

South Staffordshire Council

Local Plan Review

Spatial Housing Strategy & Infrastructure Delivery October 2019

Appendix 3 Options for Growth & Rationale

Spatial Strategy Option A – Maximise Open Countryside release

Spatial Option A: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Penkridge	4.4	13.5*	17.9*	<ul style="list-style-type: none"> • this assumes that land can be assembled for a single large urban extension of over 1,500 dwellings to the north of the village (although there is no current landowner agreement to promote a single site of this scale) • the level of growth reflects the maximum amount of dwellings that are likely to be built out on such a large site within the plan period
All other Tier 1 and 2 villages	30.7	0	30.7	<ul style="list-style-type: none"> • this level of growth reflects what could be realised by maximising all non-Green Belt options in Tier 1 and 2 villages, which are otherwise enclosed by Green Belt
Spatial Option A: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Wheaton Aston	0.7	4.9	5.6	<ul style="list-style-type: none"> • The Council's SHELAA 2018 indicates that there is potential to deliver up to approximately 430 dwellings on Open Countryside village edge sites surrounding Wheaton Aston, if all Open Countryside land surrounding the village was to be released at once
All other Tier 3 and 4 villages	5.5	0	2.8	<ul style="list-style-type: none"> • this level of growth reflects what could be realised by maximising all non-Green Belt options in Tier 3 and 4 villages, which are otherwise enclosed by Green Belt
Spatial Option A: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned growth on existing sites	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
South of Stafford	0	13.5*	13.5*	<ul style="list-style-type: none"> • this equates to the maximum amount of dwellings that are likely to be built out

				on a site of over 1,500 dwellings to the South of Stafford within the plan period
Urban edges of the Black Country and Cannock	0	0	0	<ul style="list-style-type: none"> • this reflects the lack of non-Green Belt land available on the edge of neighbouring towns and cities in the Black Country and Cannock
New settlement at Dunston	0	13.5*	13.5*	<ul style="list-style-type: none"> • this reflects the only potential location for a new settlement option in the Open Countryside, as recognised in the GBHMA Strategic Growth Study and the Council’s SHELAA 2018 • this equates to the maximum amount of dwellings that are likely to be built out on a site of over 1,500 dwellings around Dunston within the plan period, based on standard assumptions in the SHELAA 2018 for large scale sites • this amount of growth does not have regard to the deliverability of this proposal, as no substantial evidence has been provided by site promoters evidencing likely lead-in times or the delivery of infrastructure required to make this area sustainable or self-contained (e.g. multi-modal public transport infrastructure or secondary/high school provision), and there are also significant site specific constraints affecting this area, which is bisected by substantial areas of flood zone 3 and the West Coast Mainline
Sites in other rural locations	2.3	0	2.3	<ul style="list-style-type: none"> • the extent of existing commitments in the District’s wider rural area

*this option will also likely involve further growth beyond the plan period due to the likely delivery timescales for large scale sites

Spatial Strategy Option B– Prioritising Green Belt land release in areas of lesser Green Belt harm

Spatial Option B: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Penkridge	4.4	7.9	12.3	<ul style="list-style-type: none"> the delivery of the available Open Countryside land adjacent to the settlement's northern edge, alongside an amount equivalent to an additional strategic site to the south of the village (where there is 'moderate-high' and 'low-moderate' harm Green Belt land)
Bilbrook/ Codsall	11.4	3.4	14.8	<ul style="list-style-type: none"> the delivery of two strategic sites (150 dwellings each), reflecting the extent of 'moderate-high' harm land to west and north-west of Codsall and the availability of sites within these areas
Cheslyn Hay/Great Wyrley	4.3	3.4	7.7	<ul style="list-style-type: none"> the delivery of two strategic sites (150 dwellings each), reflecting the extent of 'moderate' or 'low-moderate' harm land on edge of Great Wyrley and Cheslyn Hay and the potential availability of sites within these areas
Wombourne	6.5	7	13.5	<ul style="list-style-type: none"> an indicative amount of housing growth to represent comprehensive scheme to release brownfield land in conjunction with 'moderate' harm Green Belt land to the west of the settlement, whilst also releasing an amount equivalent to 2x strategic site elsewhere within moderate-high areas elsewhere in the village (reflecting the significantly greater amount of available non-high harm sites compared to other Tier 2 settlements)
Brewood	1.6	1.7	3.3	<ul style="list-style-type: none"> the delivery of a strategic site (150 dwellings) on 'moderate-high' and/or 'moderate' harm land adjacent to the settlement's edge
Kinver	2.2	1.7	3.9	<ul style="list-style-type: none"> the delivery of a strategic site (150 dwellings) on 'moderate-high' and/or 'moderate' harm land adjacent to the settlement's edge
Perton	4.1	1.7	5.8	<ul style="list-style-type: none"> the delivery of a strategic site (150 dwellings) on 'moderate-high' and/or 'low' harm land adjacent to the settlement's edge
Huntington	0.6	0	0.6	<ul style="list-style-type: none"> the coverage of 'high' and 'very high' harm Green Belt land surrounding the settlement, preventing the release of sites in areas of lesser Green Belt harm

