

Employment Land Topic Paper

Appendix 1

Wolverhampton Employment Land supply update

2025

July 2025

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1. Introduction and scope

- 1.1 This Appendix provides a definitive statement on employment land supply in the City as of 1 April 2025. It updates the Wolverhampton element of the Black Country Employment Land Supply Technical Paper [Submission Document (SD) EC6] which reflected the Black Country-wide position as of 1 April 2024.
- 1.2 For the purposes of this paper, employment land consists of land for factories, warehouses, logistics and other uses that need to locate in industrial areas (trade wholesale, depots, big garages, waste management). It does not include shops, offices (except where ancillary to B2/B8 uses), and leisure uses, as, while they employ people, they relate to uses that are more appropriately located in town centres.
- 1.3 The context for this paper is the Black Country Economic Development and Needs Assessment (EDNA) prepared by WECD consultants in 2017 [SD EC4] with further updates in 2021 [SD EC3], 2022 [SD EC2], 2023 [SD EC5] and 2024 [SD EC1]. For Wolverhampton, table 2 of the 2024 EDNA identifies a need of 138ha of additional employment land 2020 to 2042 using the mid-range past completions scenario. Table 3 of the EDNA adjusts this figure upwards to take account of past-completions in South Staffordshire which met needs arising in the Black Country. This adjustment ensures that the objectively assessed need better reflects actual Black Country demand including needs which could not be met in the administrative area - essentially relocations of Black Country Businesses to South Staffordshire. This equated to 0.67ha per annum and was apportioned equally between the four Black Country Local Plan areas (0.17ha per annum per BCLA). This increases the Wolverhampton requirement to 142.3ha, which was adjusted upwards again to 152.3ha accounting for potential loss of employment land to non-employment uses through Local Plan allocations. The Wolverhampton Local Plan (WLP) Regulation 19 did not include the South Staffordshire uplift on the basis that this is a Black Country-wide requirement, referring to a need of 149ha.
- 1.4 The 2024 Employment Land Supply Technical Paper identified a supply of 65.4ha of employment land in the City to meet this need – a gap of 83.6ha against the 152.3ha requirement.
- 1.5 The purpose of this Appendix is to confirm ‘current’ employment land supply in Wolverhampton and set out the process by which new sources of supply have been identified for inclusion in the Wolverhampton Local Plan. The paper uses the following step-by-step process
- Review of existing Local Plan allocations and sites with planning permission for employment development;
 - Identification of new sites within the urban area identified through the Black Country Plan and individual Local Plan site assessment process;

- Land in neighbouring areas either allocated in Local Plans or with planning permission that could meet Black Country needs

1.8 This Appendix shows the situation as at 1 April 2025. The Appendix is made up of three subsequent sections:

- Section two summarises the approach used to determine the 'baseline' supply;
- Section three summarises the approach used to identify new sources of land supply within the City;
- Section four provides a summary of the work.

2.0 **Baseline supply**

2.1 The 'baseline' supply is the quantum of land available for development in April 2025 that can be carried forward into the WLP to meet future demand. It is made of up of four sources:

- Completions 2020-25
- Existing Local Plan allocations which do not have planning permission
- Sites of over 0.4ha with planning permission (both local plan allocations and unallocated sites).
- Small sites of less than 0.4ha not allocated in a local plan.

2.2 Each of these sources is discussed in turn below.

Completions 2020-25

2.3 Table 1 below shows that over the five year period 2020/21-2024/25 a total of 37.0ha of land was built out for employment uses in the City, equating to 7.4ha per annum. Of this, 31.4ha (85%) was net additional land – land that was not previously used for employment activity and so represents a growth in the total employment land stock. The annual delivery of net additional land was 6.28ha, broadly consistent with the annualised demand figure set out in the 2024 EDNA (Table 6).

Table 1 – Completions 2020-25

	Gross completions (number)	Gross completions (ha)	Net completions (number)	Net completions (ha)
Wolverhampton 2024 position	18	28.2	15	22.6
Wolverhampton 2025 position	21	37.0	18	31.4

2.4 The schedule in Appendix A details the nature of the completions, distinguishing between existing Local Plan allocations, windfall sites and small sites.

