

## Chapter 12 - Affordable Housing

2221/R/003 C  
Revision C November 2004

Bilston Urban Village, Wolverhampton

## LOCAL PLAN POLICIES

The revised deposit of the Wolverhampton City Council Unitary Development Plan has the following policies which relate to this strategy

### CHAPTER 13: HOUSING

Policy H12: Affordable Housing in order to meet affordable housing need, both City-wide and at a local level, and to ensure mixed communities, the Council will seek to negotiate the provision of an element of affordable housing on all suitable private sector housing developments larger than one hectare or comprising more than 25 dwellings. The amount of affordable housing sought will be:

- 20% of units on sites within the City Centre Inset area;
- 25% of units on sites outside the City Centre Inset area; and
- 30% of units on housing renewal sites.

The type of affordable housing sought will depend upon a number of factors, including local housing needs and the location and characteristics of the site. The requirement will be secured via planning obligations or other legal agreements, as appropriate. The amount sought may be reduced or waived only in exceptional circumstances, where:

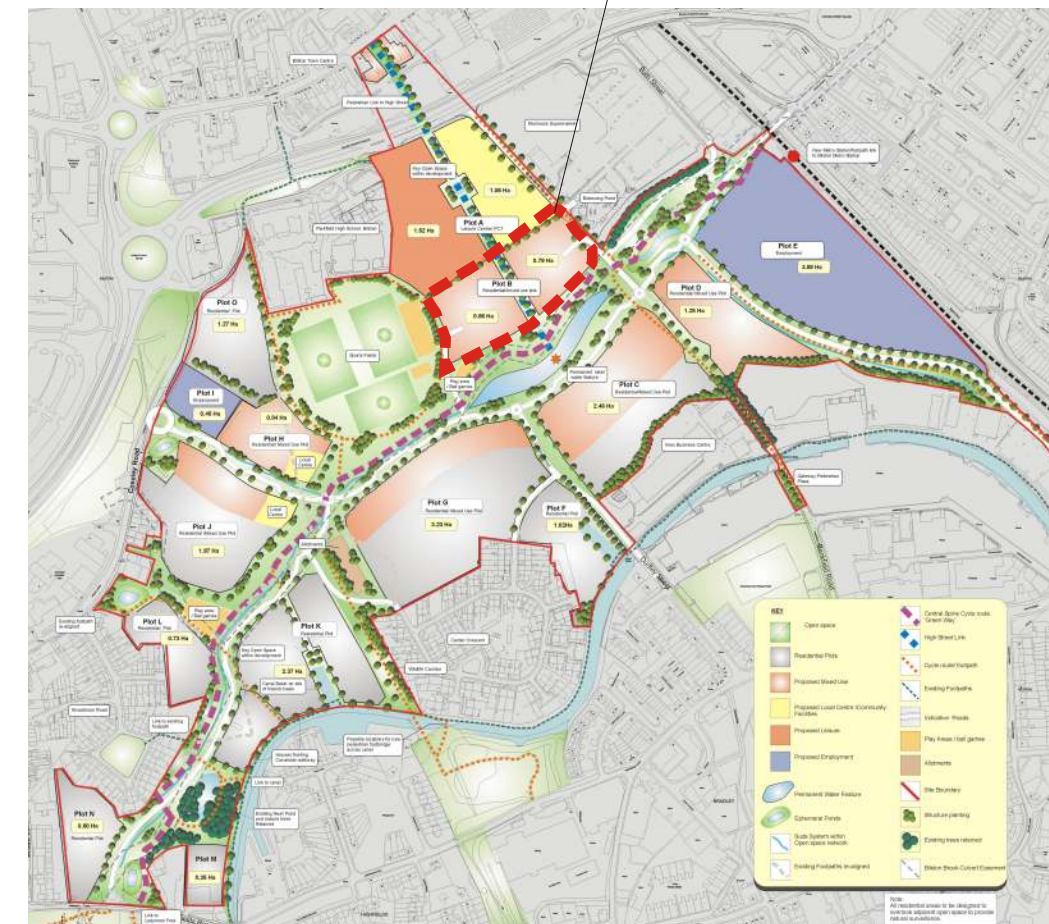
1. The scheme is to provide private special needs housing on a site of less than 1 ha;
2. It can be proved that the requirement would genuinely threaten the overall viability of the development (e.g. because of high land reclamation costs); or
3. The Council considers that this is desirable in order to meet other major policy objectives. Off-site provision of the affordable element may be considered appropriate in exceptional circumstances, where: a) The proposal site is not a suitable location for affordable housing e.g. because of poor public transport access or distance from a centre; or b) The Council considers that this is desirable in order to meet other major policy objectives.

