

**South Staffordshire Council
Local Plan Review**

Preferred Options

**Housing Site Selection
Topic Paper**

September 2021

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Chapter 1. Introduction

The purpose of this paper

- 1.1 The purpose of this Topic Paper is to set out how the Council will assess and allocate housing site options to meet its proposed housing target for the Local Plan Review 2018-2038. It summarises which sites are proposed for housing and which are not, including summary reasons for this decision.
- 1.2 The criteria used for site selection were consulted on in the previous 2019 Spatial Housing Strategy and Infrastructure Delivery consultation and have been informed by comments received to that consultation. In order to show how sites performed against the various criteria, we have prepared detailed site assessment proformas for each site option. Each proforma seeks to summarise key elements of the Council's evidence base and site survey process relevant to each site in the manner proposed in the 2019 Spatial Housing Strategy & Infrastructure Delivery consultation. The Council has considered all factors in the round in arriving at a decision regarding which are the best performing sites in the District.
- 1.3 This paper must be read alongside the Council's Local Plan Review Preferred Options consultation, which summarises the selected housing sites, the wider housing strategy the Council are proposing and the next steps the Council will undertake following the current consultation.

Previous consultations on site selection methodology

- 1.4 To ensure that the Council's site selection criteria can be considered robust, the last consultation stage of the Local Plan Review (Spatial Housing Strategy and Infrastructure Delivery 2019) set out a methodology to be used for site selection and invited comments on whether the factors set out were correct and whether other factors should be considered. A number of responses were received to this consultation with respect of site selection, including submissions from local community groups (e.g. Parish Councils, Civic Societies), key stakeholders (e.g. other local authorities) and development industry representatives (e.g. housebuilders, local agents). The Council has taken account of these representations and amended the proposed methodology where necessary. The Council has also considered the findings of the Sustainability Appraisal and used these to inform where additional stakeholder comments may be required (e.g. from the Lead Local Flood Authority).
- 1.5 In response to these factors, the Council has made a number of amendments to the site selection process. Briefly summarising some of the key changes/points of clarification, these include:
 - Having regard to the Black Country's proposed threshold for automatically discounting land which would both result in 'Very High' Green Belt harm and is in an area of 'Moderate/High' (or greater) landscape sensitivity
 - Identifying brick clay areas as being of particular sensitivity when compared to other mineral safeguarding areas

- Ensuring that sites in Tier 1-4 villages or urban edge locations which do not strictly conform to Spatial Option G of the 2019 consultation are not excluded from assessment, particularly in light of Spatial Options D-G being assessed as all having similar sustainability impacts in the 2019 iteration of the Sustainability Appraisal
- Inclusion of likely approximate walking distances via existing footways from the centre of a site to existing services and facilities, including public transport where available, recognising that these may be different to as-the-crow-flies catchment distances in many instances
- Seeking initial Highways Authority comments on each site to indicate which sites may raise greater levels of highways concerns than others
- Seeking initial Lead Local Flood Authority comments to identify site options which can satisfactorily mitigate surface water flood risk issues
- Consideration of whether sites include areas of High or Very High Habitat Distinctiveness, based on work undertaken with the Staffordshire Wildlife Trust (Nature Recovery Network mapping – Appendix D/Map 1)
- Identifying where sites would completely fill in a remaining gap between two of the District's villages or between a village in the District and a neighbouring town/city, to ensure risks of coalescence are recognised

Chapter 2. Identifying and narrowing down sites for consideration

- 2.1 The Council has undertaken many 'Call for Sites' consultations over a number of years. This invites landowners and agents to submit details of sites including location, size of site, details of any constraints and which have a willing landowner. These sites form the basis of the Council's Strategic Housing & Economic Land Availability Assessment (SHELAA), which lists all of the sites formally suggested to the Council for housing.

SHELAA 2021

- 2.2 To help to identify a shortlist of sites for allocation in the Local Plan Review, the SHELAA categorises sites using the categories set out below, which were agreed with local agents, developers and duty to cooperate partners through the preparation of the 2021 SHELAA:

S1	Sites currently suitable for housing and deliverable within 5 years
S2	Sites currently suitable for housing and developable between 5 and 10 years
S3	Sites currently suitable for housing and developable 10+ years
NCD1	Sites potentially suitable for housing but not currently developable because of a policy designation (eg Green Belt/Open Countryside/Employment Land/outside current Spatial Strategy/Safeguarded Land Policy)
NCD2	Sites potentially suitable for housing but not currently developable because of other constraints
NS	Sites which are unsuitable because of constraints which cannot be overcome.

- 2.3 To focus the assessment of potential housing site allocations on sites which could be suitable for allocation, the Council has only considered the allocation of sites which are either suitable (i.e. S1, S2 and S3), or could be made suitable through the removal of a policy or physical constraint (i.e. NCD1 and NCD2). This seeks to avoid the allocation of sites which are fundamentally less suitable for housing, such as isolated sites which are poorly related to existing settlements, sites which are required to meet current needs for open space and community facilities, and sites which are adversely affected by key environmental designations. All unsuitable sites not assessed further for allocation are set out in the 2021 SHELAA.

Spatial Housing Strategy

- 2.4 To further narrow down which sites will be selected for allocation, sites have only been assessed for allocation where they are in a potential location for growth in one of the Council's better performing Spatial Housing Strategy options, as identified in the 2019 Sustainability Appraisal. These strategy options built upon the 2019 Rural Services and Facilities Audit, which classified the District's rural settlements as Tier 1-5 settlements based on their relative level of services and facilities. They also built on the 2018 SHELAA, which identified numerous locations adjacent to neighbouring towns and cities with potential housing site options.
- 2.5 The 2019 Sustainability Appraisal of Spatial Options identified Spatial Options D-G as all having similar sustainability impacts, so sites have been assessed for housing allocations if

they fell within a broad location proposed for growth in one of these options. As these Spatial Options considered growth across Tier 1-4 settlements and all urban edge locations, sites in these areas have been taken forward for site assessment.

- 2.6 Taking this approach, the Council has not assessed any sites assessed as ‘potentially suitable’ in the SHELAA if they are adjacent to Tier 5 settlements or are in isolated locations, meaning sites in these locations have been discounted. The Council has also only assessed new settlement options which sit within the new settlement areas of search along the West Coast Mainline/A449 set out in the GBHMA Strategic Growth Study¹, meaning that freestanding sites outside of this key corridor have also been discounted. Site options discounted for these reasons are set out in **Appendix 1**. The Council is adopting this approach to ensure that the evidence gathering process for each site is proportionate and focuses more detailed assessment on sites which are more realistic candidates for development, in accordance with National Planning Practice Guidance.

