

# 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 |
| <b>Growth to existing/new rural communities</b>  | <b>1627*</b>   | <b>3113</b>                                     | <b>5024</b>   | <b>3184*</b>                                   | <b>1371</b>   | <b>1534</b>  | <b>1813</b>           |
| <b>Tier 1 Settlements</b>  | <b>1194*</b>   | <b>1300</b>                                     | <b>1725</b>   | <b>3184*</b>                                   | <b>504</b>  | <b>1306</b>  | <b>1114</b>           |
| 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                     |
| <b>Tier 2 Settlements</b>  | <b>0</b>   | <b>1070</b>                                     | <b>2875</b>   | <b>0</b>                                       | <b>601</b>  | <b>221</b>   | <b>557</b>            |
| 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                    |
| <b>Tier 3 Settlements</b>  | <b>433</b>   | <b>619</b>                                      | <b>425</b>  | <b>0</b>                                       | <b>177</b>  | <b>0</b>   | <b>71</b>             |
| 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                    |
| <b>Tier 4 Settlements</b>  | <b>0</b>   | <b>124</b>                                      | <b>0</b>  | <b>0</b>                                       | <b>71</b>   | <b>0</b>   | <b>71</b>             |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>2388*</b>   | <b>1964</b>                                     | <b>0</b>  | <b>1857*</b>                                   | <b>3626*</b>  | <b>3547*</b>   | <b>3326</b>           |
| <b>New Settlement</b>  | <b>1194*</b>   | <b>0</b>  | <b>0</b>  | <b>0</b>                                       | <b>0</b>  | <b>0</b>   | <b>0*</b>             |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0</b>   | <b>770</b>                                      | <b>0</b>  | <b>1857*</b>                                   | <b>3184*</b>  | <b>3096*</b>   | <b>2892*</b>          |
| <b>North of Black Country conurbation (I54/ROF Featherstone corridor &amp; north of Wolverhampton/Walsall)</b> | <b>0</b>   | <b>150</b>                                      | <b>0</b>  | <b>1194*</b>                                   | <b>2388*</b>  | <b>2388*</b>   | <b>2388*</b>          |
| <b>Western edge of Black Country urban area</b>  | <b>0</b>   | <b>619</b>                                      | <b>0</b>  | <b>1106</b>                                    | <b>796</b>  | <b>708</b>   | <b>752</b>            |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>1194*</b>   | <b>1194*</b>                                    | <b>0</b>  | <b>0</b>                                       | <b>442</b>  | <b>451</b>   | <b>186</b>            |
| <b>West of Cannock (A5 corridor)</b>   | <b>0</b>   | <b>0</b>  | <b>0</b>  | <b>0</b>                                       | <b>442</b>  | <b>265</b>   | <b>0</b>              |
| <b>South of Stafford (A34 corridor)</b>  | <b>1194*</b>   | <b>1194*</b>                                    | <b>0</b>  | <b>0</b>                                       | <b>0</b>  | <b>186</b>   | <b>186</b>            |
| <b>Sites in other rural locations</b>  | <b>0</b>   | <b>0</b>  | <b>0</b>  | <b>0</b>                                       | <b>0</b>  | <b>0</b>   | <b>0</b>              |

**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 |
|--|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>  | <b>41.4</b>   | <b>18.4</b>                           | <b>59.8</b>                   |
| <b>Tier 1 Settlements</b>  | <b>20.1</b>   | <b>13.5</b>                           | <b>33.6</b>                   |
| Penkridge  | 4.4   | 13.5                                  | 17.9                          |
| Bilbrook /Codsall  | 11.4  | 0                                     | 11.4                          |
| Cheslyn Hay/Great Wyrley   | 4.3   | 0                                     | 4.3                           |
| <b>Tier 2 Settlements</b>  | <b>15.0</b>   | <b>0.0</b>                            | <b>15.0</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>  | <b>6.1</b>  | <b>4.9</b>                            | <b>11.0</b>                   |
| 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                           |
| <b>Tier 4 Settlements</b>  | <b>0.1</b>  | <b>0.0</b>                            | <b>0.1</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>0.0</b>  | <b>27.0</b>                           | <b>27.0</b>                   |
| <b>New Settlement (in Open Countryside around Dunston)</b>   | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>North of Black Country conurbation</b> (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall) | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>Western edge of Black Country urban area</b>  | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>West of Cannock</b> (A5 corridor)   | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>South of Stafford</b> (A34 corridor)  | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>Sites in other rural locations</b>  | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>   | <b>43.6</b>   | <b>45.4</b>                           | <b>89.0</b>                   |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b>                              | <b>5.1</b>  |                                       | <b>5.3</b>                    |

