouring SLINC site in line with mitigation scheme.	No	No
	Great Bridge Road (Residential)		Proposed to lose 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 lose 0.02ha.	No	No	N/A
2012/13	Land To The Rear Of 38 To 60, Humphries Crescent		Application 12/00589/FUL granted 01/08/2012. Proposed to lose 0.0156ha of SLINC.	No	No	N/A

	Former Goodyear Tyre Factory, Stafford Road		Application 12/00646/REM granted 04/10/2012. Proposed to lose 1.6ha of SLINC.	No	Yes	N/A
	Muchall Grove		Application 12/00237/FUL granted 04/05/2012. Proposed to lose 0.07ha of SLINC.	No	No	N/A
	Penn Hall Special School, Vicarage Road		Application 12/00421/FUL granted 19/07/2012. Proposed to lose 0.0172ha of SINC.	Yes - landscape proposals will accommodate and enhance the SINC.	No	Yes

Other Issues Affecting Local Sites

The Councils 2012/13 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[11].

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 lost their Green Flag Standard during 2012/13 due to budget cuts: 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 2015 following its restoration.

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

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 has been produced in 2013, incorporating revisions to quantity, quality and access standards, and an Open Space Strategy and Action Plan is almost complete. 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 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

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

No applications were approved during 2012/13 which included renewable energy generation elements.

During 2012/13, 6 planning permissions were granted for ENV7 eligible developments. Of these, three (Woodcross Lane; fmr ADAS offices, Wergs Road; retail at Portobello) were conditioned to provide 10% renewable / low carbon energy.

One development (fmr Jennie Lee Centre) provided a reduced contribution (solar thermal panels on 7 houses) due to viability reasons, one development (Cold Store, Challenge Way) was not conditioned as it was proven to be not practical to provide renewable/low carbon energy, and one development (Wilkinson Primary School) was constructed to Passivhaus standards and therefore exempt from the requirement.

These exceptions are allowed for in the Policy, and a new Renewable and Low Carbon Energy SPD adopted by the Council in September 2012 to assist implementation of the Policy. Therefore the target of 100% achievement for eligible developments has been reached during 2012/13.

Of the 17 eligible developments which were conditioned in 2011/12, one was completed as of April 2013 – Blakenhall Gardens, on which the condition was discharged through provision of 1.68 kw solar PV panels on 31 houses within the scheme.

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 5 objections to planning applications submitted this year. Of these, 4 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, one planning application objected to by the EA in last year's monitoring has been granted planning permission this year.

Objections mainly related to lack of/unsatisfactory Flood Risk Assessment, mainly relating to surface water issues. In all cases, 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 as it considered the proposed surface water flow rates would not be reduced to Greenfield rates, in accordance with BCCS policy ENV5. However, the application site is not within a designated flood risk area and Severn Trent confirmed that the drainage arrangements would provide an enhancement of the current drainage situation and for these reasons the drainage proposals were considered acceptable. The application was granted permission with conditions.

No other objections to planning applications on water quality grounds were recorded this year. One planning application objected to by the EA in last year's monitoring has been granted planning permission this year with conditions. The views of the Environment Agency regarding the deculverting of Graisley Brook were not sufficient to outweigh the benefits to sport and education that could be gained from granting the application. The applicant provided an explanation as to why the EA's recommendation would be unreasonable and to do so could jeopardise the development as a whole. In addition to this, a SUDS was proposed to serve the housing and school on site.

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

The major planning applications determined during the monitoring year have been assessed to check that design considerations have been factored into decisions. Of the 48 major applications determined this year, all addressed By Design, Manual for Streets, or other relevant design considerations. Of these, only one application was refused on design grounds due to the submitted plans not showing the proposed means of vehicle access to serve the three on-site parking spaces. 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[12] 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

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

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. '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 14 relevant new build housing sites granted permission during 2012-13, and the scores for each of these sites are provided in table 32.