Spatial Option B: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Essington	2.7	1.0	3.7	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in areas of ‘moderate-high’ harm land to east of the settlement
Coven	1.3	1.0	2.3	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in areas of ‘moderate’ harm land to north or ‘low-moderate’ land to east of the settlement
Featherstone	1.1	1.0	2.1	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in areas of ‘moderate’ harm land to the south and west or ‘moderate-high’ land to north of the settlement
Shareshill	0	1.0	1.0	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in areas of ‘moderate’ or ‘moderate-high’ harm land surrounding the settlement
Wheaton Aston	0.7	1.0	1.7	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in the Open Countryside land surrounding the settlement
Pattingham	0.3	1.0	1.3	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in areas of ‘moderate-high’ harm land surrounding the settlement
Swindon	0.4	1.0	1.4	<ul style="list-style-type: none"> • an amount equivalent to smaller, non-strategic, housing site (either as a single site or as multiple smaller sites) in areas of ‘moderate-high’ harm land to the north of the settlement
Tier 4 villages	0.1	1.4	1.5	<ul style="list-style-type: none"> • an amount equivalent to accommodating a small site (i.e. less than 1ha) in each of the District’s Tier 4 settlements, as all settlements have sufficient areas of lesser Green Belt harm and sites to achieve this
Spatial Option B: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned	% of planned	% of planned	What this level of growth reflects

	growth on existing sites	growth on new allocations	growth	
North of Black Country conurbation (I54/ROF Featherstone corridor through to north of Walsall)	0	1.7	1.7	<ul style="list-style-type: none"> • the delivery of a strategic site (150 dwellings), reflecting the limited extent of ‘moderate-high’ harm to the east of Essington • the otherwise extensive coverage of ‘very high’ and ‘high’ harm land in this broad location
Western edge of Black Country urban area	0	7.0	7.0	<ul style="list-style-type: none"> • an indicative amount reflecting the multiple small/medium site suggestions in areas of ‘moderate-high’ harm adjacent to the conurbation edge in this broad location • the otherwise extensive coverage of ‘very high’ and ‘high’ harm land in this broad location
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> • the extensive coverage of ‘very high’ and ‘high’ harm land in this broad location and the lack of available land of lesser Green Belt harm
South of Stafford	0	13.5*	13.5*	<ul style="list-style-type: none"> • the extensive availability of Open Countryside land in this broad location • this equates to the maximum amount of dwellings that are likely to be built out on a site of over 1,500 dwellings within the plan period, based on standard assumptions in the SHELAA 2018 for large scale sites
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> • the extensive coverage of ‘high’ harm land in this broad location and the lack of available land of lesser Green Belt harm • the significant flooding and deliverability constraints identified in this area within the GBHMA Strategic Growth Study and SHELAA 2018 for the area of search around Dunston, and the ongoing uncertainty over the West Midlands Interchange proposal (which occupies the least harmful area of Green Belt within the area of search)
Sites in other rural locations	2.3	0	2.3	<ul style="list-style-type: none"> • the extent of existing commitments in the District’s wider rural area

*this option will also likely involve further growth beyond the plan period due to the likely delivery timescales for large scale sites

Spatial Strategy Option C – Carry forward existing Core Strategy strategic approach to distribution

