

City of Wolverhampton Council Development Proposal – Six Mile Green

Frequently Asked Questions

Who

- Six Mile Green, Wolverhampton
- Name comes from Dr James Glaisher and Henry Coxwel achieving the world record for the highest vertical ascent in their hot air balloon on this site. They ascended to a height of six miles above the earth.

What

- Four Sites are included in the Hybrid Planning Application
- Full Planning Application: Initial site clearance and enabling works to prepare plots for development
- Outline Planning Application: Four new buildings which will provide up to 19,245 sqm. of new flexible employment space, and research & development space
- Car and cycle parking will be provided, along with new landscaping and planting

Benefits

- Create a new green space access point at Site 01 to connect with the canal
- Introduce a new access point at Site 02 linking to the science park
- Create a linear green link between Sites 01 and 02, with shared surface crossing
- Activate viaduct spaces through integrated public realm design
- Enhance street frontages through passive surveillance to encourage active use
- Activate canal frontages with improved access and visual connections

- Enhance street frontages through passive surveillance to encourage active use
- Redevelop car park into buildings with active frontages to strengthen campus feel
- Increase vegetation to both sites to enhance biodiversity and improve environment

Where

- Wolverhampton.
- The Six Mile Green site consist of 4 plots that have been strategically selected within the Green Innovation Corridor to bring forward to the market for development and unlock economical potential

When

- Currently the enabling works for the project are scheduled to be completed by March 2027.

Why

- Low Carbon Materials - The proposal aims to use low-carbon materials, such as timber and recycled steel, to reduce the development's carbon footprint and promote sustainability.
- Active Travel - The design proposes to enhance the cycle and pedestrian link to the canal through walkable green corridor across sites, encouraging active travel and improving accessibility.
- Enhanced Vegetation - The proposal has been designed to enhance existing vegetation, increase biodiversity, and incorporate Sustainable Drainage Systems.
- Renewable energy - The development will seek and promote cleaner forms of renewable energy, aiming to reduce reliance on fossil fuels.
- Fabric First Approach - The proposal adopts a fabric first approach, focusing on high-performance insulation, airtight construction, and energy-efficient glazing to minimise heat loss and reduce energy demand, contributing to energy-efficient operation throughout the building.
- Energy efficient - All buildings could be designed using Passivhaus principles and a fabric first approach, with a focus on building efficiency and maximising passive design strategies such as orientation and effective massing to prioritise carbon reduction from the outset.

What are the main goals of the Six Mile Green Project?

To develop 4 plots in proximity to the Wolverhampton Science park to deliver low carbon, employment spaces. Attracting businesses and investments in the city, specifically targeted toward Green innovation.

When will building construction be starting?

The Council's vision is to ensure the site enabling works are completed by March 2027. A key part of this transformation is to identify the right developer/ partner to deliver the scheme. In order to ensure we maximise the potential of the sites and commit to our objectives we assume the developer selection process could take up to 12 month with construction starting shortly after

What types of businesses will be located at 6 Mile Green?

We aim to attract businesses rooted in green technologies ,green construction, computing, engineering and advanced manufacturing.

How will the project benefit the local community

The project will facilitate the creation for new jobs and opportunities for locals. An enhanced Science Park will attract investment and interest into the community.

How can residents get involved and provide feedback?

- Attending our public consultation day on the 30th of July at 4pm-8pm at the Wolverhampton Science Park
- Online: Wolverhampton Consultation portal

What measures are being taken to ensure the development is environmentally sustainable?

Each plot aims to achieve outline planning consent by September 2025. We intend to procure a developer with sustainable obligations to ensure the developments are as green as possible.

What kind of housing will be included in the development?

No housing will be delivering as part of the proposal

How will the development impact local traffic and transportation, both during and after construction?

We envisage minimal traffic disturbances throughout the programme of works. However some road closures may be in effect to allow for the development to be connected to the grid. Clear diversions will be displayed and notice provided to all road users.

What public amenities will be available?

This proposal seeks to develop an enhanced landscape and public realm surrounding the buildings on each plot. This aims to provide a welcome point into the science park via the canal and pleasant travel through the estate towards the ring road.

How will the project support the local businesses?

The project will provide employment spaces for businesses, focused on the sectors identified in the Green Innovation Corridor. It will provide a place to set up base and run businesses with brand new facilities.

Will there be educational opportunities that will be made available?

As this stage is site clearance and enabling works there will not be a focus on educational opportunities as this will come forward at a later stage when submitting planning for buildings, construction phase and when companies locate.

How will the project be funded?

The project will be delivered in two phases. The first being site enabling works such as site clearance and power connection, and the second being developer lead construction for the buildings. For Site enabling works there is funding available through the West Midlands Investment Zone and the building and landscape development will be funded through private investment.

Where can I find more information about the project?

- Wolverhampton City Council site
- Visit the Science Park
- Public consultation on 30th July at the science park between 4-8pm

What activities have been undertaken to this point?

Site surveys have been completed across all plots to understand development constraints. All 4 plots have gone through preparation for the planning process to gain outline planning consent for building and Landscape development and full planning consent for the site enabling works. A business case has also been drafted in order to apply for the funding of the enabling works

What impact will construction likely have on local residents/businesses?

We do not envisage construction to impact local resident or businesses in any significant way, the plots are not located in proximity to residential dwellings. Local business day to day operations should not be impacted significantly, aside from potential road closures.

How will the project ensure the safety of the public?

The council will procure a trusted and reputable contractor to deliver the first phase of enabling works. The latest industry standard Health and Safety guidance will be strictly adhered to. Plots will be fenced off during construction and sign posted to ensure public safety.

How will the council look to manage and handle delays/unexpected issues that come up on site?

The Council have appointed an Industry leading project management team from Turner & Townsend to manage project delivery as well as programme and risk management. Turner and Townsend have extensive experience in helping deliver similar projects of this magnitude and are strongly placed to ensure the successful delivery of this project.

Two of the plots are currently used as car parks. Will new parking be provided when these plots are developed?

At present it is planned to develop the plots in phases. Plots 1 and 2 will come first, followed by Plot 4 (Park & Ride site) and finally Plot 3 (Science Park car park).

Plot 4 is not currently well-used for Park & Ride, and it is not expected that there will be any impacts on parking in the surrounding area when this plot is developed.

Plot 3 is currently used by Science Park occupiers. Alternative parking provision will be put in place well in advance of this plot being developed.

How will the development on Plot 1 affect the canal towpath and access for users?

Some parts of the canal towpath may need to be temporarily closed while construction works are taking place, in order to ensure public safety. Diversions will be put in place and clearly signposted in this event.

The Canal & River Trust have been consulted about the proposals and their advice has informed the approach to the proposals.