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

## 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 |
|--|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>  | <b>41.4</b>   | <b>35.2</b>                           | <b>76.6</b>                   |
| <b>Tier 1 Settlements</b>  | <b>20.1</b>   | <b>14.7</b>                           | <b>34.8</b>                   |
| 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                           |
| <b>Tier 2 Settlements</b>  | <b>15.0</b>   | <b>12.1</b>                           | <b>27.1</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>  | <b>6.1</b>  | <b>7.0</b>                            | <b>13.1</b>                   |
| 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                           |
| <b>Tier 4 Settlements</b>  | <b>0.1</b>  | <b>1.4</b>                            | <b>1.5</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>0.0</b>  | <b>22.2</b>                           | <b>22.2</b>                   |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0.0</b>  | <b>8.7</b>                            | <b>8.7</b>                    |
| <b>North of Black Country conurbation</b> (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall) | <b>0.0</b>  | <b>1.7</b>                            | <b>1.7</b>                    |
| <b>Western edge of Black Country urban area</b>  | <b>0.0</b>  | <b>7.0</b>                            | <b>7.0</b>                    |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>West of Cannock</b> (A5 corridor)   | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>South of Stafford</b> (A34 corridor)  | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>Sites in other rural locations</b>  | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>   | <b>43.6</b>   | <b>57.4</b>                           | <b>101.0</b>                  |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b>                              | <b>5.1</b>  |                                       | <b>5.3</b>                    |

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

## 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 |
|--|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>  | <b>41.4</b>   | <b>56.8</b>                           | <b>98.2</b>                   |
| <b>Tier 1 Settlements</b>  | <b>20.1</b>   | <b>19.5</b>                           | <b>39.6</b>                   |
| 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                          |
| <b>Tier 2 Settlements</b>  | <b>15.0</b>   | <b>32.5</b>                           | <b>47.5</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>  | <b>6.1</b>  | <b>4.8</b>                            | <b>10.9</b>                   |
| 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                           |
| <b>Tier 4 Settlements</b>  | <b>0.1</b>  | <b>0.0</b>                            | <b>0.1</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>North of Black Country conurbation</b> (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall) | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>Western edge of Black Country urban area</b>  | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>West of Cannock</b> (A5 corridor)   | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>South of Stafford</b> (A34 corridor)  | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>Sites in other rural locations</b>  | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>   | <b>43.6</b>   | <b>56.8</b>                           | <b>100.4</b>                  |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b>                              | <b>5.1</b>  |                                       | <b>5.3</b>                    |