Spatial Option C: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
All Tier 1 and 2 settlements	35.1	52	87.1	<ul style="list-style-type: none"> new allocations (in addition to existing allocated and safeguarded land) are made to all Tier 1 and 2 settlements in order to ensure that approximately 90% of growth in the plan period is accommodated in such locations all new allocations are split evenly between Tier 1 and 2 settlements, meaning that each settlement receives an additional 6.5% of the plan target in the form of new housing allocations
Spatial Option C: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
All Tier 3 settlements	6.1	4.8	10.9	<ul style="list-style-type: none"> new allocations (in addition to existing allocated and safeguarded land) are made to all Tier 3 settlements in order to ensure that approximately 10% of growth in the plan period is accommodated in such locations all new allocations are split evenly between Tier 3 settlements, meaning that each settlement receives an additional 0.8% of the plan target in the form of new housing allocations
All Tier 4 settlements	0.1	0	0.1	<ul style="list-style-type: none"> settlements of this nature did not receive additional growth in the previous spatial strategy, so no new allocations are made in Tier 4 settlements

Spatial Option C: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned growth on existing sites	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
North of Black Country conurbation (I54/ROF Featherstone corridor through to north of Walsall)	0	0	0	<ul style="list-style-type: none"> no additional growth was accommodated through urban extensions to the Black Country under the previous spatial strategy, so no new allocations are made in such locations under this option
Western edge of Black Country urban area	0	0	0	<ul style="list-style-type: none"> no additional growth was accommodated through urban extensions to the Black Country under the previous spatial strategy, so no new allocations are made in such locations under this option
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> no additional growth was accommodated through urban extensions to Cannock under the previous spatial strategy, so no new allocations are made in this broad location under this option
South of Stafford	0	0	0	<ul style="list-style-type: none"> no additional growth was accommodated through urban extensions to the Stafford under the previous spatial strategy, so no new allocations are made in this broad location under this option
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> no additional growth was accommodated through new settlements under the previous spatial strategy, so no new settlements are planned for under this option
Sites in other rural locations	2.3	0	2.3	<ul style="list-style-type: none"> the extent of existing commitments in the District’s wider rural area

Spatial Strategy Option D – Maximising sites in areas identified in the GBHMA Strategic Growth Study

Spatial Option D: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Penkridge	4.4	13.5*	17.9*	<ul style="list-style-type: none"> • the GBHMA Strategic Growth Study recommendation for 1,500 – 7,500 dwellings on a single urban extension to the north of the village • this assumes that land can be assembled for a single large urban extension of over 1,500 dwellings to the north of the village (although there is no current landowner agreement to promote a single site of this scale) • the level of growth reflects the maximum amount of dwellings that are likely to be built out on such a large site within the plan period
Bilbrook/ Codsall	11.4	16.9	28.3	<ul style="list-style-type: none"> • the GBHMA Strategic Growth Study recommendation for 500 – 2,500 dwellings to be delivered on dispersed housing sites adjacent to the village • the Council considers it is unlikely that the available land around these villages can accommodate the upper end of this range, so a midpoint of 1,500 dwellings has been assumed - even with this amount there may still be deliverability issues given that it is likely to require the release of all potentially suitable Green Belt land adjacent to the villages if it is to be delivered
Cheslyn Hay/Great Wyrley	4.3	0	4.3	<ul style="list-style-type: none"> • the extent of non-Green Belt options in these settlements (including safeguarded land) • the lack of strategic growth locations is identified in these areas by the GBHMA Strategic Growth Study
Tier 2 villages	15.0	0	15.0	<ul style="list-style-type: none"> • the extent of non-Green Belt land options in these settlements (including safeguarded land) • the lack of strategic growth locations are identified in these areas by the GBHMA Strategic Growth Study

Spatial Option D: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Tier 3 and Tier 4 villages	6.2	0	6.2	<ul style="list-style-type: none"> the extent of non-Green Belt land options in these settlements (including safeguarded land) the lack of strategic growth locations are identified in these areas by the GBHMA Strategic Growth Study
Spatial Option D: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned growth on existing sites	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
North of Black Country conurbation (I54/ROF Featherstone corridor through to north of Walsall)	0	13.5*	13.5*	<ul style="list-style-type: none"> the GBHMA Strategic Growth Study recommendation for an employment-led urban extension of 1,500 – 7,500 dwellings in the vicinity of i54 the likely maximum number of dwellings which could be realised by a single large urban extension of 1,500+ dwellings by 2037
Western edge of Black Country urban area	0	12.5	12.5	<ul style="list-style-type: none"> the GBHMA Strategic Growth Study recommendation for 500 – 2,500 dwellings to be delivered on dispersed housing sites along this area of the Black Country's urban edge the wider availability of a variety of smaller scale urban extension options within this broad location this area of search also relates to land not within South Staffordshire District (i.e. there is adjacent land within the Black Country authorities' administrative boundaries that could also deliver dwelling growth in the area of search)
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> the lack of non-Green Belt land options in these settlements the lack of strategic growth locations are identified in these areas by the GBHMA Strategic Growth Study
South of Stafford	0	0	0	<ul style="list-style-type: none"> that this area of search was discounted as an area of search in the GBHMA Strategic Growth Study, as it performed more poorly than the recommended

				areas of search set out in the study
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> that this area of search was discounted as an area of search in the GBHMA Strategic Growth Study, as it performed more poorly than the recommended areas of search set out in the study
Sites in other rural locations	2.3	0	2.3	<ul style="list-style-type: none"> the extent of existing commitments in the District’s wider rural area