2.5 Completions 2020-25 reduces the overall remaining demand requirement to 120.2ha against the EDNA requirement and 117.6 ha against the WLP Regulation 19 requirement.

Local Plan allocations

2.6 Since the completion of the EDNA in 2017, the Council has reviewed all existing Local Plan employment allocations for their potential inclusion in the WLP. This review has been guided by the review of the quality of sites and whether they meet the needs of the market

completed as part of the 2017 EDNA itself, and subsequent engagement with landowners and developers on their likely availability and deliverability. The details of this review are set out in Appendix B and summarised below in Table 2:

Table 2 – Review of existing qualifying Local Plan allocations

	Allocations to be carried forward (number)	Allocations to be carried forward (ha)
Wolverhampton 2024	15	26.6
Wolverhampton 2025	14	19.7

- 2.7 This stage of the assessment found that the vast majority of existing Local Plan allocations remain suitable and available for development and were included in the WLP Regulation 19. This 2025 update has found that one of the sites included in the WLP Regulation 19 has been completed, so the actual land available from this source of supply is reduced to 19.7ha.

Large Sites with Planning permission

- 2.8 There are a number of large sites across the City which benefit / have benefitted from planning permission but are not allocated as development opportunities in the existing Local Plan. These sites are often referred to as ‘windfalls’ and the threshold for potential inclusion in the WLP is 0.4ha in most cases to retain consistency with the existing suite of Local Plans. This category of sites is made up of two sources:
- Sites with a ‘live’ planning permission for employment development
 - Sites with historic ‘lapsed’ planning permissions granted since 2005 which are suitable and available for employment development.
- 2.9 As with the current Local Plan sites, the sites were reviewed in terms of their suitability and deliverability. In those cases where the planning permission had ‘lapsed’, the sites were included in the Black Country Plan Site Assessment Report and subsequent WLP work. The findings of the assessment are summarised in Table 3 below with the detailed schedule of sites are contained in Appendix C.

Table 3 – Review of large sites with lapsed / live planning permission

Local authority	Sites with live/lapsed planning permission (number) contributing to supply	Sites with live/lapsed planning permission (ha) contributing to supply	Sites with live / lapsed planning permission (ha) allocated
Wolverhampton 2024	6	3.6	2.7
Wolverhampton 2025	4	2.7	2.0

- 2.10 The 2025 update has found that two of these sites have been completed, and so this source of land can provide 4.7ha towards the employment land target on four sites. Of these sites, one is due to commence imminently and located within an existing employment area where the planning permission and Local Plan designation support the principle of development. The other site involves the redevelopment of an existing operational leisure unit located within a retail park. Due to uncertainties over the delivery timescales for this proposal, this site is not allocated as a development site in the WLP Regulation 19.

Small sites

- 2.11 Sites of less than 0.4ha provide a relatively small but constant source of employment land supply. These are sites which fall below the threshold for allocation in the WLP but which will continue to come forward as ‘windfall’ opportunities. In April 2025, small sites with planning permission have the potential to provide for 0.98ha of net additional land for employment development in the City, a slight increase from 0.7ha in 2024.

3.0 **New urban sources of supply**

- 3.1 The previous sections of this Appendix identify a supply of 56.48ha to meet future needs to 2042. However, this will not be sufficient to meet the level of demand identified in the EDNA.
- 3.2 For this reason, the Council sought to identify additional sources of supply across the administrative area. No sites were either put forward through the call for sites, or considered to be potentially suitable through the Black Country Plan, and in any case, the Council has chosen not to alter green belt boundaries in line with the approach in para 145 of the 2023 NPPF. The main sources of urban land in the City are:
- Submissions made by landowners and developers through the Black Country Plan and Local Plan Call for Sites Exercise.
 - Sites identified through the Black Country Employment Area Review (BEAR).
 - Sites identified for employment development in previous Local Plans or put forward for consideration for development as part of the preparation of these Plans
 - Other sites identified through the Black Country Plan and subsequent Local Plan evidence gathering.
- 3.3 The sites considered through this work are listed in Appendix D. All of the sites in this category have been assessed for their suitability and availability for employment development, tested for their market attractiveness through the second stage of the EDNA and through engagement with landowners and occupiers. Since the preparation of the 2021 Report, some of these sites have been built out, and the BCLAs have continued to review additional opportunities not considered through the BCP process.
- 3.4 The findings of this work are set out below in Table 4 and listed in Appendix D