Site size threshold for new allocations

- 2.7 Sites will only be assessed for housing allocations where they will provide affordable housing on site, in order to ensure the district’s and GBHMAs needs for both market and affordable homes are met within the plan period. Initially, a minimum indicative site size of 0.28ha will be applied, recognising that this is the minimum site size likely to deliver a scheme of 10 or more dwellings at 35 dwellings per hectare. Whilst the Council will initially apply this as a blanket threshold, it may consider sites slightly below this size, provided that it is satisfied that a satisfactory scheme of 10 or more dwellings could be accommodated on the site, without compromising the character and appearance of the surrounding area. Site options discounted for this reason are set out in **Appendix 1**.
- 2.8 The purpose of this 0.28ha threshold is to ensure all allocation sites meet the minimum site capacity required to trigger the need for affordable homes to be provided on site, whilst still ensuring that a sufficient number of small site options can be identified to provide 10% of the proposed plan target on sites of 1ha or less. This threshold will ensure the Council’s duties to meet both its need for affordable housing and its need for small site delivery can be met within the plan period.

Grouping by broad location

- 2.9 The District does not contain a single city or town to focus growth upon. It is a rural area consisting of a wide variety of villages and urban edge locations with different levels of services and facilities and strategic constraints. Because of this, sites have been grouped into their relevant settlements and urban edge areas of search identified in the Council’s 2019 Spatial Housing Strategy and Infrastructure Delivery consultation². This allows options to meet growth identified in that strategy to be compared with other sites in that settlement/urban edge area. The Council has taken this approach to ensure that the

¹ See Table 5 of the GBHMA Strategic Growth Study 2018, which identifies the potential for new settlement options in this corridor “Around Dunston” and “Between Wolverhampton and Penkridge”

² See Appendices 3 and 4 of the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation for the rural settlements and areas of search for urban extensions considered for growth

strategic sustainability and constraints/opportunities of different broad locations are properly reflected in the site assessment process.

Summary

- 2.10 Taking all of the above together, the Council has assessed all potential housing site options which satisfy the following conditions:
- were assessed as 'suitable' or 'potentially suitable' in the SHELAA 2021
 - are potential extensions to any neighbouring town or city **or** are potential extensions to Tier 1-4 settlements identified in the Rural Services and Facilities Audit **or** are a freestanding new settlement option in the area of search along the A449/West Coast Mainline
 - have capacity to accommodate 10 or more gross dwellings if allocated
- 2.11 These sites have then been grouped together into their relevant broad locations, i.e. specific Tier 1-4 settlements or areas of search adjacent to neighbouring towns and cities.

Chapter 3. How housing site options were assessed

- 3.1 Completing the filtering process set out in Chapter 2 left the Council with a shortlist of sites that were potential options for meeting the district's development needs, grouped into their relevant broad locations.
- 3.2 To ensure all relevant factors for site selection are highlighted on a site-by-site basis, the Council has prepared proformas for each of the sites shortlisted for assessment. These consistently record information under the following topics for each site:
- Sustainability Appraisal (SA) findings
 - Conformity with infrastructure led strategy and opportunities for infrastructure delivery
 - Sequential test
 - Green Belt harm
 - Landscape sensitivity
 - Impact on historic environment
 - Known site constraints
 - Site opportunities
 - Summary conclusions
- 3.3 The approach taken to recording information under each of these factors is set out below.

Sustainability Appraisal (SA) findings

- 3.4 The Council commissioned consultants (Lepus) to undertake a Sustainability Appraisal of all shortlisted housing site options. This considered a range of secondary data sources to predict key sustainability effects likely to result from new sites against a range of sustainability objectives. Predicted effects within the Sustainability Appraisal fall within the following categories:
- Major Positive
 - Minor Positive
 - Uncertain
 - Negligible
 - Minor Negative
 - Major Negative
- 3.5 Within the site assessment proformas, major positive and major negative effects arising within the post-mitigation site assessments in the 2021 Sustainability Appraisal³ are recorded. The Council has used the post mitigation assessments to inform site selection to ensure that major negative effects likely to be mitigable are not considered as barriers to development. The Council has had regard to the full assessment of effects for each site in

³ Table 6.1: Impact matrix of site assessments post-mitigation in the Sustainability Appraisal of the Preferred Options Plan July 2021

the Sustainability Appraisal but has highlighted the major effects in the proformas to ensure the most significant likely effects are clearly set out.

- 3.6 In most instances, it is likely that unmitigable major negative effects set out in the Sustainability Appraisal will be a significant barrier to a site's delivery, to ensure that demonstrably unsustainable site options are not selected. However, there are a very large number of site suggestions that are predicted to have major negative effects under the landscape criteria due to being in more sensitive areas within the Green Belt Study 2019 and Landscape Sensitivity Assessment 2019⁴. In such instances, these major negative effects on the landscape criteria have not been treated as a significant constraint on development.
- 3.7 The Council has had to take this due to two principal reasons. Firstly, the 2019 Spatial Housing Strategy and Infrastructure delivery consultation has shown at a strategic level that distributing development based upon less sensitive Green Belt areas would result in a less sustainable pattern of development⁵. This reflects the fact that there is very limited land in the District's more sustainable locations⁶ that is not in more sensitive Green Belt and landscape areas identified within the Sustainability Appraisal. Secondly, correspondence from the Association of Black Country Authorities in response to the Council's Spatial Housing Strategy consultation indicates that they are intending to use a much higher threshold than the Sustainability Appraisal currently proposes for discounting sites on Green Belt and landscape harm. This is important as South Staffordshire's Green Belt and landscape studies use the same methodology as the Black Country authorities' evidence on the matter.
- 3.8 Major negative landscape effects arising on Green Belt harm/landscape sensitivity grounds will be noted in the site assessment proformas. However, due to the factors highlighted above, the proformas will note that failing to consider such areas' potential for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.