Table 32: New build housing sites granted detailed permission during 2012-13

Site	Green	Amber	Red
Thompson Avenue (120 homes)	10	2	0
Fmr ADAS, Wergs Road (62 homes)	8	3	1
Fmr Danescourt Lodge (29 homes)	7	4	1
Fmr Jennie Lee Centre, Wednesfield (217 homes)	8	4	0
Fmr Tettenhall Ambulance Station, Regis Road (14 flats)	9	3	0
Gordon St/Granville St, Vicarage Rd/Raby St (84 homes)	7	4	1
Land at Greenock Crescent, Parkfields (26 homes)	5	6	1
Land at Purcel Road (23 homes)	11	1	0
Fmr Dan O'Connell Pub, Hurstbourne Crescent (17 flats)	10	2	0
Fmr Promise House, Stafford Road (41 flats)	6	6	0
Fmr Rough Hills Tavern, Rooker Avenue (15 homes)	9	3	0
Land rear 34-47 Barnfield Road (14 homes)	9	3	0
Fmr Bankfield Works (part - 48 homes)	5	6	1
Fmr Bushbury Reservoir (12 gypsy & traveller pitches)	4	7	1
% of total homes (out of 722)	**66%**	**31%**	**3%**
Target	**>50%**	**<50%**	**0%**

(Source: Wolverhampton City Council)

As the assessment process changed significantly in 2011/12, a new target was set: to achieve no reds and majority greens on sites granted planning permission in future years. The proportion of greens has increased since 2011/12, however nearly half of sites granted permission have one red criteria, largely due to negative environmental effects linked to greenfield development e.g. loss of wildlife habitat.

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. Unfortunately, the 2012/13 awards did not recognise any developments in the City for design quality. The target is for four developments to be recognised so the target has not been met for this monitoring year (the awards are bi-annual).

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

The Police sent in representations on 8 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 four 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). During this monitoring year, the CRT commented on 4 planning applications in Wolverhampton. Of these, there were no objections from the CRT. One of the applications was granted permission with conditions as advised by CRT. One of the applications was refused permission due to green belt policy, and another was not determined due to insufficient information being provided. There is one planning application still to be determined at 31st March 2013.

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 31 Conservation Areas in

Wolverhampton (a new conservation area was designated in October 2013 and has been included in this total). A phased programme of appraisals was initiated in 2007.

In this monitoring year one new appraisal was completed and adopted by the Council at St Philips (Penn Fields). During the monitoring year appraisals were underway for three other Conservation Areas and one potential new conservation area was being appraised for designation. Whilst progress has been made, the Council has missed its target to have all Conservation Areas appraised by 2013.

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 33 – Listed Buildings/Scheduled Monument at Risk/Neglected or Demolished

	Number of records	Number / Percentage at Risk of Neglect / Decay*	Number / Percentage Demolished
Listed Buildings / Ancient Monuments	29*	3 (10.3%)	0 (0%)

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

English Heritage monitors listed buildings and scheduled monuments at risk of neglect or decay. In 2012/13, three buildings were included on the 'At Risk' register. These included The Greyhound and Punchbowl Inn, Graiseley Old Hall, and Church of St Leonard. The Greyhound and Punchbowl Inn is a grade II* listed building. Its condition is classed as poor, as it suffers from complex structural problems. A detailed structural survey is required to investigate and establish the most appropriate method of repair. The Graiseley Old Hall is a grade II* listed building. Its condition is classed as fair, due to some movement and cracking to external elevations. Repair priorities need to be established. The Church of St Leonard is a Listed Place of Worship grade II. Its condition is classed as poor with leaking parapet gutters affecting the render externally and the plaster internally.

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[13] the 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.

[13] 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 10% in 2012 as an average across the City. This is a similar reduction than previously reported due to the particular weather patterns during 2011 which assisted in the dispersion of pollutants, resulting in lower levels of NO_2 than expected.

Exhaust emissions from buses remain a major source of NO_2 in the city centre. Overall in 2010 at the sites within the ring road 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, Princess Square, Princess Street, Queen Street and Pipers Row.

There were no recorded exceedences of SO2 or PM10 objectives during 2012/13.

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

Unfortunately, this data has not been recorded for this monitoring year. A method of recording the data for the next monitoring year has been set up to provide information for 2013/14.

