

South Staffordshire Council

Local Plan Review

Spatial Housing Strategy & Infrastructure Delivery October 2019

Appendix 4 Indicative Growth Tables

Please note that the percentages and dwelling numbers specified in these tables are purely indicative at this stage. The dwelling numbers included at this stage will help to give local communities, stakeholders and infrastructure providers an indication of how dwellings *could* be split between different areas of the district under the different options, indicating a potential direction of travel for the allocation of specific development sites.

However, these figures could still change following consultation, the site selection stage and a detailed examination of the constraints and capacities of specific site options in different areas.

Indicative additional dwellings to be found on top of existing allocations, permissions and safeguarded land							
Area of search for growth	A: Maximise Open Countryside release	B: Prioritising areas of lesser Green Belt harm	C: Continuing the existing Core Strategy spatial distribution	D: Maximise GBHMA Strategic Growth Study sites	E: Addressing local affordability and settlements with the greatest housing needs	F: Areas well-served by public transport and brownfield land	G: Infrastructure-led
Growth to existing/new rural communities	1627*	3113	5024	3184*	1371	1534	1813
Tier 1 Settlements	1194*	1300	1725	3184*	504	1306	1114
Penkridge	1194*	699	575	1194*	203	548	548
Bilbrook /Codsall	0	301	575	1495	150	566	566
Cheslyn Hay/Great Wyrley	0	301	575	0	150	150	0
Tier 2 Settlements	0	1070	2875	0	601	221	557
Wombourne	0	619	575	0	150	221	221
Brewood	0	150	575	0	150	0	44
Kinver	0	150	575	0	150	0	35
Perton	0	150	575	0	150	0	221
Huntington	0	0	575	0	0	0	35
Tier 3 Settlements	433	619	425	0	177	0	71
Essington	0	88	71	0	35	0	0
Coven	0	88	71	0	35	0	0
Featherstone	0	88	71	0	0	0	0
Shareshill	0	88	71	0	0	0	0
Wheaton Aston	433	88	71	0	35	0	35
Pattingham	0	88	71	0	35	0	18
Swindon	0	88	71	0	35	0	18
Tier 4 Settlements	0	124	0	0	71	0	71
Growth adjacent to neighbouring urban areas	2388*	1964	0	1857*	3626*	3547*	3326
New Settlement	1194*	0	0	0	0	0	0*
Areas of Search for Urban Extensions (Black Country)	0	770	0	1857*	3184*	3096*	2892*
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0	150	0	1194*	2388*	2388*	2388*
Western edge of Black Country urban area	0	619	0	1106	796	708	752
Areas of Search for Urban extensions from other authorities	1194*	1194*	0	0	442	451	186
West of Cannock (A5 corridor)	0	0	0	0	442	265	0
South of Stafford (A34 corridor)	1194*	1194*	0	0	0	186	186
Sites in other rural locations	0	0	0	0	0	0	0

Option A - Maximise Open Countryside release

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	18.4	59.8
Tier 1 Settlements	20.1	13.5	33.6
Penkrige	4.4	13.5	17.9
Bilbrook /Codsall	11.4	0	11.4
Cheslyn Hay/Great Wyrley	4.3	0	4.3
Tier 2 Settlements	15.0	0.0	15.0
Wombourne	6.5	0	6.5
Brewood	1.6	0	1.6
Kinver	2.2	0	2.2
Perton	4.1	0	4.1
Huntington	0.6	0	0.6
Tier 3 Settlements	6.1	4.9	11.0
Essington	2.7	0	2.7
Coven	1.3	0	1.3
Featherstone	1.1	0	1.1
Shareshill	0.0	0	0.0
Wheaton Aston	0.7	4.9	5.6
Pattingham	0.3	0	0.3
Swindon	0.4	0	0.4
Tier 4 Settlements	0.1	0.0	0.1
Growth adjacent to neighbouring urban areas	0.0	27.0	27.0
New Settlement (in Open Countryside around Dunston)	0.0	13.5	13.5
Areas of Search for Urban Extensions (Black Country)	0.0	0.0	0.0
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	0.0	0.0
Western edge of Black Country urban area	0.0	0.0	0.0
Areas of Search for Urban extensions from other authorities	0.0	13.5	13.5
West of Cannock (A5 corridor)	0.0	0.0	0.0
South of Stafford (A34 corridor)	0.0	13.5	13.5
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6	45.4	89.0
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		5.3

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
5286	1627
2971	1194
1583	1194
1004	0
384	0
1328	0
573	0
140	0
198	0
366	0
50	0
975	433
235	0
118	0
99	0
1	0
496	433
24	0
36	0
11	0
2388	2388
1194	1194
0	0
0	0
0	0
1194	1194
0	0
1194	1194
202	0
7876	4016