Conformity with infrastructure led strategy and opportunities for infrastructure delivery

- 3.9 Under this criterion, the Council has made a judgment about the likely ability of a specific site to meet the aims of the preferred infrastructure-led housing strategy for the District, as set out in Section 4 of the Preferred Options document. This meant different things for different areas of the district, but has included consideration of the following:

⁴ The Sustainability Appraisal records a Major Negative effect on the landscape criteria where a site is either within a 'Moderate/High', 'High' or 'Very High' harm Green Belt parcel or is within a 'Moderate/High' or 'High' landscape parcel.

⁵ See assessment of Spatial Option B in the August 2019 Sustainability Appraisal for the Spatial Housing Strategy and Infrastructure Delivery document

⁶ E.g. Tier 1 settlements and land adjacent to neighbouring towns and cities with higher order services and unmet housing needs

- The preferred level of growth for that broad location and whether the site would be disproportionate to that
- The potential to deliver any identified infrastructure needs or opportunities for that broad location
- Consideration of what site typology is planned for that area (e.g. small sites of less than 1ha, large sustainable urban extensions, areas of safeguarded land planned for allocation, brownfield land opportunities etc.)

3.10 In addition to this, the Council has also recorded approximate distances from the centre of each site option to existing key infrastructure using safe and well-lit footway connections (rather than direct as-the-crow-flies distances). Distances to the following facilities (where available in a broad location) were recorded;

- Train station
- Regular bus stops identified by Staffordshire County Council in the District or in neighbouring urban areas
- Village or neighbourhood centre, or convenience store
- Nearest education facility (primary/secondary school or first/middle/high school)

3.11 This information overlaps with some of the information recorded in the Sustainability Appraisal, which considers catchments from many of the above facilities to sites. However, the Council has still chosen to record the above recognising that the Sustainability Appraisal walking catchments do not have regard to on-the-ground walking routes or pedestrian footways. This extra information therefore offers an opportunity to sense check the degree of pedestrian connectivity to infrastructure on a site-by-site basis.

Sequential test (opportunities for non-Green Belt development)

3.12 To minimise more sensitive land release, and as part of the Council's wider duty to only release Green Belt in exceptional circumstances, this criteria has considered whether a housing site option to meet a specified development need of a broad location is within:

- the development boundary of an existing settlement
- safeguarded land previously removed from the Green Belt
- Open Countryside beyond the Green Belt
- Green Belt

3.13 This has enabled the Council to give weight to any less sensitive (e.g. non-Green Belt) options which could meet a broad location's development needs, ensuring that this is a prominent factor in the site selection process. However, other factors such as landscape sensitivity, the need to retain a site for a certain use or other site-specific constraints may still, on balance, override this issue. It is therefore important to note that a site being outside of the Green Belt does not automatically mean that it will be considered more favourably than Green Belt site options.

Green Belt harm

- 3.14 National policy and case-law⁷ requires that, before concluding exceptional circumstances exist, the Council must give consideration to the nature and extent of harm to the Green Belt and its purposes before considering release of a Green Belt site.
- 3.15 To ensure the Council had sufficient information to make this judgement for each individual development site, a comprehensive Green Belt Study 2019 was jointly prepared with the Black Country local authorities. This categorised the harm that would result from release Green Belt land across the District into the following categories:
- Very high
 - High
 - Moderate-high
 - Moderate
 - Low-moderate
 - Low
 - Very low
- 3.16 This harm rating has been consistently recorded for each site suggestion in the relevant section of the proforma. Where a mixture of harm ratings existed within a site boundary, the extent of these was briefly summarised.

Landscape Sensitivity

- 3.17 Due to the District's spatial characteristics, the vast majority of site suggestions considered by the Council to accommodate new growth are on greenfield countryside land surrounding the villages and urban edges of neighbouring towns and cities. To ensure the site selection considers this issue, the Council has prepared a jointly commissioned Landscape Sensitivity Assessment 2019 with the Black Country authorities.
- 3.18 This study examines the landscape and visual sensitivities within individual assessment areas, establishing the sensitivity of an area of landscape to employment and housing development. This categorises the landscape surrounding existing settlements across the District into the following categories of sensitivity:
- High
 - Moderate-high
 - Moderate
 - Low-moderate
 - Low
 - Very low

⁷ Calverton Parish Council v Greater Nottingham Councils & others (2015)

- 3.19 This sensitivity rating was consistently recorded for each site suggestion in the relevant section of the proforma. Where a mixture of landscape sensitivity ratings existed within a site boundary, the extent of these was briefly summarised.

Impact on Historic Environment

- 3.20 To ensure the impact on the historic environment of sites coming forward is consistently and robustly assessed, a Historic Environment Site Assessment has been prepared by an appropriately qualified consultant to inform the site selection process. Stage 1 of this work has been prepared in consultation with Historic England to ensure the findings of the study are robust and will have full regard to all relevant Historic England guidance in its methodology.
- 3.21 The Historic Environment Site Assessment assesses the potential harm to the historic environment arising from site options. For both direct and indirect potential heritage harm, the assessment draws one of the following conclusions using a RAG score approach:
- Green: no concerns identified, on current evidence, although archaeological mitigation measures may be required
 - Amber: no significant effects which cannot be mitigated are at present predicted
 - Red: significant effects which cannot be mitigated are at present predicted
- 3.22 The Council has recorded these conclusions under the relevant section of the site assessment proforma. Notwithstanding the initial assessment of sites undertaken in Stage 1 of the Historic Environment Site Assessment, a more detailed targeted Stage 2 assessment of each of the Council's proposed allocations will be undertaken prior to submission of the Local Plan Review. This will allow the effects on the historic environment to be more fully considered before final confirmation of any allocations, whilst also allowing detailed mitigation proposals to be identified.

Known site constraints

- 3.23 In addition to the evidence base listed above, a number of other factors may influence how suitable a site is to accommodate a planned level of growth for that area. To this end, the Council has considered a variety of other site constraints through the site survey process that may shape or prevent the delivery of housing on a site.
- 3.24 Most of these factors have been identified internally by the Council through the site survey process and include the following, which are recorded (where relevant) within the site assessment proforma;
- Potential access issues, including where development to affect important vegetation (e.g. hedgerows, tree belts, TPOs)
 - Potential for loss of current important land use (e.g. open space, employment sites, community facilities)
 - Natural environment constraints (e.g. contains or is adjacent to designated or non-designated wildlife sites, AONB, SAC)

- Areas of high or very high habitat distinctiveness identified in the Network Recovery Mapping prepared by Staffordshire Wildlife Trust
- Areas of flood zones 2/3 that may constrain site layout
- Coal mining risk areas and mineral safeguarding areas
- Areas that would coalesce two settlements if allocated
- Other potential physical constraints (e.g. topography, adjacent bad neighbour uses, contamination risks etc.)