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

## 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 |
|--|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>  | <b>41.4</b>   | <b>30.4</b>                           | <b>71.8</b>                   |
| <b>Tier 1 Settlements</b>  | <b>20.1</b>   | <b>30.4</b>                           | <b>50.5</b>                   |
| Penkridge  | 4.4   | 13.5                                  | 17.9                          |
| Bilbrook /Codsall  | 11.4  | 16.9                                  | 28.3                          |
| Cheslyn Hay/Great Wyrley   | 4.3   | 0                                     | 4.3                           |
| <b>Tier 2 Settlements</b>  | <b>15.0</b>   | <b>0.0</b>                            | <b>15.0</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>  | <b>6.1</b>  | <b>0.0</b>                            | <b>6.1</b>                    |
| 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                           |
| <b>Tier 4 Settlements</b>  | <b>0.1</b>  | <b>0.0</b>                            | <b>0.1</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>0.0</b>  | <b>26.0</b>                           | <b>26.0</b>                   |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0.0</b>  | <b>26.0</b>                           | <b>26.0</b>                   |
| <b>North of Black Country conurbation</b> (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall) | <b>0.0</b>  | 13.5                                  | 13.5                          |
| <b>Western edge of Black Country urban area</b>  | <b>0.0</b>  | 12.5                                  | 12.5                          |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>West of Cannock</b> (A5 corridor)   | <b>0.0</b>  | 0.0                                   | 0.0                           |
| <b>South of Stafford</b> (A34 corridor)  | <b>0.0</b>  | 0.0                                   | 0.0                           |
| <b>Sites in other rural locations</b>  | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>   | <b>43.6</b>   |                                       | <b>100.0</b>                  |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b>                              | <b>5.1</b>  |                                       | <b>5.3</b>                    |

| Dwellings this implies between 2018-2037 | Additional dwellings this implies on top of existing permissions, allocations and safeguarded land |
|--|--|
| <b>6347</b>                              | <b>2689</b>  |
| <b>4466</b>                              | <b>2689</b>  |
| 1583                                     | 1194   |
| 2499                                     | 1495   |
| 384                                      | 0  |
| <b>1328</b>                              | <b>0</b>   |
| 573                                      | 0  |
| 140                                      | 0  |
| 198                                      | 0  |
| 366                                      | 0  |
| 50                                       | 0  |
| <b>542</b>                               | <b>0</b>   |
| 235                                      | 0  |
| 118                                      | 0  |
| 99                                       | 0  |
| 1  | 0  |
| 63                                       | 0  |
| 24                                       | 0  |
| 36                                       | 0  |
| <b>11</b>                                | <b>0</b>   |
| <b>2300</b>                              | <b>2300</b>  |
| <b>2300</b>                              | <b>2300</b>  |
| 1194                                     | 1194   |
| 1106                                     | 1106   |
| <b>0</b>                                 | <b>0</b>   |
| 0  | 0  |
| 0  | 0  |
| <b>202</b>                               | <b>0</b>   |
| <b>8849</b>                              | 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 |
|--|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>  | <b>41.4</b>   | <b>15.5</b>                           | <b>56.9</b>                   |
| <b>Tier 1 Settlements</b>  | <b>20.1</b>   | <b>5.7</b>                            | <b>25.8</b>                   |
| 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                           |
| <b>Tier 2 Settlements</b>  | <b>15.0</b>   | <b>6.8</b>                            | <b>21.8</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>  | <b>6.1</b>  | <b>2.0</b>                            | <b>8.1</b>                    |
| 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                           |
| <b>Tier 4 Settlements</b>  | <b>0.1</b>  | <b>1.0</b>                            | <b>1.1</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>0.0</b>  | <b>41.0</b>                           | <b>41.0</b>                   |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0.0</b>  | <b>36.0</b>                           | <b>36.0</b>                   |
| <b>North of Black Country conurbation</b> (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall) | <b>0.0</b>  | 27.0                                  | 27.0                          |
| <b>Western edge of Black Country urban area</b>  | <b>0.0</b>  | 9.0                                   | 9.0                           |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>0.0</b>  | <b>5.0</b>                            | <b>5.0</b>                    |
| <b>West of Cannock</b> (A5 corridor)   | <b>0.0</b>  | 5.0                                   | 5.0                           |
| <b>South of Stafford</b> (A34 corridor)  | <b>0.0</b>  | 0.0                                   | 0.0                           |
| <b>Sites in other rural locations</b>  | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>   | <b>43.6</b>   | <b>56.5</b>                           | <b>100.1</b>                  |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b>                              | <b>5.1</b>  |                                       | <b>5.1</b>                    |