Option B - Prioritising Green Belt land release in areas of lesser Green Belt harm

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	35.2	76.6
Tier 1 Settlements	20.1	14.7	34.8
Penkridge	4.4	7.9	12.3
Bilbrook /Codsall	11.4	3.4	14.8
Cheslyn Hay/Great Wyrley	4.3	3.4	7.7
Tier 2 Settlements	15.0	12.1	27.1
Wombourne	6.5	7	13.5
Brewood	1.6	1.7	3.3
Kinver	2.2	1.7	3.9
Perton	4.1	1.7	5.8
Huntington	0.6	0	0.6
Tier 3 Settlements	6.1	7.0	13.1
Essington	2.7	1	3.7
Coven	1.3	1	2.3
Featherstone	1.1	1	2.1
Shareshill	0.0	1	1.0
Wheaton Aston	0.7	1	1.7
Pattingham	0.3	1	1.3
Swindon	0.4	1	1.4
Tier 4 Settlements	0.1	1.4	1.5
Growth adjacent to neighbouring urban areas	0.0	22.2	22.2
Areas of Search for Urban Extensions (Black Country)	0.0	8.7	8.7
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	1.7	1.7
Western edge of Black Country urban area	0.0	7.0	7.0
Areas of Search for Urban extensions from other authorities	0.0	13.5	13.5
West of Cannock (A5 corridor)	0.0	0.0	0.0
South of Stafford (A34 corridor)	0.0	13.5	13.5
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6	57.4	101.0
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		5.3

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
6772	3113
3078	1300
1088	699
1305	301
685	301
2398	1070
1192	619
291	150
348	150
516	150
50	0
1161	619
324	88
206	88
187	88
89	88
151	88
113	88
125	88
135	124
1964	1964
770	770
150	150
619	619
1194	1194
0	0
1194	1194
202	0
8938	5077

Option C - Carry forward existing Core Strategy strategic approach to distribution

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	56.8	98.2
Tier 1 Settlements	20.1	19.5	39.6
Penkridge	4.4	6.5	10.9
Bilbrook /Codsall	11.4	6.5	17.9
Cheslyn Hay/Great Wyrley	4.3	6.5	10.8
Tier 2 Settlements	15.0	32.5	47.5
Wombourne	6.5	6.5	13.0
Brewood	1.6	6.5	8.1
Kinver	2.2	6.5	8.7
Perton	4.1	6.5	10.6
Huntington	0.6	6.5	7.1
Tier 3 Settlements	6.1	4.8	10.9
Essington	2.7	0.8	3.5
Coven	1.3	0.8	2.1
Featherstone	1.1	0.8	1.9
Shareshill	0.0	0.8	0.8
Wheaton Aston	0.7	0.8	1.5
Pattingham	0.3	0.8	1.1
Swindon	0.4	0.8	1.2
Tier 4 Settlements	0.1	0.0	0.1
Growth adjacent to neighbouring urban areas	0.0	0.0	0.0
Areas of Search for Urban Extensions (Black Country)	0.0	0.0	0.0
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	0.0	0.0
Western edge of Black Country urban area	0.0	0.0	0.0
Areas of Search for Urban extensions from other authorities	0.0	0.0	0.0
West of Cannock (A5 corridor)	0.0	0.0	0.0
South of Stafford (A34 corridor)	0.0	0.0	0.0
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6	56.8	100.4
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		5.3

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
8682	5024
3502	1725
964	575
1579	575
959	575
4202	2875
1148	575
715	575
773	575
941	575
625	575
966	425
306	71
188	71
169	71
72	71
133	71
95	71
107	71
11	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
202	0
8885	5024

Option D - Maximising sites in areas identified in the GBHMA Strategic Growth Study

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	30.4	71.8
Tier 1 Settlements	20.1	30.4	50.5
Penkrige	4.4	13.5	17.9
Bilbrook /Codsall	11.4	16.9	28.3
Cheslyn Hay/Great Wyrley	4.3	0	4.3
Tier 2 Settlements	15.0	0.0	15.0
Wombourne	6.5	0	6.5
Brewood	1.6	0	1.6
Kinver	2.2	0	2.2
Perton	4.1	0	4.1
Huntington	0.6	0	0.6
Tier 3 Settlements	6.1	0.0	6.1
Essington	2.7	0	2.7
Coven	1.3	0	1.3
Featherstone	1.1	0	1.1
Shareshill	0.0	0	0.0
Wheaton Aston	0.7	0	0.7
Pattingham	0.3	0	0.3
Swindon	0.4	0	0.4
Tier 4 Settlements	0.1	0.0	0.1
Growth adjacent to neighbouring urban areas	0.0	26.0	26.0
Areas of Search for Urban Extensions (Black Country)	0.0	26.0	26.0
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	13.5	13.5
Western edge of Black Country urban area	0.0	12.5	12.5
Areas of Search for Urban extensions from other authorities	0.0	0.0	0.0
West of Cannock (A5 corridor)	0.0	0.0	0.0
South of Stafford (A34 corridor)	0.0	0.0	0.0
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6		100.0
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		5.3

