

Appendix 2

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD

(JULY 2006)

CONTACT DETAILS

NAME OF AUTHORITY:

OFFICER CONTACT:

TELEPHONE NUMBER:

E-MAIL:

**PLEASE READ THE ATTACHED NOTES BEFORE ANSWERING THE QUESTIONNAIRE.
DO NOT INCLUDE CAPACITY, EITHER FROM KNOWN SITES OR AS ESTIMATES, IN THE
ANSWER TO MORE THAN ONE QUESTION.**

**PLEASE ENSURE THAT YOU RETURN THE COMPLETED QUESTIONNAIRE
BY FRIDAY 25TH AUGUST 2006, TO:**

**MICHELE ROSS,
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WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

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**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

GENERAL

1. Please read the definition of urban areas in 2(a) (i) of the accompanying notes, and state below which settlements within your Local Authority area you consider to be urban areas.

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2. What is the gross housing requirement for your authority for the period 2001 to 2011?

.....

3. Please state the year that your Development Plan was adopted

.....

Please state the start and end dates of the Plan

.....

4. What stage has your authority reached in reviewing your Development Plan for the period up to 2011? *(Please tick box)*

Adopted Development Plan	<input type="checkbox"/>	Transitional Arrangements	<input type="checkbox"/>	Core Strategy Issues and Options Prepared	<input type="checkbox"/>
Other, please explain					<input type="checkbox"/>

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SECTION 1 – COMPLETIONS 2001-2006

Dwellings

(Please refer to Note 2(b) on page 6 of the accompanying notes)

5. How many housing completions (including gross conversions) have there been in your local authority area between April 2001 and end March 2006?
- ❖ Within the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
 - ❖ Outside the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
 - (iii) On rural greenfield sites
 - (iv) On rural previously developed land
6. Please provide an estimate of the average net density of development which you think has been achieved in your local authority over these five years.
(Please refer to Section 2(a)(iii) of the accompanying notes)
- per hectare

SECTION 2 – CAPACITY ON COMMITTED SITES

Dwellings

(Please refer to Section 2(c) on page 6 of the accompanying notes)

- 7(a) How many housing units were under construction at April 2006?
- ❖ Within the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
 - ❖ Outside the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
 - (iii) On rural greenfield sites
 - (iv) On rural previously developed land

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
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8(a) What is the housing capacity of sites with full planning permission at April 2006, excluding those that were under construction at April 2006?

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land
- (iii) On rural greenfield sites
- (iv) On rural previously developed land

7(b)/

8(b) What is the average density of these commitments in Questions 7(a) and 8(a)?

..... per hectare

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

9(a) What is the housing capacity of sites with outline planning permission at April 2006?

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land
- (iii) On rural greenfield sites
- (iv) On rural previously developed land

9(b) What is the average net density you have assumed for these commitments?

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REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)

To avoid double-counting, please do not include any capacity in an answer that has already been included previously. Answers throughout the survey should relate to a discounted measure of capacity.

..... per hectare

9(c) Do you think that there is potential to increase this average net density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

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.....
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.....

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

10(a) What is the capacity of sites committed within Development Plans at April 2006, excluding those covered in Questions 7-9? (*Please refer to note 2(c), part (iii) of the accompanying notes*)

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

(iii) On rural greenfield sites

(iv) On rural previously developed land

10(b) What is the average density you have assumed for these commitments?

..... per hectare

10(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

.....
.....
.....

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

11. Is your Local Authority proposing to de-allocate any of these sites in the period 2006 to 2011? *(Please refer to note 2(c), part (iv) on page 6 of the accompanying notes)* YES / NO

If yes, what capacity would be removed from the supply:

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land
- (iii) On rural greenfield sites
- (iv) On rural previously developed land

(NOTE: PLEASE DON'T CONSIDER SITES WHICH MAY BE PHASED TO POST-2011. LEAVE THESE IN THE SUPPLY FOR 2006 TO 2011 AT THIS STAGE)

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.