Chart 6 – Environment Indicator Summary

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13
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 0.02ha of enhanced SINC.
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	☹ No 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	😐 Four parks retained their Green Flag award, although the target of 5 by 2011 was not met	☹ No sites now have Green Flag awards due to budget cuts
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 change to the amount of open space in the area this year	😐 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 data currently available, although monitoring will improve as schemes involving renewable energy are delivered.	? 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%	☺ 15 developments (100% of those eligible) were conditioned to provide at least 10% renewable energy, and 2 developments to provide additional energy efficiency measures as a result of policy ENV7.	☺ 3 developments (100% of those eligible) were conditioned to provide at least 10% renewable energy as a result of policy ENV7.
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	☺ 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%	☺ Based on the sample, development in Wolverhampton is following relevant design guidelines.	☺ 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	😐 One site scored two Reds, with the majority of sites scoring at least Amber.	😐 Six out of fourteen sites scored one Red, but 66% of criteria were scored Green overall.
LOI ENV3b - Proportion of major planning permissions meeting at least Code for Sustainable homes Level 3 or BREEAM very good standard	N/A	100%	☺ All developments have to meet national standards so all schemes have met the policy requirements.	☺ 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	☺ 6 developments were recognised in 2011/12 at the Wolverhampton Environmental Awards.	☹ No 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	10 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 Scheduled Monuments at risk of neglect or decay	N/A	No target	3 / 10.3% buildings / sites / Scheduled Monuments at risk	😐 Three buildings are on the English Heritage 'At Risk' register for 2012/13.
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	☺ Compared with the base year of 2008 there has been a reduction in NO_2 levels of 10% in 2012 as an average across the City.
LOI ENV8 - Proportion of planning permissions granted in accordance with Air Quality / Environmental Protection Sections recommendations	N/A	100%	😐 Only one planning application was granted contrary to Environmental Services advice; however controls and restrictions will be imposed by licensing arrangements for the facility.	☹ No data recorded for this monitoring year.

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

3.7 WASTE

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) % Local authority collected waste (LACW) diversion

There has been a year on year increase in landfill diversion. Diversion of Local Authority Collected Waste (LACW) Municipal Waste) has increased to 95%. This exceeds the 2010/11 target of 92.3% for Wolverhampton.

Table 34: BCCS LACW Landfill Diversion Targets

	2006/07 (Baseline)	2010/11	2015/16	2020/21	2025/26
Wolverhampton	82.6%	92.3%	91.7%	92.5%	88.7%
Black Country	58.6%	74.0%	80.0%	84.0%	84.0%

Table 35: LACW Landfill Diversion Rates

	Monitoring Year					
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Wolverhampton	77.9%	87.8%	88.5%	90.5%	93.1%	95%
Black Country	63.1%	68.4%	75.6%	75.4%	80%	

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. For an analysis of recent trends from national sources please see last year's monitoring report.

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

Summary of Waste Management Capacity Changes, 2012/13 – Permitted Sites

Reference	Address	Waste	Capacity (tpa)
12/01403/FUL	Land At Corner Of Hickman Avenue And Sutherland Avenue Wolverhampton West Midlands WV1 2EJ	Unknown	16,000
12/01300/FUL	Units 24 To 25 Stowheath Industrial Estate Monmore Road Wolverhampton West Midlands WV1 2TZ	CD&EW	10,000
		C&I	15,000
13/00016/FUL	Land Adjacent To Unit 17 New Enterprise Centre Monmore Road Wolverhampton West Midlands	CD&EW	10,000
		C&I	15,000
12/00321/FUL	Unit 4 Chillington Industrial Estate Hickman Avenue Wolverhampton West Midlands WV1 2BU	Unknown	Unknown
12/00972/FUL	Former Power Station Commercial Road Wolverhampton West Midlands WV1 3QS	Unknown	Unknown

Source: Black Country Authorities waste management development application 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 36: LACW Arisings 2002/03 - 2012/13

	LACW		**Hazardous Waste**	
	Wolverhampton	**Black Country Total**	**Wolverhampton**	Black Country
2002/03	160,093	606,910		
2003/04	156,422	604,541		
2004/05	155,800	612,973		
2005/06	152,021	592,585		
2006/07	146,807	575,445	49,929	191,576
2007/08	142,417	570,032	41,770	171,522
2008/09	136,790	552,641	43,491	221,188
2009/10	134,470	541,935	32,355	160,530
2010/11	129,578	525,711	21,607	135,709
2011/12	126,692	512,815	32,371	145,484
2012/13	124,763			

Source: Defra Local Authority Collected Waste Statistics

No new data on commercial waste is available since last year's monitoring report.

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 since 2009 but no additional capacity in 2012/13.

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.

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.

There has been an additional 30,000 tonnes per annum of commercial transfer capacity granted permission in 2012/13.

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

In 2012/13 all applications met the locational requirements of BCCS Policy WM4 meaning the 100% was achieved.