3.25 In addition to the above, the Council has also sought the initial views of the Highways Authority on each site, to identify which sites may raise concerns if allocated. The full list of sites and their relevant highways comments are set out in **Appendix 2**, with the relevant highways comment for each site recorded under this section of the site assessment proforma.

3.26 A substantial number of site options overlap with areas of surface water flood risk. This has led to the individual site comments being sought from the Lead Local Flood Authority (LLFA), which are set out in each relevant housing site assessment proforma in **Appendix 3**. These ensure site selection is informed by an initial view from the LLFA as to whether any surface water flood risk could likely to mitigated through scheme design.

Site opportunities

3.27 Whilst this criterion will not apply to many sites to any significant degree, some of the opportunities and design benefits below are particularly relevant to specific sites. Such opportunities include:

- connections into adjacent active travel or green infrastructure networks
- sizeable land parcels' ability to provide additional 'compensatory' green infrastructure in the Green Belt
- potential to accommodate a permeable block layout
- extent to which site is contained by existing natural boundaries
- opportunities to continue existing street scene along site frontage
- opportunity to redevelop previously developed land

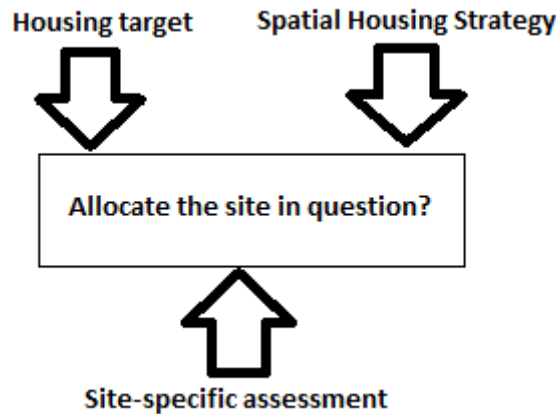
3.28 These are noted in the pro-forma where relevant, so that they can inform the relevant merits of different growth options and potential policy requirements on specific sites.

Summary conclusions

- 3.29 In order to offer a brief summary of a site option's merits compared to other site options in the same broad location, each proforma contains a summary of a few key comparators for each site. These typically include the following, where relevant to the site in question:
- If the site is a non-Green Belt/Open Countryside development option
 - Relative degree of Green Belt harm, compared to other options in the same broad location
 - Relative level of landscape sensitivity, compared to other options in the same broad location
 - Any major positive or negative Sustainability Appraisal scores for the site
 - Ability of site to deliver preferred spatial strategy in areas where achieving preferred strategy is dependent on-site typology/location/infrastructure delivery
 - Significant effects on historic environment that are unlikely to be mitigated
 - Other constraints more likely to affect site deliverability (e.g. LLFA/Highways Authority objection, areas of high habitat distinctiveness on majority of site, brick clay safeguarding areas, loss of an essential facility, lack of pedestrian connectivity, site shape unlikely to accommodate residential layout etc.)
- 3.30 It is important to note that these summaries of key points are not considered in isolation when selecting sites, but are simply designed to record some of the more potentially significant factors recorded in the site selection process consistently across each site option in a broad location. The full set of factors considered by the Council in selecting sites is summarised in the next section.

Chapter 4. How preferred housing allocations were selected

- 4.1 Once all potential site options were assessed across the District, the Council then considered which sites to allocate in order to deliver its proposed housing target of 8,881 dwellings between 2018 and 2038. This process involved considering a balance of top-down strategic factors and bottom-up site-specific factors, which are shown in the diagram below:



- 4.2 The site selection process combines these top-down and bottom-up factors to arrive at a decision as to which sites should be selected. How these factors have influenced the selection of sites are set out below.

Housing Target & Spatial Housing Strategy

- 4.3 The Council's proposed housing target is set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation. This housing target aims to meet the Council's own needs whilst making an appropriate contribution to unmet needs in the wider housing market area, informed by regional evidence⁸. The Council has also identified a preferred Spatial Housing Strategy for the District, which is also set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation and has been refined through the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation. This sets out a preferred distribution of housing growth across the District, alongside site typologies and high-level infrastructure requirements that may help to facilitate this.
- 4.4 It is important that these factors are considered, as the site selection process needs to deliver the preferred housing target and a sustainable distribution of housing across the District. This means the final selected sites have regard to the amount of growth proposed in each broad location and the site typologies/infrastructure issues intended for each area, whilst ultimately delivering enough land across the District to ensure the overall housing target is met.

⁸ Greater Birmingham Housing Market Area Strategic Growth Study 2018

Site-specific proformas

- 4.5 The Council has prepared a pro-forma for each potential site option using the methodology set out in Chapter 3 of this topic paper. This provides the Council with a consistent set of findings for each site against alternatives in the same settlement or urban edge location. These can then be considered alongside the level and type of growth planned for that area. This allows the spatial housing strategy to be tested and amended (where necessary) having regard to site-specific factors, to arrive at a set of preferred locations for growth.

Drawing the evidence together

- 4.6 The findings of the site assessment process for each area of the District are summarised under the relevant section of Chapter 5 of this topic paper. In each broad location the Council has weighed up the District's preferred housing target, Spatial Housing Strategy and site-specific proforma findings together to arrive at a series of preferred housing site allocations. Where a site has not been allocated, this is because these sites are not considered to have performed as well as other site options in that broad location, considering all factors in the round.
- 4.7 This holistic approach has also allowed the Council to identify where the strategy proposed in the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation should be adjusted to reflect site-specific issues. For example, in some instances the site assessment process has revealed significant infrastructure or sustainability constraints in broad locations identified for growth in the previous consultation and has reconsidered the level of growth proposed. In other areas, the site assessment process has revealed sites that perform well despite not strictly fitting the site typologies consulted on in the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation.
- 4.8 In each case a judgement has been made having regard to all relevant factors in the round as to whether a departure from the approach set out in the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation is justified.

Chapter 5. Site assessment findings

- 5.1.1 The site assessment findings for each settlement and urban edge location in the District are presented in this section. Following the filtering process set out in Chapter 2 of this document, these site assessments cover all remaining site options in the following broad locations.