| Dwellings this implies between 2018-2037 | Additional dwellings this implies on top of existing permissions, allocations and safeguarded land |
|--|--|
| <b>5029</b>                              | <b>1371</b>  |
| <b>2282</b>                              | <b>504</b>   |
| 593                                      | 203  |
| 1154                                     | 150  |
| 534                                      | 150  |
| <b>1929</b>                              | <b>601</b>   |
| 723                                      | 150  |
| 291                                      | 150  |
| 348                                      | 150  |
| 516                                      | 150  |
| 50                                       | 0  |
| <b>719</b>                               | <b>177</b>   |
| 270                                      | 35   |
| 153                                      | 35   |
| 99                                       | 0  |
| 1  | 0  |
| 98                                       | 35   |
| 60                                       | 35   |
| 72                                       | 35   |
| <b>100</b>                               | <b>88</b>  |
| <b>3626</b>                              | <b>3626</b>  |
| <b>3184</b>                              | <b>3184</b>  |
| 2388                                     | 2388   |
| 796                                      | 796  |
| <b>442</b>                               | <b>442</b>   |
| 442                                      | 442  |
| 0  | 0  |
| <b>202</b>                               | <b>0</b>   |
| <b>8858</b>                              | 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 |
|--|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>  | <b>41.4</b>   | <b>16.8</b>                           | <b>58.2</b>                   |
| <b>Tier 1 Settlements</b>  | <b>20.1</b>   | <b>14.3</b>                           | <b>34.4</b>                   |
| 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                           |
| <b>Tier 2 Settlements</b>  | <b>15.0</b>   | <b>2.5</b>                            | <b>17.5</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>  | <b>6.1</b>  | <b>0.0</b>                            | <b>6.1</b>                    |
| 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                           |
| <b>Tier 4 Settlements</b>  | <b>0.1</b>  | <b>0.0</b>                            | <b>0.1</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>   | <b>0.0</b>  | <b>40.1</b>                           | <b>40.1</b>                   |
| <b>Areas of Search for Urban Extensions (Black Country)</b>  | <b>0.0</b>  | <b>35.0</b>                           | <b>35.0</b>                   |
| <b>North of Black Country conurbation</b> (I54/ROF Featherstone corridor & north of Wolverhampton/Walsall) | <b>0.0</b>  | 27.0                                  | 27.0                          |
| <b>Western edge of Black Country urban area</b>  | <b>0.0</b>  | 8.0                                   | 8.0                           |
| <b>Areas of Search for Urban extensions from other authorities</b>   | <b>0.0</b>  | <b>5.1</b>                            | <b>5.1</b>                    |
| <b>West of Cannock</b> (A5 corridor)   | <b>0.0</b>  | 3.0                                   | 3.0                           |
| <b>South of Stafford</b> (A34 corridor)  | <b>0.0</b>  | 2.1                                   | 2.1                           |
| <b>Sites in other rural locations</b>  | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>   | <b>43.6</b>   | <b>56.9</b>                           | <b>100.5</b>                  |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b>                              | <b>5.1</b>  |                                       | <b>5.3</b>                    |