Table 37: 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
	6	1	6	0	0	6
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 to 2011/12	Performance 2012/13	
LOI WM1a – Diversion of waste from landfill – a) % municipal waste diversion	82.6%	88.7% by 2026	☺	☺	There has been a year on year increase in landfill diversion.
LOI WM1a – Diversion of waste from landfill – b) % commercial waste diversion	61%	75% by 2026	☺	?	No new data is available since the last monitoring report when the trend was positive.
LOI WM1b - % of new waste capacity granted permission / implemented as specified in WM1 (tonnes per annum) by 2026	BCCS Table 16	100%	☺	☺	There has been an increase in commercial waste transfer capacity (30,000 tpa).
LOI WM1c - % of growth in tonnage of waste arising	147,000 (LACW)	0% by 2026	☺	☺	Waste arisings declined again in 2013/14.
LOI WM2 - % protection of capacity at existing / proposed strategic waste management sites, by waste planning authority	-	100% by 2026	☺	😐	No new capacity in 2012/13.
LOI WM3a - % and capacity of strategic waste management infrastructure proposals in Table 17 implemented by 2026, by authority.	1 proposed site	100% by 2026	😐	😐	Only one infrastructure proposal is identified (SITA Transfer Station at Neachalls Lane in Willenhall). Anticipated timescale of 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.	BCCS Table 18	100% by 2026	☺	☺	Wolverhampton has a surplus of commercial transfer capacity with an additional 30,000 tpa in 2012/13.
LOI WM4 - % of new waste management facilities proposed / implemented that meet Policy WM4 locational requirements by waste planning authority.	n/a	100%	☺	☺	In 2012/13 all applications met 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

Spatial Objective
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

In 2012/13 no applications have been determined that had to consider the prior extraction of minerals.

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.

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.

Chart 8 – Minerals Indicator Summary

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13	
LOI MIN1a - % of non-mineral development proposals approved within the MSA which do not needlessly sterilise mineral resources	N/A	100%	😐 All applications have been justified where they would sterilise the minerals	😐	No new permission granted.
LOI MIN1b - Protection of Key Mineral Infrastructure	N/A	100%	😐 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	?	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

The ongoing work on the Area Action Plans and Neighbourhood Plans has continued to involve the range of stakeholders and communities in the preparation of these Plans. The Bilston Corridor Area Action Plan including the Bilston Neighbourhood Plan undertook its 'options consultation' on 2nd January 2013 to 18th February 2013 with consultation on the Stafford Road AAP between 7th September and 19th October. The City Centre Area Action Plan commenced preparation work to progress to Issues & Options Stage consultation.

Involvement in Planning Applications

During the monitoring year all full planning applications were 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.

New planning regulations that were introduced on 25th June 2013 have lessened the requirement for Design and Access Statements. Design and Access Statements will now only be required for major developments, or for certain development in conservation areas or world heritage sites, and listed building consents. Future AMR's will continue to report on Design and Access Statements, but in accordance with the new regulations.

Chart 9 - Statement of Community Involvement Indicator Summary

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13
L5 Conformity and Effectiveness of the SCI	N/A	Continuous monitoring and evaluation.	☺ Target met year on year	☺ 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 2011/12	Performance 2012/13
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.

13 applications were sent to the Access Team for consultation from April 2012 to January 2013.

The Access Team set up a new procedure where planning on-line inform the team by email of relevant applications.

If there are access issues, the Access Team will speak to the Planning Officer if the issues come within planning legislation or contact the applicant direct if they are Equality or Building Regulation issues.

The relationship with Building Control is continuing to strengthen. The Access Team view all relevant applications and either speak to a Building Control Officer regarding issues that fall within the Approved Documents or contact the applicant direct if they are Equality or other issues.

Of the 13 planning applications monitored, 47% had access issues clearly considered as part of the decision notice.

Whilst there is no target, ideally all relevant planning application decisions should be showing how the SPD has been considered.

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

Indicator	Baseline	Target	Progress made up to 2011/12	Performance 2012/13
L3 Percentage of planning applications considering SPD requirements	N/A	100% of all relevant planning applications	☺ Largely positive results	😐 47% 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 Plan. 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.

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

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.

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.

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 that was prepared by the regional planning body, setting out the planning policies in respect of the development and use of land across the region. Regional Spatial Strategies no longer form part of the development plan as they have been abolished by Order using powers taken in the Localism Act.