Table 1: Broad locations considered through the site assessment process	
Areas assessed	Broad location
Tier 1 settlements	Penkridge
	Bilbrook/Codsall
	Cheslyn Hay/Great Wyrley
Tier 2 settlements	Wombourne
	Brewood
	Kinver
	Perton
	Huntington
Tier 3 settlements	Essington
	Coven
	Featherstone
	Shareshill
	Wheaton Aston
	Pattingham
	Swindon
Tier 4 settlements	Bednall
	Dunston
	Bishops Wood
	Bobbington
	Trysull
	Seisdon
	Himley
Areas of search for urban extensions	Employment-led growth at ROF Featherstone
	Northern edge of the Black Country urban area
	Western edge of Black Country urban area
	West of Cannock (A5 corridor)
	South of Stafford (A34 corridor)
Area of search for freestanding new settlement	A449/West Coast Mainline corridor between Wolverhampton and Stafford

- 5.1.2 For each of the above areas, the following information is summarised:

- the level and type of growth proposed in the Spatial Housing Strategy to meet the District's housing requirement
- the existing major planning permissions and housing allocations in that area likely to come forward during the plan period
- new proposed housing allocations in that broad location, grouped into similar policy areas relevant to that area (e.g. development boundary, safeguarded land, Open Countryside, Green Belt)
- summary reasons for each proposed housing allocation

5.2 Penkrige

- 5.2.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate significant housing growth at Penkrige over the plan period 2018 to 2038. At a strategic level, this recognises the settlement's level of facilities and public transport links compared to other rural settlements in the District, the recommendations of the GBHMA Strategic Growth Study, the availability of non-Green Belt land and the potential infrastructure benefits that could be delivered by large scale growth in this area.
- 5.2.2 Existing planning permissions and dwellings completed after 1 April 2018 can deliver approximately 504 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 2 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 2			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
PK/186	Land North of Penkrige	19/00862/REM	200
PK/165	Lyne Hill Phase 1	15/00775/REM	2*
PK/165	Lyne Hill Phase 2/3	15/01089/REM	206**
PK/165	Lyne Hill Phase 4	15/01124/FUL	74
PK/165	Lyne Hill Phase 5	16/01054/FUL	15

*48 additional dwellings completed prior to 1st April 2018

** 66 additional dwellings completed prior to 1st April 2018

- 5.2.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Penkrige

New development boundary sites and existing allocations being re-confirmed as suitable
- None

Allocations on existing safeguarded land

- Sites 005 (Land off Cherrybrook Drive) – minimum delivery of approximately 88 dwellings

New allocations on Open Countryside land around Penkrige

- Site 420 (land North of Penkrige off A449 (East)) – minimum delivery of approximately 29 dwellings

- Site 584 (land North of Penkrige off A449) – minimum delivery of approximately 350 dwellings in addition to existing planning permissions on the site

- Site 010 (land at Lower Drayton Farm) - minimum delivery of approximately 750 dwellings

- 5.2.4 To assist in explaining the Council's reasons for allocation, narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.2.5 There are significant existing planning permissions within the development boundary of the village, primarily at the former Lyne Hill Industrial Estate. However, outside of existing planning permissions, no further large site suggestions have been made within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land allocations

- 5.2.6 Penkridge contains an existing safeguarded land site outside of the Green Belt. This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The sites assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land in Penkridge. Given this, and the site being considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018, the site is considered suitable for housing allocation.

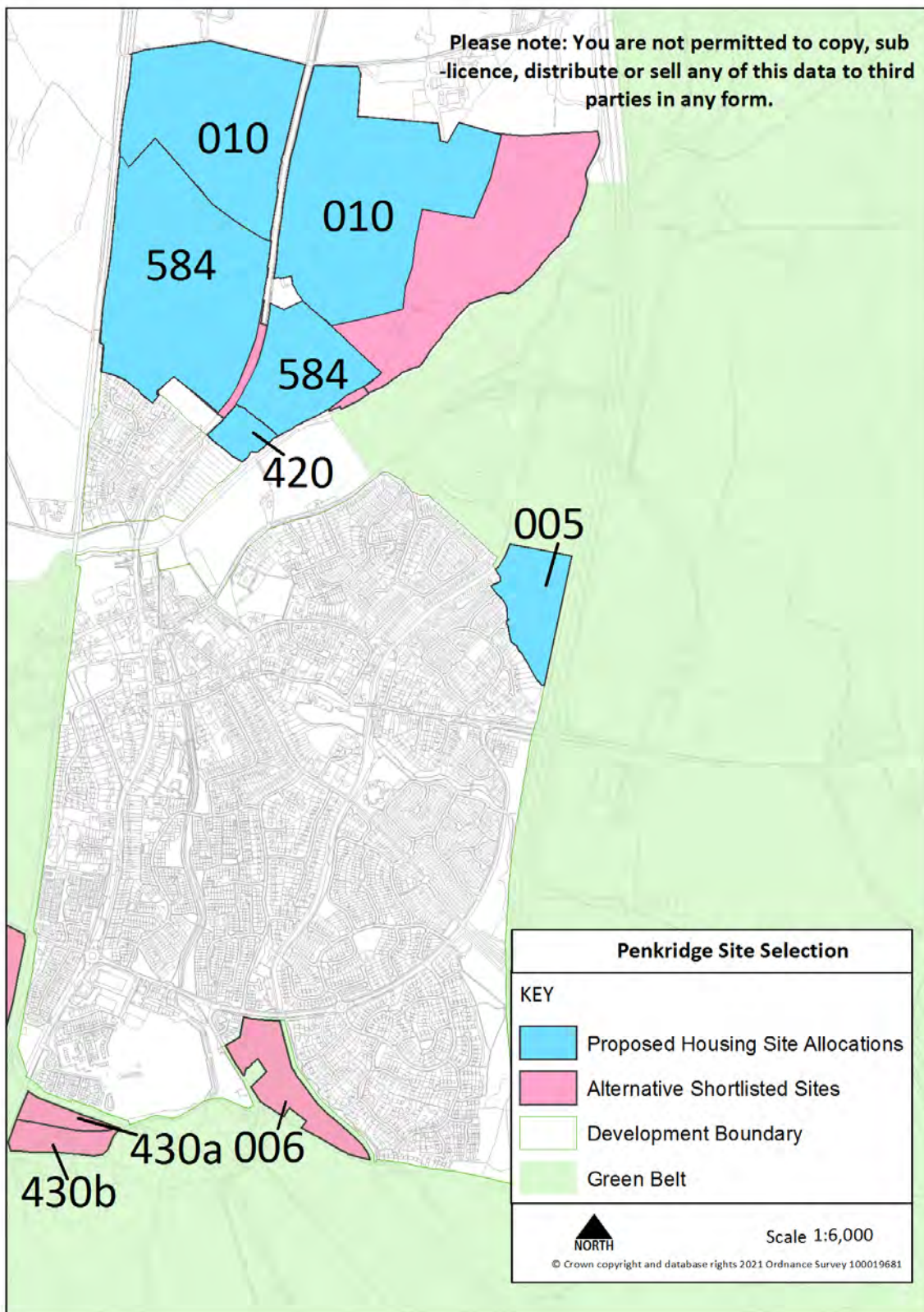
Reasons for additional Open Countryside allocations