*this option will also likely involve further growth beyond the plan period due to the likely delivery timescales for large scale sites

Spatial Strategy Option E – Addressing local affordability issues and settlements with the greatest needs

Spatial Option E: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Penkridge	4.4	2.3	6.7	<ul style="list-style-type: none"> • Penkridge has a worse affordability ratio than the District and West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • A large proportion (9%) of the District’s 0-16 year old population live within the village, meaning additional housing may assist in providing new homes for these residents should they seek to remain in the area within which they grew up • Penkridge’s role as a Tier 1 settlement and the likely capacity of a scheme of 200 dwellings which was the subject of a recent appeal to the north of the village
Bilbrook/Codsall	11.4	1.7	13.1	<ul style="list-style-type: none"> • Bilbrook/Codsall has a worse affordability ratio than the District and West Midlands averages, meaning that new housing may help to avoid local residents already living within the villages from being priced out of the area • A large proportion (12%) of the District’s 0-16 year old population live within the villages, meaning additional housing may assist in providing new homes for these residents should they seek to remain in the area within which they grew up • The settlement’s role as a Tier 1 settlement • Its potential to accommodate an additional strategic housing site (150 dwellings)
Cheslyn Hay/Great Wyrley	4.3	1.7	6.0	<ul style="list-style-type: none"> • Cheslyn Hay/Great Wyrley has an affordability ratio that is either better than or equivalent to the District and West Midlands averages, meaning that housing is more affordable to local residents than other settlements within South Staffordshire • The villages contain the largest proportion (18%) of the District’s young population when compared to all other Tier 1-4 settlements, meaning additional housing may assist in providing new homes for these residents should they seek to remain in the area within which they grew up

				<ul style="list-style-type: none"> • The settlement's role as a Tier 1 settlement • Its potential to accommodate an additional strategic housing site (150 dwellings)
Wombourne	6.5	1.7	8.2	<ul style="list-style-type: none"> • Wombourne has a worse affordability ratio than the District and West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • A large proportion (14%) of the District's 0-16 year old population live within the village, meaning additional housing may assist in providing new homes for these residents should they seek to remain in the area within which they grew up • The settlement's role as a Tier 2 settlement • Its potential to accommodate an additional strategic housing site (150 dwellings)
Brewood	1.6	1.7	3.3	<ul style="list-style-type: none"> • Whilst there are less younger residents in Brewood than in other Tier 2 villages, Brewood still has a worse affordability ratio than the District and West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • The settlement's role as a Tier 2 settlement • Its potential to accommodate an additional strategic housing site (150 dwellings)
Kinver	2.2	1.7	3.9	<ul style="list-style-type: none"> • Whilst there are less younger residents in Kinver than in other Tier 2 villages, Kinver still has a worse affordability ratio than the District and West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • The settlement's role as a Tier 2 settlement • Its potential to accommodate an additional strategic housing site (150 dwellings)
Perton	4.1	1.7	5.8	<ul style="list-style-type: none"> • Whilst Perton is more affordable than other Tier 2 villages, the village still holds a large proportion (10%) of the District's 0-16 year old population, meaning additional housing may assist in providing new homes for these residents should they seek to remain in the area within which they grew up • The settlement's role as a Tier 2 settlement • Its potential to accommodate an additional strategic housing site (150 dwellings)
Huntington	0.6	0	0.6	<ul style="list-style-type: none"> • Huntington has an affordability ratio that is better than both the District and West Midlands averages, and holds a smaller proportion of the District's younger population than other Tier 2 villages • Therefore, no additional allocations are made within this village