Saved policies: 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

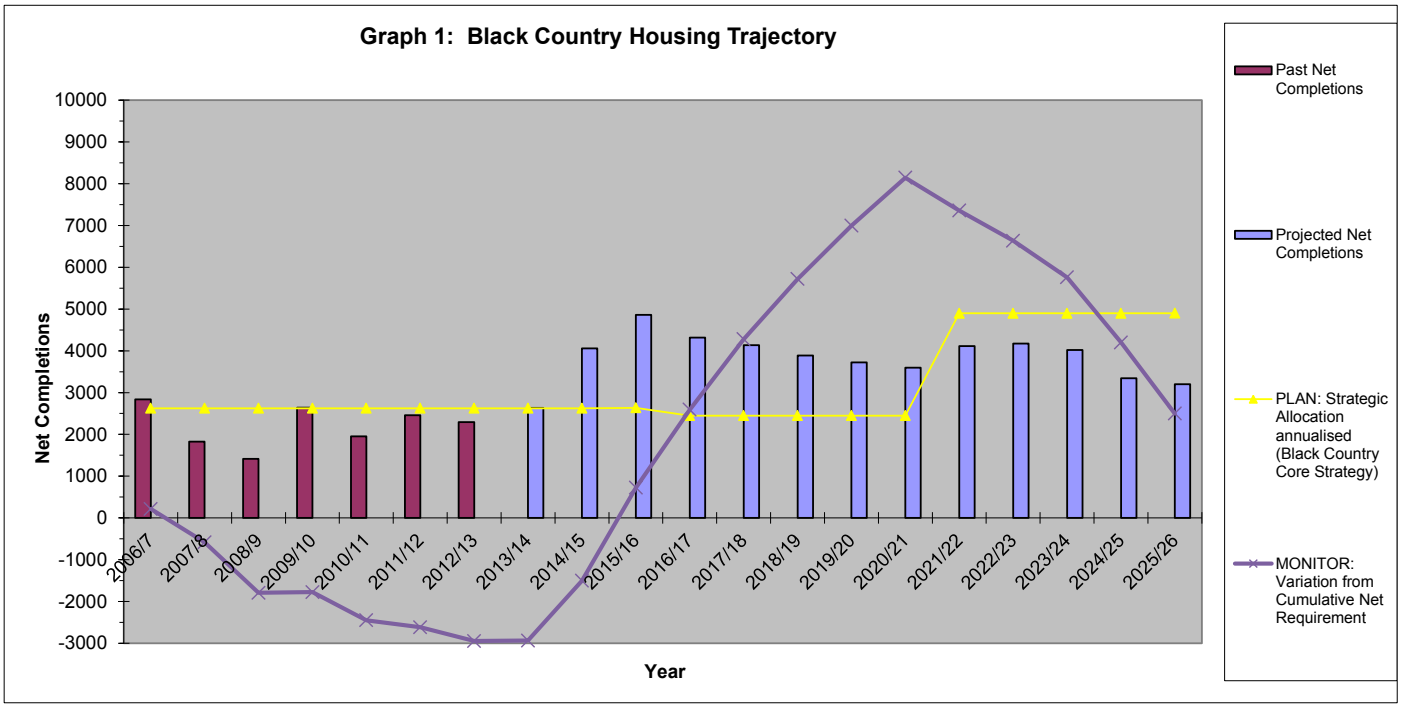
UDP CHAPTER (AMR Chapter)	REF NO.	INDICATOR
SPATIAL STRATEGY AND DELIVERY	L9	No of developments which compromise the open nature of the Green Belt
	L36	Derelict Land Reclaimed