SECTION 3 – ESTIMATE OF OTHER CAPACITY 2006 TO 2011

Dwellings

(Please refer to note 2(d), part (i) onwards of the accompanying notes)

Draft Development Plans and LDFs (2006-11)

12(a) Is any additional capacity likely to become available up to 2011 in any emerging Development Plans or LDFs, over and above that in adopted Plans?

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(iii) On urban greenfield sites

(iv) On urban previously developed land

(v) On rural greenfield sites

(vi) On rural previously developed land

12(b) What is the average net density you have assumed for these commitments?

..... per hectare

12(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your choices.

.....
.....
.....

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

Housing Demolitions (2006-11)

(Please refer to note 2(d), part (ii) on page 4 of the accompanying notes)

13. What level of housing demolitions (no. dwellings) do you expect to occur, in total, in your Local Authority area between 2006 and 2011?

❖ Within the Major Urban Area:

- (i) In urban areas
 - (a) Local Authority / Housing Association
 - (b) Private: Compulsory Purchase Orders
 - (c) Private: Other

❖ Outside the Major Urban Area:

- (i) In urban areas
 - (d) Local Authority / Housing Association
 - (e) Private: Compulsory Purchase Orders
 - (f) Private: Other
- (ii) In rural areas
 - (g) Local Authority / Housing Association
 - (h) Private: Compulsory Purchase Orders
 - (i) Private: Other

Redevelopment of Housing Demolition Sites (2006-11)

(Please refer to note 2(d), part (iii) on page 4 of the accompanying notes)

14(a) What capacity do you expect to come forward on housing demolition sites during the period 2006 to 2011?

❖ Within the Major Urban Area:

- (i) In urban areas
 - (a) Local Authority / Housing Association
 - (b) Private: Compulsory Purchase Orders
 - (c) Private: Other

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METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

❖ Outside the Major Urban Area:

- (i) In urban areas
 - (d) Local Authority / Housing Association
 - (e) Private: Compulsory Purchase Orders
 - (f) Private: Other
- (ii) In rural areas
 - (g) Local Authority / Housing Association
 - (h) Private: Compulsory Purchase Orders
 - (i) Private: Other

14(b) What average density has been assumed for these sites? per hectare

14(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

.....
.....

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

Conversion Gains (2006-11)

(Please refer to note 2(d), part (iv) of the accompanying notes)

15. What capacity is expected to be found through conversions of housing and other property 2006-2011?

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites

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**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

(ii) On urban previously developed land
.....

(iii) On rural greenfield sites
.....

(iv) On rural previously developed land
.....

Conversion Losses (2006-11)

(Please refer to note 2(d), part (v) of the accompanying notes)

16. What level of conversion losses do you expect to occur, in total, in your Local Authority area 2006-2011?

❖ Within the Major Urban Area:

(i) In urban areas
.....

❖ Outside the Major Urban Area:

(i) In urban areas
.....

(ii) In rural areas
.....

Redevelopment of Existing Employment Sites (2006-11)

(Please refer to note 2(d), part (vii) on page 5 of the accompanying notes)

17(a) What is the maximum capacity realisable from the redevelopment of existing employment sites (2006 to 2011) bearing in mind the need to safeguard higher quality employment sites.

❖ Within the Major Urban Area:

(i) In urban areas

❖ Outside the Major Urban Area:

(i) In urban areas

(ii) In rural areas

17(b) What average net density has been assumed for these sites? per hectare

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**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
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**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
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17(c) Do you think that there is potential to increase this average net density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

.....
.....

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

17(d) How many hectares of employment land will be redeveloped?

Derelict, Vacant and Under-used Land (2006-11)

(Please refer to note 2(d), part (vii) of the accompanying notes)

18(a) In addition to any capacity included in the response to question 17 (a) above, is there likely to be any further capacity available on derelict, vacant and under-used land 2006-2011? Please include any capacity likely to be found from the redevelopment of car parks.

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

(iii) On rural previously developed land

18(b) What average density has been assumed for these sites? per hectare

18(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

.....
.....