Spatial Option E: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Essington	2.7	0.4	3.1	<ul style="list-style-type: none"> • Essington sits within a ward which has an affordability ratio which is worse than both the West Midlands and District averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • The settlement's role as a Tier 3 settlement • The potential for smaller scale housing growth to contribute to the District's small sites requirement if split into multiple sites, whilst ensuring individual sites are large enough to contribute towards the need for affordable housing in the settlement.
Coven	1.3	0.4	1.7	<ul style="list-style-type: none"> • Coven sits within a ward which has an affordability ratio which is worse than both the West Midlands and District averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • The settlement's role as a Tier 3 settlement • The potential for smaller scale housing growth to contribute to the District's small sites requirement if split into multiple sites, whilst ensuring individual sites are large enough to contribute towards the need for affordable housing in the settlement.
Featherstone	1.1	0	1.1	<ul style="list-style-type: none"> • Featherstone sits within a ward with a better affordability ratio than both the District and West Midlands averages. Therefore, no additional allocations are made in this location.
Shareshill	0	0	0	<ul style="list-style-type: none"> • Shareshill sits within a ward with a better affordability ratio than both the District and West Midlands averages. Therefore, no additional allocations are made in this location.
Wheaton Aston	0.7	0.4	1.1	<ul style="list-style-type: none"> • Wheaton Aston sits within a ward which has an affordability ratio which is worse than both the West Midlands and District averages, meaning that new housing

				<p>may help to avoid local residents already living within the village from being priced out of the area</p> <ul style="list-style-type: none"> • The settlement’s role as a Tier 3 settlement • The potential for smaller scale housing growth to contribute to the District’s small sites requirement if split into multiple sites, whilst ensuring individual sites are large enough to contribute towards the need for affordable housing in the settlement.
Pattingham	0.3	0.4	0.7	<ul style="list-style-type: none"> • Pattingham sits within a ward which has an affordability ratio which is worse than both the West Midlands and District averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • The settlement’s role as a Tier 3 settlement • The potential for smaller scale housing growth to contribute to the District’s small sites requirement if split into multiple sites, whilst ensuring individual sites are large enough to contribute towards the need for affordable housing in the settlement.
Swindon	0.4	0.4	0.8	<ul style="list-style-type: none"> • Swindon sits within a ward which has an affordability ratio which is worse than both the West Midlands and District averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • The settlement’s role as a Tier 3 settlement • The potential for smaller scale housing growth to contribute to the District’s small sites requirement if split into multiple sites, whilst ensuring individual sites are large enough to contribute towards the need for affordable housing in the settlement.
Tier 4 villages	0.1	1.0	1.1	<ul style="list-style-type: none"> • All Tier 4 villages sit within wards with significantly worse affordability ratios than the West Midlands and District averages
Spatial Option E: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned growth on existing sites	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
North of Black Country	0	27.0*	27.0*	<ul style="list-style-type: none"> • of the three Black Country authorities which adjoin South Staffordshire, Walsall

conurbation (I54/ROF Featherstone corridor through to north of Walsall)				<p>and (to a lesser extent) Wolverhampton have identified unmet needs that cannot be met through additional urban capacity land release, whereas Dudley is currently meeting its own housing needs within its urban area</p> <ul style="list-style-type: none"> • the GBHMA Strategic Growth Study identifies that large (1,500+ dwellings) urban extensions in this broad location may best address the unmet needs of the housing market area • this broad location includes significant areas of land and sites which border the adjacent authorities of Wolverhampton and Walsall and, given the numerous large-scale site suggestions in this broad location, offer a unique opportunity to directly address the unmet needs of these areas
Western edge of Black Country urban area	0	9.0	9.0	<ul style="list-style-type: none"> • of the three Black Country authorities which adjoin South Staffordshire, Walsall and (to a lesser extent) Wolverhampton have identified unmet needs that cannot be met through additional urban capacity land release, whereas Dudley is currently meeting its own housing needs within its urban area • the GBHMA Strategic Growth Study identifies that dispersed housing growth (500+ dwellings) in this broad location may best address the unmet needs of the housing market area • this broad location includes some areas of land that border Wolverhampton and a significant area of land which borders Dudley’s western edge, meaning there are limited opportunities to directly address HMA unmet needs in this broad location
Western edge of Cannock	0	5.0	5.0	<ul style="list-style-type: none"> • Cannock has specifically not identified an unmet housing need, but does sit within a housing market area where unmet housing needs have been identified • this broad location includes some areas of land that border Cannock and there are significant site suggestions within this area, meaning there may still be a role for this broad location in addressing the unmet needs of the housing market area (albeit not to the same extent as broad locations adjacent to the Black Country)
South of Stafford	0	0	0	<ul style="list-style-type: none"> • Stafford’ has not identified an unmet housing need, is remote from South Staffordshire’s villages and does not sit within the same housing market area as South Staffordshire, meaning allocations in this broad location are unlikely to address the unmet needs of the District or the wider housing market area
New settlement area	0	0	0	<ul style="list-style-type: none"> • this broad location does not sit in close proximity to either the District’s villages