- 5.2.7 The Council's site selection process has not revealed any additional deliverable development boundary sites and it is clear that additional land release beyond the development boundary will be required to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Open Countryside land on Sites 420, 584 and 010 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of these sites are summarised below.

Sites 420, 584 and 010 (Land north of Penkridge and at Lower Drayton Farm)

- 5.2.8 Based upon the lack of further deliverable development boundary sites in this broad location, it is clear that significant additional land release outside of the development boundary will be required to realise the Council's infrastructure-led approach to housing growth in Penkridge.
- 5.2.9 There are two clusters of potential site options that could allow Penkridge to expand to either the north or south, as the village is tightly constrained by transport infrastructure (the West Coast Mainline and M6 motorway) to the east and west. The Open Countryside to the north of the village has been recognised as a strategic location for housing growth in the 2018 GBHMA Strategic Growth Study, which identified the location for a large-scale extension based on garden village principles. Whilst they are in separate ownerships, Sites 420, 584 and 010 could provide an opportunity to deliver a large-scale mixed-use scheme with on-site education infrastructure, retail and strategic green infrastructure. Subject to the design and delivery of on-site infrastructure being co-ordinated through a site masterplan, it is considered that this area should be allocated for housing growth and should be released

from the Open Countryside, in preference to other Green Belt site options to the south of the village.



5.3 Codsall and Bilbrook

- 5.3.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate significant housing growth in Codsall/Bilbrook over the plan period 2018 to 2038. At a strategic level, this recognises the settlements' level of facilities and public transport links compared to other rural settlements in the District, the recommendations of the GBHMA Strategic Growth Study and the need to align growth to the delivery of a new first school and station car parking in this area.
- 5.3.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 423 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 3 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 3			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
SAD Site 443	Land South of Pendeford Mill Lane	18/00710/FUL	168
SAD Site 223	Land West of Watery Lane	16/00495/REM	158*
SAD Site 406	Land off Keepers Lane, Codsall	19/00113/OUT	50
Allocated sites without planning permission			
SAD Site 228	Former Adult Training Centre off Histons Hill	n/a	29

*22 additional dwellings completed prior to 1st April 2018

- 5.3.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Codsall/Bilbrook

New development boundary sites and existing allocations being re-confirmed as suitable

- **SAD Site 228 (Former Adult Training Centre off Histons Hill)** – minimum delivery of approximately 29 dwellings, which is already accounted for in the existing commitments in this broad location

Allocations on existing safeguarded land

- **Sites 419 a&b (land at Keepers Lane and Nine Acres Farm and land off Wergs Hall Road)** – minimum delivery of approximately 317 dwellings

- **Site 519 (Land East of Bilbrook)** – minimum delivery of approximately 267 dwellings

New allocations Green Belt around Codsall/Bilbrook

- **Site 224 (Land adjacent 44 Station Rd)** – minimum delivery of approximately 85 dwellings

- **Site 519 (Land East of Bilbrook)** – minimum delivery of approximately 581 dwellings in addition to safeguarded land release on the site

- 5.3.4 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.3.5 There is an existing allocated site (SAD Site 228 - Former Adult Training Centre off Histons Hill) within the villages' development boundary, which is proposed to be reallocated as the site assessment process has revealed no unsurmountable constraints which would affect the site. There is also an additional brownfield site option within Bilbrook's development boundary (Site 213) that has been assessed for potential allocation. However, its development would result in the loss of an existing nursing home for which there is no replacement site available and is therefore unsuitable.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.3.6 Codsall and Bilbrook contain existing safeguarded land sites outside of the Green Belt. These sites are non-Green Belt and need to be proactively explored for their potential to assist in meeting the District's proposed housing target. The sites assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land sites in Codsall and Bilbrook, other than the distance of parts of Sites 419 a&b from local schools. However, as these sites are non-Green Belt and were considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018, this is not considered to be a barrier to development in this instance, particularly as failure to allocate the sites could result in the need for further Green Belt release around these settlements.

Reasons for additional Green Belt allocations

- 5.3.7 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location beyond the existing safeguarded land sites. It is clear that additional Green Belt release will be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land in Site 519 and Site 224 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the sites are also summarised below.