Table 4 – Review of potential additional sources of urban supply

Local authority	Other sources of supply to be allocated (number)	Other sources of supply to be allocated (ha)
Wolverhampton 2024	2	9.3
Wolverhampton 2025	2	9.3

- 3.5 The two sites identified in the 2024 Report remain undeveloped, providing 9.3ha of land. One of them being subject to a planning application which has a resolution to grant subject to the signing of a s106 agreement.

4. Summary

- 4.1 This Appendix provides a position statement on Wolverhampton Employment Land supply 2020 to 2042 updated to 1 April 2025. The key findings are summarised in Table 5 below.

Table 5 – Summary of findings (2025)

Source of supply	Total (ha)	Total (cumulative)(ha)	Balance against 2042 149ha requirement
Completions 2020-25 providing net additional employment land	31.4	31.4	-117.6
Available Local Plan allocations carried forward	19.7	51.1	-97.9
Large sites (over 0.4ha) with planning permission	4.7	55.5	-93.2
Small sites (less than 0.4ha) with planning permission	1.0	56.5	-92.2
New urban sources of supply	9.3	65.8	-83.2

- 4.2 In total, the update has identified a supply of 65.8ha of land within the City that can contribute towards meeting identified needs to 2042. The 2042 shortfall is therefore 83.2ha. The 2025 position is very similar to that in 2024 which identified a supply of 65.4ha. The principal difference between 2024 and 2025 relates to the completion of a number of sites that are allocated for development in the WLP Regulation 19 – thereby changing their status from available to completed.

Appendix A – Completions 2020-25 (net additional only)

Site name	Area (ha)	Source including Black Country Plan status	Development type	Year of completion	Planning ref
Oxygen Freejumping, Well Lane	0.9	Large windfall	Change of use of non-employment premises	2020/21	19/01008/FUL
Units 1-3 Racecourse Road Industrial Estate	0.5	Small sites windfall	Change of use of non-employment premises	2020/21	18/01404/FUL
Pantheon Park Main site	5.3	BCP allocation (WOE731)	New build on vacant land	2020/21	18/01044/FUL, 19/00132/RC
Bassi House Moore Street South	0.1	Small sites windfall	Development of non-operational land within an employment area.	2020/21	19/01352/FUL
Planetary Industrial Estate	0.82	Large windfall	Development of non-operational employment land	2020/21	20/00223/FUL
Shaw Road	0.14	BCP allocation (WOE690)	Development of non-operational land within an employment area.	2021/22	20/01145/FUL
Bowmans Harbour	1.23	BCP allocation (WOE732)	New build on vacant land	2021/22	20/01578/FUL
Unit 1, Pantheon Park	0.6	BCP allocation (WOE731)	New build on vacant land	2021/22	19/01319/FUL
34 Mount Pleasant	0.36	Small sites windfall	New build on vacant land	2021/22	20/00791/FUL
Bentley Bridge Business Park	1.24	BCP allocation (WOE729)	New build on vacant land	2022/23	18/01362/FUL
Rolls Royce Playing Field, Spring Road	1.76	BCP allocation (WOE755)	New build on vacant land	2023/24	21/01377/FUL
Gas Holder site, Wolverhampton Science Park	2.58	BCP allocation (WOE723)	New build on vacant land	2023/24	21/01698/FUL