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
6347	2689
4466	2689
1583	1194
2499	1495
384	0
1328	0
573	0
140	0
198	0
366	0
50	0
542	0
235	0
118	0
99	0
1	0
63	0
24	0
36	0
11	0
2300	2300
2300	2300
1194	1194
1106	1106
0	0
0	0
0	0
202	0
8849	4989

Option E - Addressing local affordability issues and settlements with the greatest needs

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	15.5	56.9
Tier 1 Settlements	20.1	5.7	25.8
Penkridge	4.4	2.3	6.7
Bilbrook /Codsall	11.4	1.7	13.1
Cheslyn Hay/Great Wyrley	4.3	1.7	6.0
Tier 2 Settlements	15.0	6.8	21.8
Wombourne	6.5	1.7	8.2
Brewood	1.6	1.7	3.3
Kinver	2.2	1.7	3.9
Perton	4.1	1.7	5.8
Huntington	0.6	0	0.6
Tier 3 Settlements	6.1	2.0	8.1
Essington	2.7	0.4	3.1
Coven	1.3	0.4	1.7
Featherstone	1.1	0	1.1
Shareshill	0.0	0	0.0
Wheaton Aston	0.7	0.4	1.1
Pattingham	0.3	0.4	0.7
Swindon	0.4	0.4	0.8
Tier 4 Settlements	0.1	1.0	1.1
Growth adjacent to neighbouring urban areas	0.0	41.0	41.0
Areas of Search for Urban Extensions (Black Country)	0.0	36.0	36.0
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	27.0	27.0
Western edge of Black Country urban area	0.0	9.0	9.0
Areas of Search for Urban extensions from other authorities	0.0	5.0	5.0
West of Cannock (A5 corridor)	0.0	5.0	5.0
South of Stafford (A34 corridor)	0.0	0.0	0.0
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6	56.5	100.1
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		5.1

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
5029	1371
2282	504
593	203
1154	150
534	150
1929	601
723	150
291	150
348	150
516	150
50	0
719	177
270	35
153	35
99	0
1	0
98	35
60	35
72	35
100	88
3626	3626
3184	3184
2388	2388
796	796
442	442
442	442
0	0
202	0
8858	4997

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

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	16.8	58.2
Tier 1 Settlements	20.1	14.3	34.4
Penkridge	4.4	6.2	10.6
Bilbrook /Codsall	11.4	6.4	17.8
Cheslyn Hay/Great Wyrley	4.3	1.7	6.0
Tier 2 Settlements	15.0	2.5	17.5
Wombourne	6.5	2.5	9.0
Brewood	1.6	0	1.6
Kinver	2.2	0	2.2
Perton	4.1	0	4.1
Huntington	0.6	0	0.6
Tier 3 Settlements	6.1	0.0	6.1
Essington	2.7	0	2.7
Coven	1.3	0	1.3
Featherstone	1.1	0	1.1
Shareshill	0.0	0	0.0
Wheaton Aston	0.7	0	0.7
Pattingham	0.3	0	0.3
Swindon	0.4	0	0.4
Tier 4 Settlements	0.1	0.0	0.1
Growth adjacent to neighbouring urban areas	0.0	40.1	40.1
Areas of Search for Urban Extensions (Black Country)	0.0	35.0	35.0
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	27.0	27.0
Western edge of Black Country urban area	0.0	8.0	8.0
Areas of Search for Urban extensions from other authorities	0.0	5.1	5.1
West of Cannock (A5 corridor)	0.0	3.0	3.0
South of Stafford (A34 corridor)	0.0	2.1	2.1
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6	56.9	100.5
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		5.3

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
5144	1534
3042	1306
938	548
1570	566
534	150
1549	221
794	221
140	0
198	0
366	0
50	0
542	0
235	0
118	0
99	0
1	0
63	0
24	0
36	0
11	0
3547	3547
3096	3096
2388	2388
708	708
451	451
265	265
186	186
202	0
8894	5033