of search (A449/West Coast Mainline corridor)				or the neighbouring towns and cities which generate unmet needs (e.g. Wolverhampton and Walsall)
Sites in other rural locations	2.3	0	2.3	<ul style="list-style-type: none"> • the extent of existing commitments in the District’s wider rural area

*this option will also likely involve further growth beyond the plan period due to the likely delivery timescales for large scale sites

Spatial Strategy Option F – Giving first consideration to Green Belt land which is previously developed or well-served by public transport

Spatial Option F: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Penkridge	4.4	6.2	10.6	<ul style="list-style-type: none"> Penkridge is a Tier 1 village well served by public transport in the form of rail and bus links and has available land for a single comprehensive extension into the Open Countryside to the north of the village (approximately 550 dwellings)
Bilbrook/ Codsall	11.4	6.4	17.8	<ul style="list-style-type: none"> Codsall/Bilbrook is a Tier 1 settlement well served by public transport in the form of rail and bus links, and would require approximately 560 additional dwellings to be allocated to ensure required educational infrastructure improvements can be provided
Cheslyn Hay/Great Wyrley	4.3	1.7	6.0	<ul style="list-style-type: none"> Cheslyn Hay/Great Wyrley is a Tier 1 settlement well served by public transport in the form of rail and bus links and so has been allocated an amount of growth equivalent to an additional strategic site (150 dwellings)
Wombourne	6.5	2.5	9.0	<ul style="list-style-type: none"> Wombourne is a Tier 2 village and also has a significant brownfield land opportunity to the south-west of the village The level of additional growth reflects a conservative estimate of the minimum potential for brownfield land within the Green Belt to be developed to the south-west of the village
Other Tier 2 villages	8.5	0	8.5	<ul style="list-style-type: none"> Other Tier 2 villages do not have the same public transport (i.e. rail) opportunities as Tier 1 villages and do not have any significant areas of previously developed land within the Green Belt (unlike Wombourne)

Spatial Option F: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
All Tier 3 and 4 settlements	6.2	0	6.2	<ul style="list-style-type: none"> • Tier 3 and 4 settlements are not well-served by public transport compared to Tier 1 and 2 settlements, do not have significant brownfield land opportunities in the Green Belt and performed less well than Tier 1 and 2 villages in the Sustainability Appraisal of the 2018 Issues and Options consultation
Spatial Option F: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned growth on existing sites	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
North of Black Country conurbation (I54/ROF Featherstone corridor through to north of Walsall)	0	27.0*	27.0*	<ul style="list-style-type: none"> • This area of the urban fringe has the greatest level of access to employment centres via public transport of all areas of search adjacent to neighbouring towns and cities • This area of search was recommended for a large (1,500+ dwellings) urban extension in the GBHMA Strategic Growth Study, in part due to its access to public transport links into the urban area
Western edge of Black Country urban area	0	8.0	8.0	<ul style="list-style-type: none"> • This area of the urban fringe contains public transport corridors leading directly into the adjacent urban area, allowing for trip lengths on public transport into the higher order services in the Black Country to be minimised
Western edge of Cannock	0	3.0	3.0	<ul style="list-style-type: none"> • This area of the urban fringe contains public transport corridors leading directly into the adjacent urban area, allowing for trip lengths on public transport into the higher order services in Cannock to be minimised
South of Stafford	0	2.1	2.1	<ul style="list-style-type: none"> • This area of the urban fringe contains public transport corridors leading directly into the adjacent urban area, allowing for trip lengths on public transport into the higher order services in Stafford to be minimised
New settlement area of search (A449/West Coast Mainline)	0	0	0	<ul style="list-style-type: none"> • There are no current proposals for a new settlement in this area of search which would offer the same public transport opportunities as Tier 1 villages (i.e. rail access to employment) or urban extensions (i.e. bus access from locations)

corridor)				directly adjacent to the urban area) <ul style="list-style-type: none"> • There are no current proposals for a new settlement in this area of search which would enable the use of previously developed land in the Green Belt
Sites in other rural locations	2.3	0	2.3	<ul style="list-style-type: none"> • the extent of existing commitments in the District’s wider rural area

