

WOLVERHAMPTON LOCAL PLAN STAGE 1 EXAMINATION HEARINGS

AGENDA – DAY 2

Wednesday 23 September 2026 at 9.45 am

Venue: Committee Room 3 at the Civic Centre, St Peter's Square,
Wolverhampton WV1 1SH

MATTER 3 – Effective Cooperation

MATTER 4 – Housing Needs, Requirement and Overall Supply

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspectors in their Schedule of Matters, Issues and Questions (already circulated).
- This session will not consider detailed site-specific representations.
- The hearings will run until around 5pm, with mid-morning and mid-afternoon breaks and a lunch break around 12.30pm, for an hour. It will be a rolling programme.

Matter 3: Effective Cooperation

Issue

Whether the Council has maintained effective cooperation on strategic matters that cross administrative boundaries through plan making

Discussion points

1. What is the evidence that the Council has maintained effective cooperation on strategic matters that cross administrative boundaries as per paragraphs 25 – 27 of the NPPF?
2. What has been the outcome of the cooperation?

Matter 4: Housing Needs, Requirements and Overall Supply

Issue

Whether the identified housing needs and housing requirement figures are supported by robust and credible evidence and whether they have been positively prepared, justified and consistent with national policy?

Discussion Points

Note: Some general questions on affordable housing and housing needs for specific groups are included here. With the exception of gypsy and traveller accommodation, detailed questions in relation to 5 year housing land supply and policies for the provision of all forms of housing, including site allocations and delivery, will be set out under later matters.

General housing need and requirement

3. Is the preferred approach to housing growth and the housing requirement set out in Policies CSP1 and HOU1 of at least 9,330 net new homes over the plan period of 2024 to 2042, justified, positively prepared and consistent with national policy?
4. Is the assessment of local housing needs for Wolverhampton robust, sufficiently up to date, and has the standard method for assessing minimum local housing need been correctly applied? Are there any exceptional circumstances that would justify calculating Wolverhampton's housing need on a basis other than using the standard method?
5. Is it clear that the figure of at least 9,330 net new homes is the housing requirement within the Plan and is it justified and consistent with national policy? Can the Council clarify why some sections of the Plan, including paragraph 1.111 refers to 9,330 new homes being a 'housing target'?
6. The Plan sets out the overall housing requirement for the plan period as at least 9,330 net new homes. Policy HOU1 by reference to Table 4 also sets out minimum housing targets for three phases of the plan period (2024-32, 2032-37 and 2037-42). The housing trajectory at Appendix 2 of the Plan sets out an annual net housing target of 518 dwellings over the plan period.
 - a. Is the housing requirement effectively set out within policy? What is the purpose of setting out the housing target in three phases? Does this need updating prior to adoption of the Plan?
 - b. For effectiveness should an annual housing requirement be defined in policy or is this adequately clear within the Plan?

7. Paragraph 67 of the NPPF states that 'strategic policies should also set out a housing requirement for designated neighbourhood areas....'. There are two made Neighbourhood Plans (NP) (Tettenhall and Heathfield Park, both dated 2014). Can the Council confirm whether there are any other designated neighbourhood areas? Should the Plan set out housing requirements for designated neighbourhood areas in accordance with paragraphs 67-68 of the NPPF?
8. As the proposed housing requirement figure within the Plan will not meet identified needs how does this align with the economic growth projections for Wolverhampton?

The Overall Supply of Housing

9. Paragraph 75 of the Framework says strategic policies should include a trajectory illustrating the expected rate of housing delivery over the Plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Is the housing trajectory and information required by the tables appended to our letter (ID5) showing the expected rate of delivery of housing land up to date?
10. How will the supply and delivery of housing from neighbouring authorities to meet the identified unmet needs of Wolverhampton be undertaken? Does this need identifying separately in a trajectory?
11. Does the Plan identify a developable supply and/or broad locations in years 6-10 and, where possible, years 11-15 necessary to maintain continuity of deliverable supply, including an appropriate buffer for changing circumstances?
12. The Council relies heavily on sites allocated in existing adopted Plans to meet the overall housing need as well as to provide a 5 year supply of housing land on adoption of the Plan. What evidence is there to show that these sites will come forward now when they have failed to do so since these Plans were adopted?
13. Table 4 of the Housing Topic Paper provides a breakdown of housing supply. Of the total supply of 9,502, it shows a windfall site allowance of 1,704. This is a large portion of the overall supply. Is there compelling evidence that this is a reliable source of housing supply?
14. Are other elements of housing supply set out in Table 4 such as 'structural change in centres' and 'density uplift' realistic and based on past trends?
15. Does Table 4 include supply from allocated sites and other sources in the geographical area covered by the Wolverhampton City Centre AAP?
16. How is specialist housing factored into supply?

17. Are there any accommodation needs for boat dwellers and have these been suitably assessed?
18. Is the type and size of housing provided/planned meeting/likely to meet the needs of the area?
19. Is there sufficient variety in terms of the location and type of site allocated?

Affordable housing and other specific housing needs and requirements

20. Has the level of need in Wolverhampton for affordable housing been appropriately assessed? Will the housing requirement in the Plan meet the identified affordable housing needs? If not, what approaches are being taken to rectify this?
21. Paragraph 6.40 of the Plan highlights some other assessed housing needs including those for older people.
 - a. Have the levels of need in Wolverhampton for other specific housing needs of different groups within the community, such as those specified in paragraph 63 of the NPPF and any others, been appropriately assessed?
 - b. Does the housing requirement figure in the Plan include these identified needs and will they be met?