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

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings), including safeguarded land and a minimum 35 DPH	Additional % to be found under Option	Total % proposed under option
Growth to existing/new rural communities	41.4	20.5	61.9
Tier 1 Settlements	20.1	12.6	32.7
Penkridge	4.4	6.2	10.6
Bilbrook /Codsall	11.4	6.4	17.8
Cheslyn Hay/Great Wyrley	4.3	0	4.3
Tier 2 Settlements	15.0	6.3	21.3
Wombourne	6.5	2.5	9.0
Brewood	1.6	0.5	2.1
Kinver	2.2	0.4	2.6
Perton	4.1	2.5	6.6
Huntington	0.6	0.4	1.0
Tier 3 Settlements	6.1	0.8	6.9
Essington	2.7	0	2.7
Coven	1.3	0	1.3
Featherstone	1.1	0	1.1
Shareshill	0.0	0	0.0
Wheaton Aston	0.7	0.4	1.1
Pattingham	0.3	0.2	0.5
Swindon	0.4	0.2	0.6
Tier 4 Settlements	0.1	0.8	0.9
Growth adjacent to neighbouring urban areas	0.0	37.6	37.6
Areas of Search for Urban Extensions (Black Country)	0.0	35.5	35.5
Area of search for employment-led growth at ROF Featherstone	0.0	13.5	13.5
Northern edge of the Black Country	0.0	13.5	13.5
Western edge of Black Country urban area	0.0	8.5	8.5
Areas of Search for Urban extensions from other authorities	0.0	2.1	2.1
West of Cannock (A5 corridor)	0.0	0.0	0.0
South of Stafford (A34 corridor)	0.0	2.1	2.1
Sites in other rural locations	2.3	0.0	2.3
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	43.6	58.1	101.7
Windfall Allowance on top of development scenarios (applied 2021-2037)	5.1		106.8

Dwellings this implies between 2018-2037	Additional dwellings this implies on top of existing permissions, allocations and safeguarded land
5472	1813
2892	1114
938	548
1570	566
384	0
1885	557
794	221
185	44
233	35
587	221
86	35
613	71
235	0
118	0
99	0
1	0
98	35
42	18
54	18
82	71
3326	3326
3140	3140
1194	1194
1194	1194
752	752
186	186
0	0
186	186
202	0
9000	5139
9450	

Existing housing supply and housing supply from safeguarded land

Area of search for growth	Existing % commitment to total housing requirement (8,845 dwellings) without density uplift	Potential dwellings uplift from achieving average density of 35 DPH on safeguarded land	Potential percentage uplift from achieving average density of 35 DPH on safeguarded land	Total % proposed under option	Dwellings this implies between 2018-2037
Growth to existing/new rural communities	39.7	161	1.7	41.4	3658
Tier 1 Settlements	19.2	84	0.9	20.1	1777
Penkrige	4.3	8	0.1	4.4	389
Bilbrook /Codsall	10.8	58	0.6	11.4	1004
Cheslyn Hay/Great Wyrley	4.1	18	0.2	4.3	384
Tier 2 Settlements	14.3	63	0.7	15.0	1328
Wombourne	6.2	28	0.3	6.5	573
Brewood	1.5	10	0.1	1.6	140
Kinver	2.1	8	0.1	2.2	198
Perton	4.0	13	0.1	4.1	366
Huntington	0.5	4	0.1	0.6	50
Tier 3 Settlements	6.0	14	0.1	6.1	542
Essington	2.7	0	0	2.7	235
Coven	1.2	4	0.1	1.3	118
Featherstone	1.1	3	0	1.1	99
Shareshill	0.0	0	0	0.0	1
Wheaton Aston	0.7	0	0	0.7	63
Pattingham	0.3	2	0	0.3	24
Swindon	0.4	2	0	0.4	36
Tier 4 Settlements	0.1	0	0.0	0.1	11
Growth adjacent to neighbouring urban areas	0.0		0.0	0.0	0
New Settlement	0.0	0	0.0	0.0	0
Areas of Search for Urban Extensions (Black Country)	0.0	0	0.0	0.0	0
North of Black Country conurbation (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall)	0.0	0	0.0	0.0	0
Western edge of Black Country urban area	0.0	0	0.0	0.0	0
Areas of Search for Urban extensions from other authorities	0.0	0	0.0	0.0	0
West of Cannock (A5 corridor)	0.0	0	0.0	0.0	0
South of Stafford (A34 corridor)	0.0	0	0.0	0.0	0
Sites in other rural locations	2.3	0	0.0	2.3	202
TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)	41.9			43.6	3861
Windfall Allowance on top of development scenarios (applied 2022-2037)	5.1			5.3	