*this option will also likely involve further growth beyond the plan period due to the likely delivery timescales for large scale sites

Spatial Strategy Option G – Infrastructure-led development with a garden village area of search beyond the plan period

Spatial Option G: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Penkridge	4.4	6.2	10.6	<ul style="list-style-type: none"> • Penkridge is a Tier 1 village and is recognised as a location for growth in the GBHMA Strategic Growth Study • the potential level of growth required to deliver the currently available land for a single comprehensive extension into the Open Countryside to the north of the village (approximately 550 dwellings), which could also contribute to necessary improvements to the village’s leisure centre and may offer a sufficiently large site area to explore the potential to provide new retail provision to the north of the village should further evidence support this.
Bilbrook/ Codsall	11.4	6.4	17.8	<ul style="list-style-type: none"> • Codsall/Bilbrook are Tier 1 villages and are recognised as locations for growth in the GBHMA Strategic Growth Study • in order to release the non-Green Belt safeguarded land, a new first school is required and there are also local infrastructure opportunities to improve car parking near to the village centre of Codsall. • the amount of additional housing needed in the villages to deliver an additional 2 form-entry first school (approximately 560 dwellings on top of existing commitments and safeguarded land across Codsall/Bilbrook)
Cheslyn Hay/Great Wyrley	4.3	0	4.3	<ul style="list-style-type: none"> • Cheslyn Hay/Great Wyrley are Tier 1 villages with significant safeguarded land opportunities, but there do not currently appear to be the same opportunities to address infrastructure needs through new development when compared to other Tier 1 villages • larger strategic site options with significant on-site infrastructure offers exists on the northern edge of the Black Country and in the vicinity of ROF Featherstone, which may be more sustainable alternatives given the locations which drive unmet housing needs in the wider housing market area

Wombourne	6.5	2.5	9.0	<ul style="list-style-type: none"> • Wombourne is the largest Tier 2 village in the District, with significant available brownfield land opportunities adjacent to the village • The level of additional growth reflects a conservative estimate of the minimum potential for brownfield land within the Green Belt to be developed to the south-west of the village
Brewood	1.6	0.5	2.1	<ul style="list-style-type: none"> • Brewood is in the Green Belt and is one of the District’s historic towns in the Historic Environment Character Assessment and a large proportion of the village is covered by a Conservation Area when compared to other larger Tier 2 settlements • historic constraints are balanced against the need to provide a level of growth which could assist in delivering the identified need in the Infrastructure Delivery Plan for a car park to serve the village centre
Kinver	2.2	0.4	2.6	<ul style="list-style-type: none"> • Kinver is in the Green Belt and is one of the District’s historic towns in the Historic Environment Character Assessment and a large proportion of the village is covered by a Conservation Area when compared to other larger Tier 2 settlements • constraints are balanced against the need to provide a fixed proportion of small sites of less than 1ha each in the overall plan requirement, which growth in the village could assist with
Perton	4.1	2.5	6.6	<ul style="list-style-type: none"> • Perton is a large Tier 2 village with relatively large greenfield land options surrounding it, which are all constrained by Green Belt but are otherwise free from other environmental constraints • The opportunities for available sites in this area present to significantly increase the green infrastructure offer available on the edge of the village, through providing both housing and green infrastructure within a larger site area than is available on the edge of many other Tier 2 villages • The potential for additional growth to contribute to physical improvements to capacity at junctions along the Wrottesley park Road
Huntington	0.6	0.4	1.0	<ul style="list-style-type: none"> • Huntington is a relatively small Tier 2 settlement within the Green Belt adjacent to Cannock, and is tightly constrained by an AONB • constraints are balanced against the need to provide a fixed proportion of small sites of less than 1ha each in the overall plan requirement, which growth in the