Site name	Area (ha)	Source including Black Country Plan status	Development type	Year of completion	Planning ref
Phoenix Road	1.77	BCP allocation (WOE7698)	New build on vacant land	2023/24	21/01643/FUL
Tata Steel, Wednesfield (Revolution Park)	4.26	BCP allocation (WOE618)	New build on vacant land	2023/24	22/00281/FUL
Buzz Bingo Bushbury Lane	1.01	Large windfall	Change of use of non-employment premises	2023/24	20/01580/FUL and 22/00651/FUL
Rear of IMI Marstons, Wobaston Road	7.22	Regulation 19 allocation (WLP ref E2)	New build on vacant land	2024/25	23/00265/FUL
Millfields Road	0.7	Regulation 19 allocation (WLP ref E18)	New build on vacant land	2024/25	Site in use for external storage / parking but no indication of extant planning permission.
Dale Street, Bilston	0.9	Regulation 19 allocation (WLP ref E24)	New build on vacant land	2024/25	Site in use for lorry parking but no indication of extant planning permission. Was on the market and vacant in 2020.

Appendix B – Review of Local Plan allocations

Wolverhampton

Site Name	Current Site Ref (Local Plan and WLP)	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Bilston Urban Village	BCAAP MU3 E23	6.0	Vacant	Site owned by CoWC and delivery strategy in preparation.	Retain employment allocation.	Very good (2017 EDNA)	Planning permission 23/01256/FUL granted May 2024 on northern part of site for development of employment units (flexible use classes B2/B8/E(g)(iii)) and ancillary offices, together with access, car parking, yard, grounds works and landscaping. Developer Goold Estates. Southern part of site subject to planning application 24/01012/FUL validated May 2025 and awaiting determination for sui generis external material products storage and export facility, brownfield remediation training area and associated additional staff parking as an extension to existing materials processing, recycling, storage and associated transfer and treatment operations awaiting determination. Applicant McAuliffe.
Chillington Fields	BCAAP EDO 2 E14	0.6	Vacant	CoWC owned and used for informal open space.	Retain employment allocation.	53 (CFR) (2017 EDNA)	No significant constraints. No recent planning permissions but forms part of East Park masterplan area.
Citadel Jcn extension - see Hughes Rd	BCAAP EDO 13 E25	3.2	Vacant	Site part owned by CoWC and delivery strategy in preparation.	Retain employment allocation.	Good (2017 EDNA)	Abnormal costs associated with previous use. Market interest in bringing site forward. Directly adjacent to IND341 in Walsall and could be developed as part of this larger site also including WOL23.

Site Name	Current Site Ref (Local Plan and WLP)	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Hickman Avenue	BCAAP EDO 4 E16	0.7	Waste recycling	No change in circumstances since AAP adoption.	Retain employment allocation.	74 (2017 EDNA)	No known significant constraints. Lapsed planning permission 06/0556/FP 28/7/06 for B1, B2 and B8 units.
Inverclyde Drive (Hilton Trading Estate)	E20	1.4	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. Landowner has confirmed the site is available for development.
Mammoth Drive, Wolverhampton Science Park	SRCAAP EDO 12 E6	0.8	Vacant	Site owned by CoWC and delivery strategy in preparation. Site benefits from WM Investment Zone funding allocation.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. Planning application being worked up for submission 2025.
Powerhouse	BCAAP EDO 6 E15	0.9	Vacant	Planning permission granted 2017 for gas powered electricity generation facility. Not implemented.	Retain employment allocation.	Good (2017 EDNA)	Constraints associated with retention of existing historic building. Planning permission 17/00960/FUL 18/12/17 for gas powered energy generation facility. Not implemented.

Site Name	Current Site Ref (Local Plan and WLP)	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Rear of Spring Road	BCAAP EDO 9 E21	0.7	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No known significant constraints. No recent planning applications. Landlocked site suitable for extension of adjacent operation and not suitable for alternative uses.
Springvale Avenue	BCAAP EDO 11 E22	0.7	Vacant	No change in circumstances since AAP adoption.	Retain employment allocation.	Very good (2017 EDNA)	No known significant constraints. Falls within outline planning permission c/1570/91 for B1, B2 and B8 development.
St Matthews Street	BCAAP EDO 3 WOL43	0.6	Vacant	CoWC owned and used for car parking.	Remove allocation.	Score 53 (2017 EDNA)	Operational land not available for development.
Stratosphere Site, Wolverhampton Science Park	SRCAAP EDO 11 E7	0.7	Vacant	Site owned by CoWC and delivery strategy in preparation. Site benefits from WM Investment Zone funding allocation.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. Planning application being worked up for submission 2025.
Wolverhampton Business Park	SRCAAP EDO 4 E1	1.9	Vacant	Site continuing to be built out in phases with 1.9ha remaining.	Retain employment allocation.	Very good (2017 EDNA)	No constraints and site available. Benefits from secured outline planning permission (11/11100/OUT) granted 13/5/11. https://www.wolverhamptonbusinesspark.co.uk/home