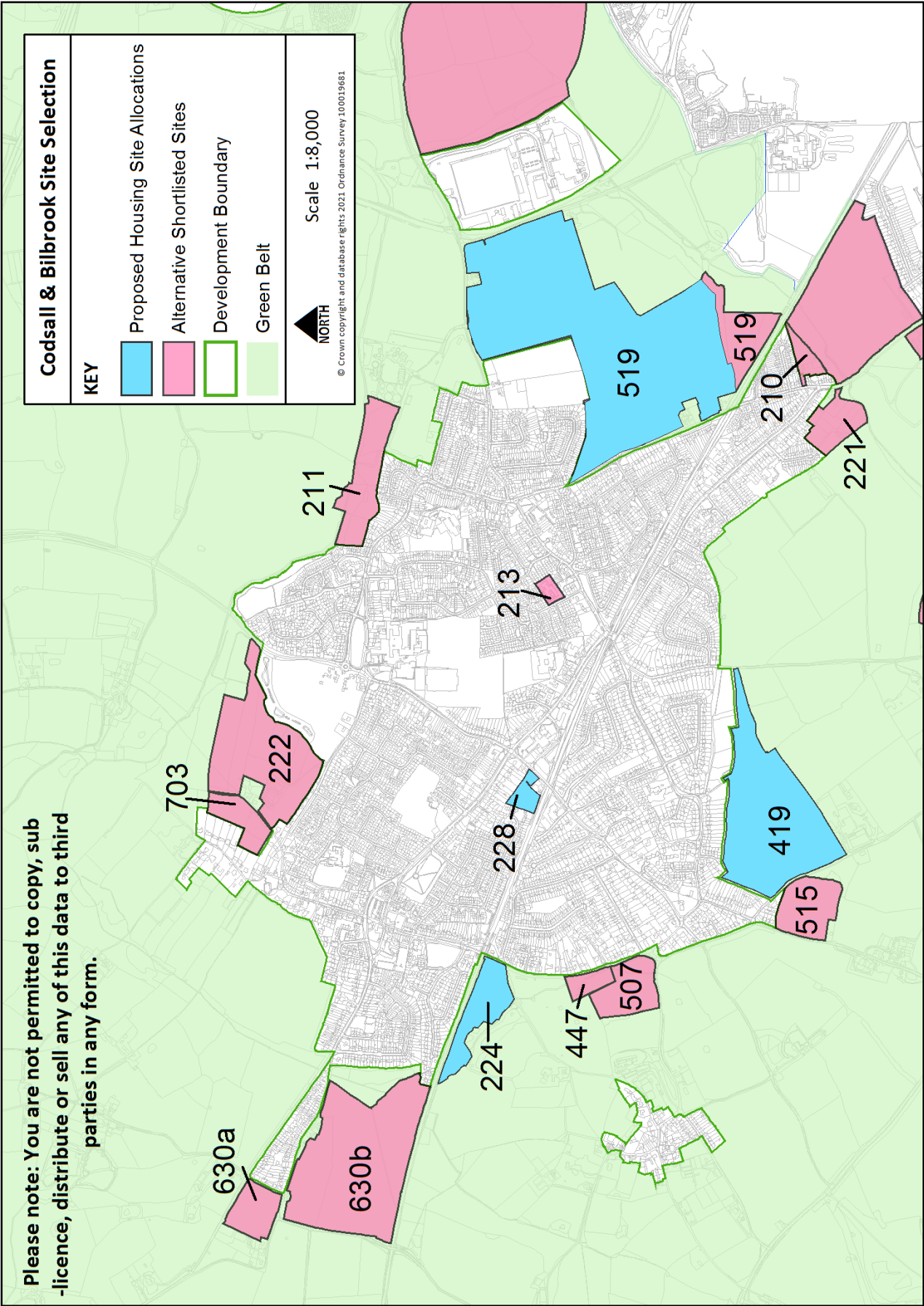
Site 519 (Land East of Bilbrook)

- 5.3.8 Site 519 is largely on land considered to be of high harm to the Green Belt, which is similar to much of the land in this broad location. Whilst there is an area of very high harm Green Belt and Flood Zones 2 and 3 to the south-west of the site, this is small in comparison to the overall site area and could easily be excluded from any allocated development. The site is identified as being of moderate landscape sensitivity, with other sites around the settlements (particularly Codsall) being judged as more sensitive in landscape terms.
- 5.3.9 The site is large enough to provide most of the new dwellings required to deliver a new first school to serve the village, whilst being of sufficient size to ensure its delivery. There are other sizable Green Belt sites around the settlement that are slightly less harmful to the Green Belt (e.g. Site 222 and Site 630 a&b). However, both sites are in more sensitive landscape areas and don't present the same locational advantages present at Site 519.

These include Site 519's unique location adjacent to active travel links to a nearby strategic employment site (i54) and the site's ability to deliver the required through road between Pendeford Mill Lane and Lane Green Road.

Site 224 (Land adjacent 44 Station Rd)

- 5.3.10 Site 224 is on land considered to be of moderate-high harm to the Green Belt, which is lower than most other Green Belt sites around the settlements. The site is in an area of high landscape sensitivity, which weighs against the site, as there are other sites of less landscape sensitivity in this broad location.
- 5.3.11 The site's allocation would offer numerous benefits that are not present at many other site suggestions. The site is the closest in the settlement to Codsall train station and is a very short distance from the village centre, offering walkable neighbourhood and public transport benefits. It is in a lower category of Green Belt harm around Codsall/Bilbrook (moderate-high) when compared with the majority of other land around the village. The site is also the best placed of all site options to deliver the car parking for Codsall station identified in the Infrastructure Delivery Plan, due to its proximity to the station.



5.4 Cheslyn Hay and Great Wyrley

- 5.4.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate additional housing growth in Cheslyn Hay and Great Wyrley over the plan period 2018 to 2038, in addition to the existing allocated and safeguarded sites around the settlements. At a strategic level, this recognises the settlements' level of facilities and public transport links compared to other rural settlements in the District and the potential for additional allocations to be made to address the acute local need for specialist elderly housing in this location⁹. However, the level of growth in this area is a lesser amount than in other Tier 1 settlements, reflecting the lack of a recommendation for a strategic growth location in this area in the GBHMA Strategic Growth Study and the alternative options to locate growth to meet GBHMA unmet needs directly adjacent to the northern edge of the Black Country. At a site-specific level, there are also a greater number of constraints affecting sites in this area, such as highways concerns regarding access or impacts on surrounding junctions, heritage impacts, brick clay safeguarding areas and highly distinctive habitats.
- 5.4.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 223 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 4 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 4			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
SAD Site 119	Land at Saredon Road	19/00407/FUL	60
GW/165	Hazelbrook Industrial Estate, Hazel Lane	16/01023/REM	17
Allocated sites without planning permission			
SAD Site 141	Land at 154a Walsall Road	n/a	31
SAD Site 139	Land at Pool View, Churchbridge	n/a	46
SAD Site 136	Land at Landywood Lane	n/a	46

- 5.4.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Cheslyn Hay/Great Wyrley

New development boundary sites and existing allocations being re-confirmed as suitable
- SAD Site 141 (Land at 154a Walsall Road) – minimum delivery of approximately 31 dwellings, which is already accounted for in the existing commitments in this broad location

⁹ Specialist Housing: Local Need and Site Allocations Topic Paper 2021

- **SAD Site 139 (Land at Pool View, Churchbridge)** - minimum delivery of approximately 46 dwellings, which is already accounted for in the existing commitments in this broad location
- **SAD Site 136 (Land at Landywood Lane)** - minimum delivery of approximately 46 dwellings, which is already accounted for in the existing commitments in this broad location
- **Site 638 (Loades PLC)** – minimum delivery of approximately 29 dwellings