| Dwellings this implies between 2018-2037 | Additional dwellings this implies on top of existing permissions, allocations and safeguarded land |
|--|--|
| <b>5144</b>                              | <b>1534</b>  |
| <b>3042</b>                              | <b>1306</b>  |
| 938                                      | 548  |
| 1570                                     | 566  |
| 534                                      | 150  |
| <b>1549</b>                              | <b>221</b>   |
| 794                                      | 221  |
| 140                                      | 0  |
| 198                                      | 0  |
| 366                                      | 0  |
| 50                                       | 0  |
| <b>542</b>                               | <b>0</b>   |
| 235                                      | 0  |
| 118                                      | 0  |
| 99                                       | 0  |
| 1  | 0  |
| 63                                       | 0  |
| 24                                       | 0  |
| 36                                       | 0  |
| <b>11</b>                                | <b>0</b>   |
| <b>3547</b>                              | <b>3547</b>  |
| <b>3096</b>                              | <b>3096</b>  |
| 2388                                     | 2388   |
| 708                                      | 708  |
| <b>451</b>                               | <b>451</b>   |
| 265                                      | 265  |
| 186                                      | 186  |
| <b>202</b>                               | <b>0</b>   |
| <b>8894</b>                              | 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 |
|---|---|---------------------------------------|-------------------------------|
| <b>Growth to existing/new rural communities</b>                               | <b>41.4</b>   | <b>20.5</b>                           | <b>61.9</b>                   |
| <b>Tier 1 Settlements</b>   | <b>20.1</b>   | <b>12.6</b>                           | <b>32.7</b>                   |
| Penkridge   | 4.4   | 6.2                                   | 10.6                          |
| Bilbrook /Codsall   | 11.4  | 6.4                                   | 17.8                          |
| Cheslyn Hay/Great Wyrley  | 4.3   | 0                                     | 4.3                           |
| <b>Tier 2 Settlements</b>   | <b>15.0</b>   | <b>6.3</b>                            | <b>21.3</b>                   |
| 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                           |
| <b>Tier 3 Settlements</b>   | <b>6.1</b>  | <b>0.8</b>                            | <b>6.9</b>                    |
| 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                           |
| <b>Tier 4 Settlements</b>   | <b>0.1</b>  | <b>0.8</b>                            | <b>0.9</b>                    |
| <b>Growth adjacent to neighbouring urban areas</b>                            | <b>0.0</b>  | <b>37.6</b>                           | <b>37.6</b>                   |
| <b>Areas of Search for Urban Extensions (Black Country)</b>                   | <b>0.0</b>  | <b>35.5</b>                           | <b>35.5</b>                   |
| <b>Area of search for employment-led growth at ROF Featherstone</b>           | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>Northern edge of the Black Country</b>                                     | <b>0.0</b>  | <b>13.5</b>                           | <b>13.5</b>                   |
| <b>Western edge of Black Country urban area</b>                               | <b>0.0</b>  | <b>8.5</b>                            | <b>8.5</b>                    |
| <b>Areas of Search for Urban extensions from other authorities</b>            | <b>0.0</b>  | <b>2.1</b>                            | <b>2.1</b>                    |
| <b>West of Cannock (A5 corridor)</b>  | <b>0.0</b>  | <b>0.0</b>                            | <b>0.0</b>                    |
| <b>South of Stafford (A34 corridor)</b>                                       | <b>0.0</b>  | <b>2.1</b>                            | <b>2.1</b>                    |
| <b>Sites in other rural locations</b>   | <b>2.3</b>  | <b>0.0</b>                            | <b>2.3</b>                    |
| <b>TOTAL SUPPLY TOWARDS PLAN TARGET (not including windfall)</b>              | <b>43.6</b>   | <b>58.1</b>                           | <b>101.7</b>                  |
| <b>Windfall Allowance on top of development scenarios (applied 2021-2037)</b> | <b>5.1</b>  |                                       | <b>106.8</b>                  |

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

## Existing housing supply and housing supply from safeguarded land

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

| Dwellings this implies between 2018-2037 |
|--|
| <b>3658</b>                              |
| <b>1777</b>                              |
| 389                                      |
| 1004                                     |
| 384                                      |
| <b>1328</b>                              |
| 573                                      |
| 140                                      |
| 198                                      |
| 366                                      |
| 50                                       |
| <b>542</b>                               |
| 235                                      |
| 118                                      |
| 99                                       |
| 1  |
| 63                                       |
| 24                                       |
| 36                                       |
| <b>11</b>                                |
| <b>0</b>                                 |
| <b>0</b>                                 |
| <b>0</b>                                 |
| 0  |
| 0  |
| <b>0</b>                                 |
| 0  |
| 0  |
| <b>202</b>                               |
| <b>3861</b>                              |