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Answers throughout the survey should relate to a discounted measure of capacity.**

IMPORTANT Please bear in mind that Draft PPS3 states that local authorities should have regard to the indicative density ranges outlined in Annex C: Density.

Windfall Sites (2006-11)

(Please refer to note 2(d), part (viii) on page 5 of the accompanying notes)

19. The capacity on windfall sites should largely have already been included in the responses to Questions 14-18. However, for the sake of completeness, if you consider that there is any further capacity likely to become available 2006 - 2011, please indicate below.

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

(iii) On rural previously developed land

Better Use of Existing Housing Stock (2006-11)

(Please refer to note 2(d), part (ix) of the accompanying notes)

20. Does your Local Authority expect to bring further currently unoccupied housing capacity into use by better use of existing housing stock, e.g. through an empty homes strategy? YES / NO

If yes, what additional capacity do you expect to find:

(i) Within the Major Urban Area

(ii) Outside the Major Urban Area

(PLEASE IGNORE CAPACITY IN CURRENTLY VACANT DWELLINGS WHICH YOU EXPECT TO BE DEMOLISHED IN THE PERIOD 2006-2011).

Capacity from Other Sources (2006-11)

(Please refer to note 2(d), part (x) on page 6 of the accompanying notes)

21. Is there any additional capacity, not included in Questions 5-20, which you expect to find from other sources 2006-2011?

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Answers throughout the survey should relate to a discounted measure of capacity.**

- ❖ Within the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land

- ❖ Outside the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
 - (iii) On rural previously developed land

Please explain the source and rationale of including these sites:

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Answers throughout the survey should relate to a discounted measure of capacity.**

SECTION 4 – CAPACITY 2011-2021

Dwellings

(Please refer to relevant notes in section 2(c), 2(d) and 2(e) of the accompanying notes)

22. Are there any commitments, not included in Section 3, which have been carried forward beyond 2011? YES / NO
(Please refer to note 2(e), part (i) on page 8 of the accompanying notes)

If yes, what is the capacity:

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

(iii) On rural greenfield sites

(iv) On rural previously developed land

Please explain the source of any capacity and the rationale for including it.

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Housing Demolitions (2011-21)

(Please refer to note 2(d), part (ii) on page 4 of the accompanying notes)

23. What level of housing demolitions (no. dwellings) do you expect to occur, in total, in your Local Authority area between 2011 and 2021?

❖ Within the Major Urban Area:

- (i) In urban areas
 - (a) Local Authority / Housing Association
 - (b) Private: Compulsory Purchase Orders
 - (c) Private: Other

❖ Outside the Major Urban Area:

- (i) In urban areas
 - (d) Local Authority / Housing Association
 - (e) Private: Compulsory Purchase Orders
 - (f) Private: Other
- (ii) In rural areas
 - (g) Local Authority / Housing Association
 - (h) Private: Compulsory Purchase Orders
 - (i) Private: Other

Redevelopment of Housing Demolition Sites (2011-2021)

(Please refer to note 2(d), part (iii) on page 4 of the accompanying notes)

24(a) What capacity do you expect to come forward on housing demolition sites during the period 2011 to 2021?

❖ Within the Major Urban Area:

- (i) In urban areas
 - (a) Local Authority / Housing Association
 - (b) Private: Compulsory Purchase Orders
 - (c) Private: Other

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❖ Outside the Major Urban Area:

- (i) In urban areas
 - (d) Local Authority / Housing Association
 - (e) Private: Compulsory Purchase Orders
 - (f) Private: Other
- (ii) In rural areas
 - (g) Local Authority / Housing Association
 - (h) Private: Compulsory Purchase Orders
 - (i) Private: Other

24(b) What average density has been assumed for these sites? per hectare

24(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

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.....