				village could assist with
Spatial Option G: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What this level of growth reflects
Coven	1.3	0	1.3	<ul style="list-style-type: none"> • Coven, Featherstone and Shareshill are Tier 3 settlements within the Green Belt and in close proximity to the northern edge of the urban conurbation, which is identified for significant urban extensions under Option G
Featherstone	1.1	0	1.1	
Shareshill	0	0	0	
Essington	2.7	0	2.7	<ul style="list-style-type: none"> • Essington sits within the Green Belt in close proximity to the northern edge of the urban conurbation, which is identified for significant urban extensions under Option G • the existing commitments in the village are significant when compared to other villages
Wheaton Aston	0.7	0.4	1.1	<ul style="list-style-type: none"> • Wheaton Aston is a relatively small Tier 3 village, but is surrounded by Open Countryside land containing numerous smaller housing site suggestions • the potential for this level of growth to provide multiple small sites towards the District's small sites requirement
Pattingham	0.3	0.2	0.5	<ul style="list-style-type: none"> • Pattingham is a relatively small Tier 3 village and is surrounded by Green Belt land • the potential for this level of growth to provide an additional small site towards the District's small sites requirement
Swindon	0.4	0.2	0.6	<ul style="list-style-type: none"> • Swindon is a relatively small Tier 3 village and is surrounded by Green Belt land • the potential for this level of growth to provide an additional small site towards the District's small sites requirement
Tier 4 villages	0.1	0.8	0.9	<ul style="list-style-type: none"> • This level of growth allows for additional multiple small sites (less than 1ha) to be spread across some Tier 4 villages, where these might support local infrastructure
Spatial Option G: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Broad location	% of planned	% of planned	% of planned	What this level of growth reflects

	growth on existing sites	growth on new allocations	growth	
Area of search for employment-led growth at ROF Featherstone	0	13.5*	13.5*	<ul style="list-style-type: none"> • potential for larger-scale growth to deliver an access road to serve the ROF Featherstone employment site alongside the Council's aspiration for a Strategic Park and Ride along the A449 • opportunities to deliver the employment-led growth option identified around i54/ROF Featherstone in the GBHMA Strategic Growth Study • the indicative level of growth likely to be delivered on one large strategic site within the plan period
North of Black Country conurbation	0	13.5*	13.5*	<ul style="list-style-type: none"> • the availability of multiple potentially large (1,500+) urban extension sites in this location with greater potential to deliver strategic infrastructure on site • the area's proximity to areas of the Black Country with unmet needs (i.e. Wolverhampton and Walsall) • the indicative level of growth likely to be delivered on one large strategic site within the plan period
Western edge of Black Country urban area	0	8.5	8.5	<ul style="list-style-type: none"> • the amount of growth necessary to facilitate additional educational infrastructure on the western edge of the Black Country • additional the availability of multiple smaller urban extension options in this area • the recommendation in the GBHMA strategic growth study that between 500-2,500 dwellings could be found adjacent to the western fringe of the Black Country through dispersed housing growth • not all of the available Green Belt land for dispersed housing growth in this area is within South Staffordshire, with much of it lying within Wolverhampton and Dudley
Western edge of Cannock	0	0	0.0	<ul style="list-style-type: none"> • whilst it is within the GBHMA, there is no unmet housing need arising from Cannock • the area was not identified as a potential area for urban extensions or proportionate dispersal in the GBHMA Strategic Growth Study
South of Stafford	0	2.1	2.1	<ul style="list-style-type: none"> • Stafford is not within the GBHMA and there is no identified unmet need for housing within Stafford Borough • the GBHMA Strategic Growth Study examined the possibility for a large urban

				<p>extension in this location and concluded there were more sustainable locations for such development (despite the site not being within the Green Belt)</p> <ul style="list-style-type: none"> the area is beyond the Green Belt, so it is still important to consider a small level of growth that would not result in a unsustainable pattern of growth across the District as a whole
New settlement area of search (A449/West Coast Mainline corridor)	0	0*	0*	<ul style="list-style-type: none"> the provision of a new settlement to ensure housing needs can be met in the longer term beyond the plan period is a key aspiration of the Council an area of search for a new settlement along the A449 corridor was identified in the GBHMA Strategic Growth Study, indicating there is a broad location which may, in principle, be capable of accommodating new settlement proposals no growth from such settlements within the plan period is relied on under this option, reflecting the deliverability constraints identified in the GBHMA Strategic Growth Study, the ongoing uncertainty over the West Midlands Interchange proposal (which occupies the least harmful area of Green Belt within the area of search) and the current lack of proposals in this area which could demonstrate sufficient infrastructure delivery or public transport infrastructure provision to achieve a high degree of self-containment given the Council’s aspirations and the significant upfront work required for such proposals, it is appropriate to identify this strategic aspiration now for subsequent reviews of the Local Plan
Sites in other rural locations	2	0	2.3	<ul style="list-style-type: none"> the extent of existing commitments in the District’s wider rural area

*this option will also likely involve further growth beyond the plan period due to the likely delivery timescales for large scale sites