## Bilston Urban Village Affordable Housing Assessment

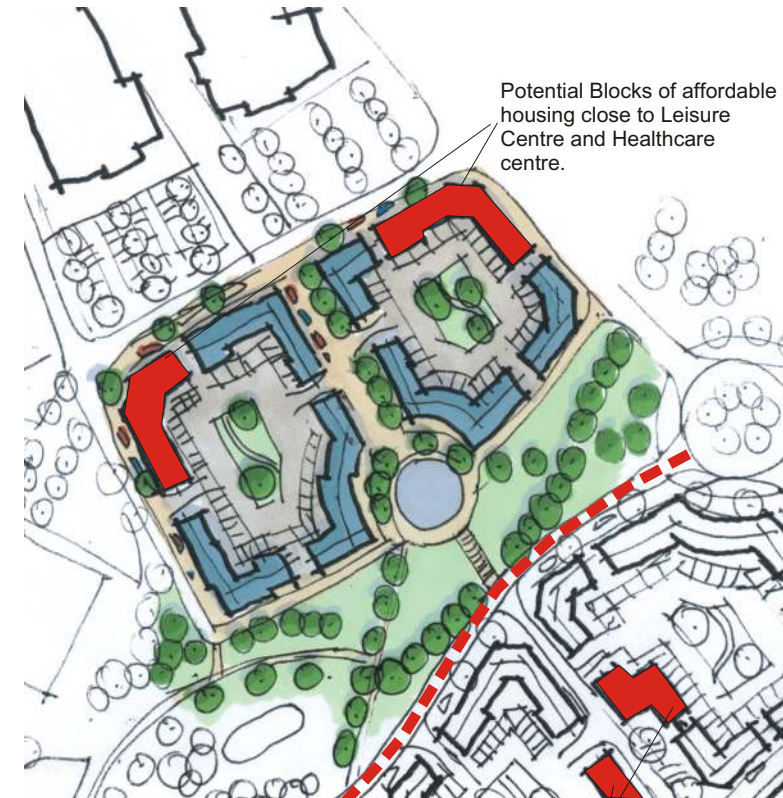
- 1.0 Affordable housing is the term used for subsidised and market housing designed for those whose incomes generally deny them an opportunity to purchase houses on the open market. The Wolverhampton housing stock includes a high proportion of social housing, compared to other urban areas. Of the 103,000 dwellings in the City, 29,000 are owned and managed by the local authority and 5,000 by Housing Associations. Together, this amounts to 33% of the total stock.
- 2.0 Regional Planning Guidance for the West Midlands (RPG11) estimated Wolverhampton's affordable housing need to be in the region of 4,400 dwellings over the period 1991 to 2011, 46% of the overall housing allocation. However, in order to more effectively assess the housing requirements of its residents, the Council commissioned an up to date 'Housing Needs Study', to project housing need over the period 2002-2007.
- 3.0 The Housing Needs Study recommended that, in general, in order to create sustainable communities, a mix of 70% market and 30% affordable housing will be sought on housing renewal sites. This requirement could be reassessed as a result of subsequent reviewing and updating of the housing needs survey commissioned by the City Council, and may therefore be subject to revision.
- 4.0 Bilston Urban will create 1300 new dwellings. At a mix of 70% market and 30% affordable housing, this would mean 390 new affordable housing dwellings within the village.

Masterplan

Plot B



Typical Plot detail (Plot B)



- 5.0 The location of affordable housing within Bilston Urban Village will be in close proximity to the Local Centre, community facilities, footways, cycleway and bus stop provision. Groups of not more than 15 units will be distributed around the scheme. These will be integrated throughout the development and not isolated or zoned away from other residential areas; this will be subject to final agreement between the City Council, the developer and any Registered Social Landlord.

6.0 Typical Images of affordable housing.