Conversions (2011-21)

25. What capacity is expected to be found through conversions of housing and other property 2011-2021?

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land
- (iii) On rural greenfield sites

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
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Answers throughout the survey should relate to a discounted measure of capacity.**

(iv) On rural previously developed land

Conversion Losses (2011-21)

26. What level of conversion losses do you expect to occur, in total, in your Local Authority area 2011-2021?

❖ Within the Major Urban Area:

(i) In urban areas

❖ Outside the Major Urban Area:

(i) In urban areas

(ii) In rural areas

Re-use of Existing Employment Sites (2011-21)

27(a) What is the maximum capacity realisable from the redevelopment of existing employment sites 2011-2021, bearing in mind the need to safeguard higher quality employment sites.

❖ Within the Major Urban Area:

(i) In urban areas

❖ Outside the Major Urban Area:

(i) In urban areas

(ii) In rural areas

27(b) What average net density has been assumed for these sites? per hectare

27(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

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.....

27(d) How many hectares of employment land will be redeveloped?

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**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

Derelict, Vacant and Under-used Land (2011-21)

28(a) In addition to any capacity included in the response to question 27 (a) above, is there likely to be any further capacity available on derelict, vacant and underused land 2011-2021? Please include any capacity likely to be found from the redevelopment of car parks.

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

(iii) On rural previously developed land

28(b) What average net density has been assumed for these sites? per hectare

28(c) Do you think that there is potential to increase this average net density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

.....
.....

Windfall Sites (2011-21)

29. The capacity on windfall sites should largely have already been included in the responses to Questions 24 to 28. However, for the sake of completeness, if you consider that there is any further capacity likely to become available between 2011-2021, please indicate below.

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

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- (ii) On urban previously developed land
- (iii) On rural previously developed land

Capacity from Other Sources (2011-21)

30. Is there any additional capacity, not included in Questions 22-29, which you expect to find from other sources 2011-2021?

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land
- (iii) On rural previously developed land

Please explain the source and rationale of including these sites:

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WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.

SECTION 5 – CAPACITY 2021-2026

Dwellings

(Please refer to relevant notes in section 2(c), 2(d) and 2(f) of the accompanying notes)

Housing Demolitions (2021-26)

(Please refer to note 2(d), part (ii) on page 4 of the accompanying notes)

31. What level of housing demolitions (no. dwellings) do you expect to occur, in total, in your Local Authority area between 2021 and 2026?

❖ Within the Major Urban Area:

(i) In urban areas

(a) Local Authority / Housing Association

(b) Private: Compulsory Purchase Orders

(c) Private: Other

❖ Outside the Major Urban Area:

(i) In urban areas

(d) Local Authority / Housing Association

(e) Private: Compulsory Purchase Orders

(f) Private: Other

(ii) In rural areas

(g) Local Authority / Housing Association

(h) Private: Compulsory Purchase Orders

(i) Private: Other

Redevelopment of Housing Demolition Sites (2021-26)

(Please refer to note 2(d), part (iii) on page 4 of the accompanying notes)

32(a) What capacity do you expect to come forward on housing demolition sites during the period 2021 to 2026?

❖ Within the Major Urban Area:

(i) In urban areas

(a) Local Authority / Housing Association

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**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
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(b) Private: Compulsory Purchase Orders

(c) Private: Other

❖ Outside the Major Urban Area:

(i) In urban areas

(d) Local Authority / Housing Association

(e) Private: Compulsory Purchase Orders

(f) Private: Other

(ii) In rural areas

(g) Local Authority / Housing Association

(h) Private: Compulsory Purchase Orders

(i) Private: Other

32(b) What average density has been assumed for these sites? per hectare

32(c) Do you think that there is potential to increase this average density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

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Conversion Gains (2021-26)

(Please refer to note 2(d), part (iv) of the accompanying notes)

33. What capacity is expected to be found through conversions of housing and other property 2021-2026?

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

- (ii) On urban previously developed land
- (iii) On rural greenfield sites
- (iv) On rural previously developed land

Conversion Losses (2021-26)

34. What level of conversion losses do you expect to occur, in total, in your Local Authority area 2021-2026?

❖ Within the Major Urban Area:

- (i) In urban areas

❖ Outside the Major Urban Area:

- (i) In urban areas
- (ii) In rural areas

Redevelopment of Existing Employment Sites (2021-26)

35(a) What is the maximum capacity realisable from the redevelopment of existing employment sites, 2021-2026, bearing in mind the need to safeguard higher quality employment sites

❖ Within the Major Urban Area:

- (i) In urban areas

❖ Outside the Major Urban Area:

- (i) In urban areas
- (ii) In rural areas

35(b) What average net density has been assumed for these sites? per hectare

35(c) Do you think that there is potential to increase this average net density figure? YES / NO

If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

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35(d) How many hectares of employment land will be redeveloped?

Derelict, Vacant and Under-used Land (2021-26)

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

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To avoid double-counting, please do not include any capacity in an answer that has already been included previously. Answers throughout the survey should relate to a discounted measure of capacity.

36(a) In addition to any capacity included in the response to question 35 above is there likely to be any further capacity available on derelict, vacant and underused land 2021-2026? Please include any capacity likely to be found from the redevelopment of car parks.

- ❖ Within the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
- ❖ Outside the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
 - (iii) On rural previously developed land

36(b) What average density has been assumed for these sites? per hectare

36(c) Do you think that there is potential to increase this average density figure? YES / NO
If yes, please indicate the most appropriate average net density per hectare

Please explain the reasons for your answer.

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Windfall Sites (2021-26)

37. The capacity on windfall sites should largely have already been included in the responses to Questions 32 to 36. However, for the sake of completeness, if you consider that there is any further capacity likely to become available between 2021-2026, please indicate below.

- ❖ Within the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land
- ❖ Outside the Major Urban Area:
 - (i) On urban greenfield sites
 - (ii) On urban previously developed land

WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

**To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.**

- (iii) On rural previously developed land

Capacity from Other Sources

38. Is there any additional capacity, not included in Questions 31-37, which you expect to find from other sources 2021-2026?

❖ Within the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land

❖ Outside the Major Urban Area:

- (i) On urban greenfield sites
- (ii) On urban previously developed land
- (iii) On rural previously developed land

Please explain the source and rationale of including these sites:

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WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

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METROPOLITAN AREA & TELFORD (JULY 2006)**

To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.

SECTION 6 – OTHER CAPACITY 2006-2026

Dwellings

(Please refer to relevant notes in section 2(g) on page 8 of the accompanying notes)

39. Is there any further additional capacity, not included in Sections 3-5, on land that is constrained but which could be released with intervention?

❖ Within the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

❖ Outside the Major Urban Area:

(i) On urban greenfield sites

(ii) On urban previously developed land

(iii) On rural previously developed land

Please explain what would be required to release these sites:

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WEST MIDLANDS REGIONAL SPATIAL STRATEGY PHASE 2 REVISION

**REFRESH OF HOUSING LAND AND URBAN CAPACITY STUDY:
METROPOLITAN AREA & TELFORD (JULY 2006)**

To avoid double-counting, please do not include any capacity in an answer that has already been included previously.
Answers throughout the survey should relate to a discounted measure of capacity.

PLEASE RETURN THE COMPLETED QUESTIONNAIRE BY
FRIDAY, 25th AUGUST, AT THE VERY LATEST, TO:

MICHELE ROSS,
WOLVERHAMPTON CITY COUNCIL,
CIVIC CENTRE,
ST. PETER'S SQUARE,
WOLVERHAMPTON,
WV1 1RP
OR E-MAIL: MICHELE.ROSS@WOLVERHAMPTON.GOV.UK

IF YOU HAVE ANY QUERIES, PLEASE CONTACT:

MICHELE ROSS: 01902 554038 (E-mail: michele.ross@wolverhampton.gov.uk)

OR

PHILIPPA SMITH: 0121 569 4195 (E-mail: philippa_smith@sandwell.gov.uk)

THANK YOU FOR YOUR ASSISTANCE