Site Name	Current Site Ref (Local Plan and WLP)	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability since adoption of Local Plan?	Proposal (Retain Employment Allocation / Change or Remove Allocation)	EDNA assessment	Deliverability Commentary
Crown Street / Cross Street North	SRCAAP EDO14 E8	2.1	Vacant	Vacant site with developer interest.	Retain employment allocation.	Very good (2017 EDNA)	No constraints. Planning permission 18/00911/ful granted 20/1/20 for bottom ash recycling facility. Development commenced.

Appendix C – Review of sites with planning permission for employment (excluding existing Local Plan allocations with planning permission)

Site Name	Current Site Ref (Local Plan and WLP)	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward and allocate in the Local Plan)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
Land behind Keyline Builders Merchants, Willenhall Road	Not allocated. E13	SA-0052-WOL	1.2	Vacant land to the rear of existing builders merchant.	Vacant site suitable for development.	Allocate.	Very good (2017 EDNA)	No constraints. Planning permission 13/00285/ful granted 24/6/16 for class B8 storage building.
Fmr. Strykers, Bushbury Lane	Not allocated but within High Quality Employment Area E4	SA-0045-WOL.	0.8	Vacant (fmr Bowling centre)	Landowner has submitted amended plans.	Allocate	21. Potentially suitable (2019 site assessment).	Planning permission 19/01003/ful granted 6/12/19 for erection of Self-storage building with B1 Offices with associated landscaping and parking.
Mecca Bingo Club Springvale Way	Not allocated but within Spring Vale Retail Park. Not assessed	Not assessed	1.4	Existing bingo club	No change.	Site can contribute towards supply but do not allocate due to uncertainty	Not assessed.	Planning permission 22/00459/FUL granted 14/12/22 for demolition of the Mecca Bingo site and its replacement with a

Site Name	Current Site Ref (Local Plan and WLP)	BCP Site Assessment Report ref.	Site area (ha)	Current Use (vacant / greenfield / other)	Any Changes to Suitability / Availability e.g. land owner intentions, change in circumstances since granting of planning permission?	Proposal (carry forward and allocate in the Local Plan)	EDNA assessment Score and recommendation.	Planning permission status and deliverability Commentary
						over delivery timescales.		new industrial warehouse.
Citygate Park, Stafford Rd	Not allocated but within High Quality Employment Area. Not assessed.	Not assessed	1.3	Vacant land	No change.	Site can contribute to supply but do not allocate as site owner is progressing with development.	Not assessed.	Planning permission 23/01228/FUL granted 21/2/24 for Extension to existing production/warehouse facility and erection of new warehouse facility. Development commenced.

Appendix D – New urban sources of supply

Wolverhampton

Site Name	Site Ref (site assessment group and employment group mapping)	Site area (ha)	Site type*	Current Use (vacant / greenfield / other)	Current Local Plan allocation	EDNA assessment score	Deliverability Commentary
Dean Rd / Neachells Lane	E12	6.7	CFS	Area of informal open space.	Open space.	64 Potentially suitable (2019 site assessment)	CWC owned site subject to planning application 23/01365/OUT submitted December 2023 resolution to approve subject to s106 agreement on 25 March 2025. Goold Estates developer.
Fmr MEB site, Major Street / Dixon Street	E17	2.5	O	Vacant land within established employment area.	Not allocated.	62. Potentially suitable (2019 site assessment)	Landowner interest in bringing site forward for development and site on the market. https://www.rightmove.co.uk/properties/160196750#/?channel=COM_LET

* - CFS (call for site) / SAP (site assessment parcel) / O (other) / SHLAA