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: 2006-26

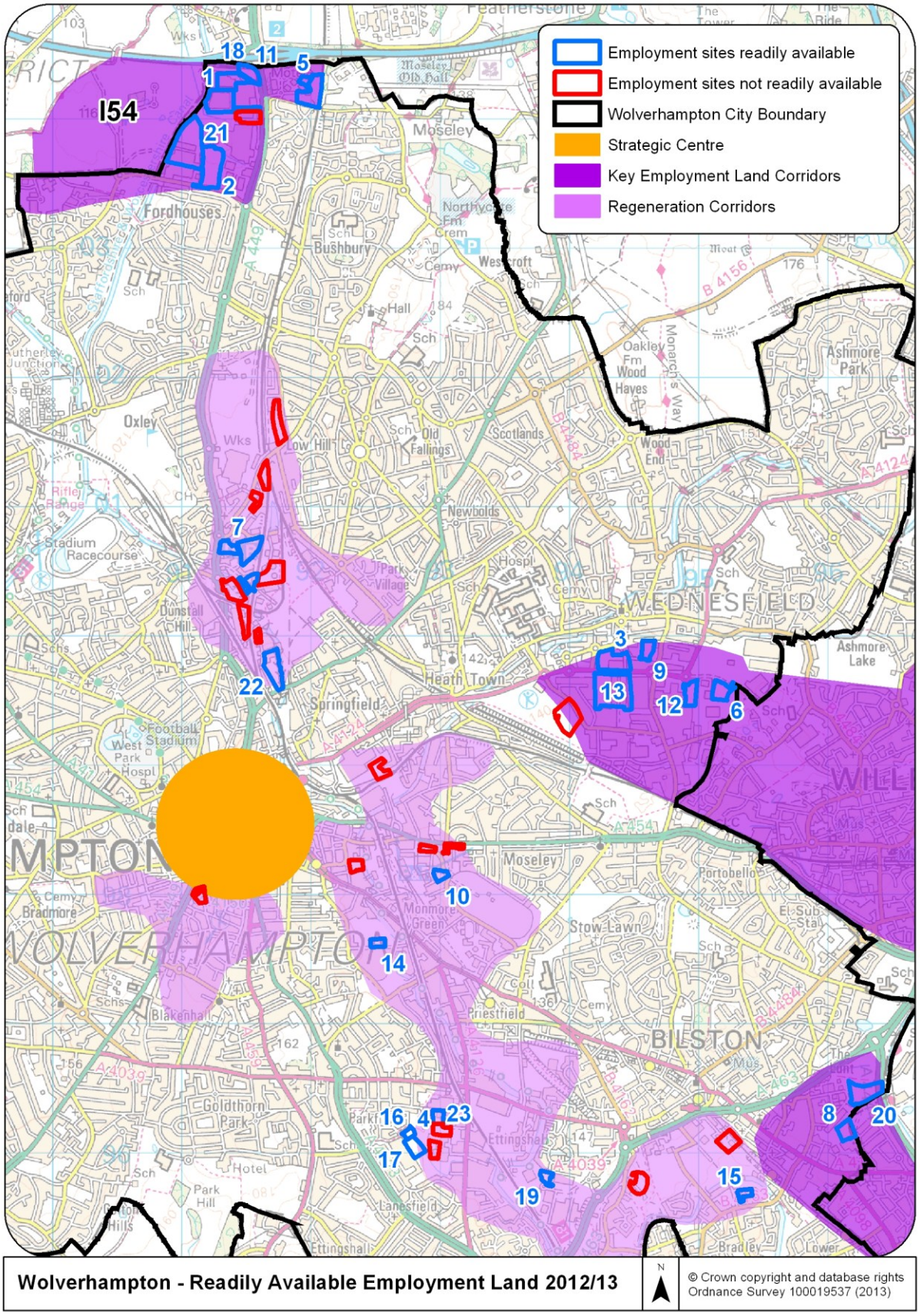


Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement
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	2296		2625	-2948		18376	15428
2013/14		2636	2625	-2937	3659	21001	18064
2014/15		4058	2625	-1503	3745	23626	22123
2015/16		4862	2635	723	3716	26261	26984
2016/17		4317	2448	2593	3602	28709	31302
2017/18		4136	2448	4281	3522	31157	35438
2018/19		3889	2448	5721	3445	33605	39326
2019/20		3722	2448	6995	3382	36053	43048
2020/21		3599	2448	8146	3325	38501	46647
2021/22		4113	4899	7360	3271	43400	50760
2022/23		4175	4900	6635	3060	48300	54935
2023/24		4023	4900	5758	2688	53200	58958
2024/25		3342	4900	4200	2021	58100	62300
2025/26		3200	4901	2498	700	63001	65499

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	0.83	Yes	4
Wolverhampton Business Park	391928, 304270	3.54	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
Former Sports Ground Adjacent to Sunnyside Taylor Road	393006, 296179	1.03	Yes	23
	TOTAL:	**56.44ha**		

Map 3: Readily Available Employment Land in Wolverhampton 2012/13



Source: RELS 2012/13