Allocations on existing safeguarded land

- **Sites 523 (Land off Wolverhampton Road)** – minimum delivery of approximately 50 dwellings
- **Site 119 (Land off Saredon Road)** – minimum delivery of approximately 49 dwellings
- **Site 136 (Land at Landywood Lane)** - minimum delivery of approximately 109 dwellings

New allocations Green Belt around Cheslyn Hay/Great Wyrley

- **Site 704 (Land off Norton Lane)** – minimum delivery of approximately 31 dwellings
- **Site 536a (Land off Holly Lane Part 1 – east of Chase Line railway)** – allocate part of wider site - minimum delivery of approximately 84 dwellings, with specialist sheltered, extra care or supported living delivered as part of this

- 5.4.4 To assist in explaining the Council’s reasons for allocation narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.4.5 There are multiple existing allocated sites within the villages’ development boundary (SAD Site 141, SAD Site 139 and SAD Site 136). These are proposed to be reallocated as the site assessment process has revealed no unsurmountable constraints which would affect the sites in question. There are also some additional brownfield site options within Great Wyrley’s development boundary (Sites 491 & 638) that has been assessed for potential allocation.
- 5.4.6 Site 491 is in an active employment use and may not have an achievable access solution for a residential use, meaning it is not proposed for a housing allocation, despite its location within the development boundary. Site 638 is also in an active employment use, but has been vacant for some time and (unlike Site 491) has no access issues and is currently undergoing a marketing exercise that may suggest the site is no longer viable for employment use. Subject to this marketing exercise demonstrating that the site is no longer suitable for employment, the site could form an additional allocation in the development boundary that would deliver additional housing growth in the area without the need for further Green Belt release. As the site has no other constraints likely to prevent development it has been proposed for allocation for housing.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.4.7 Cheslyn Hay and Great Wyrley contain existing safeguarded land sites outside of the Green Belt. These sites are non-Green Belt and need to be proactively explored for their potential to assist in meeting the District’s proposed housing target. Sites 523 and 119a are within a mineral safeguarding area for brick clay and Site 136 is within an area of high habitat distinctiveness. However, as these sites are non-Green Belt and were considered suitable for

safeguarding through the examination of the Site Allocations Document as recently as 2018, these constraints are not considered to be a barrier to development in this instance, particularly as failure to allocate the sites could result in the need for further Green Belt release around these settlements.

Reasons for additional Green Belt allocations

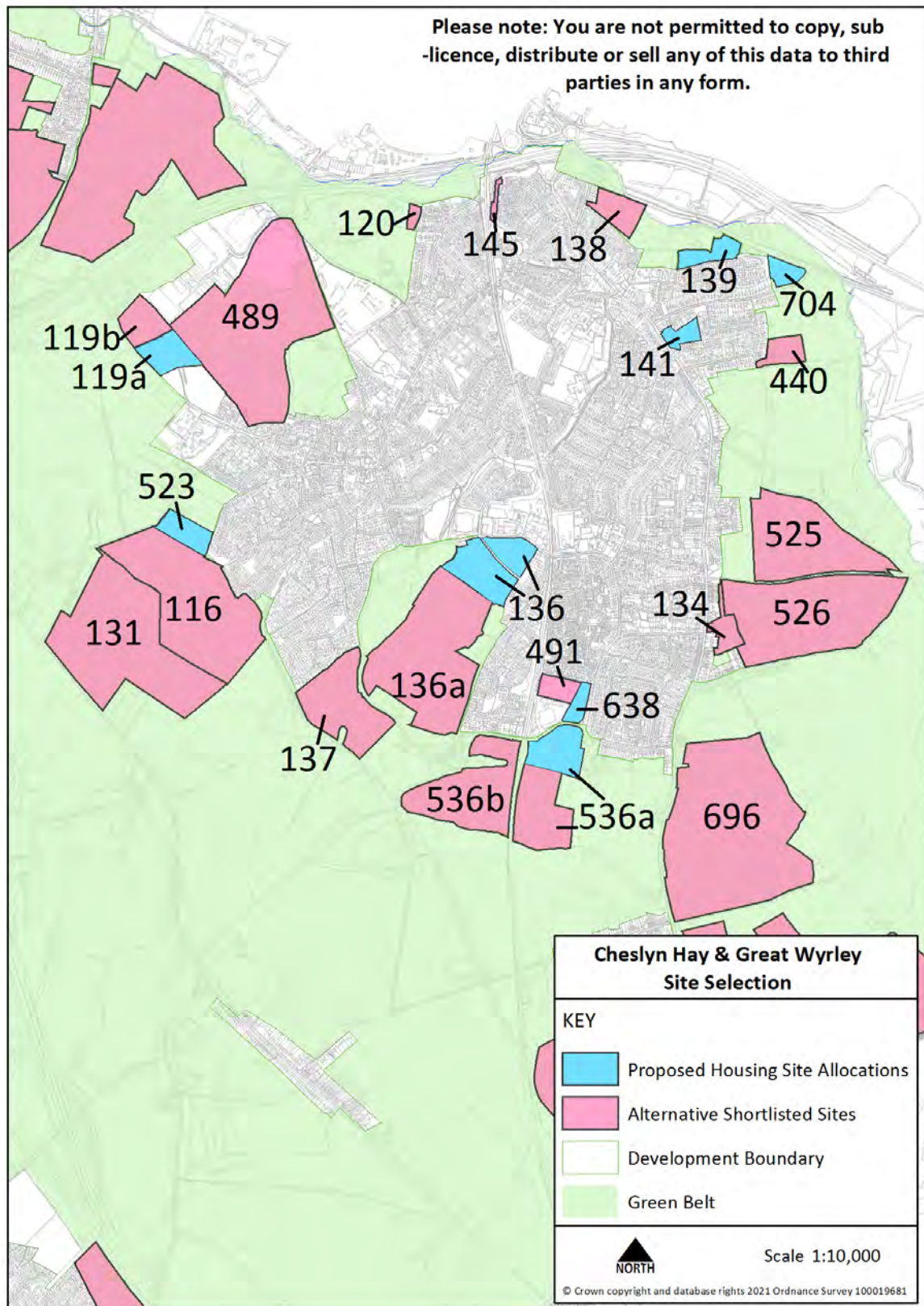
- 5.4.8 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location beyond the existing safeguarded land sites and a single potentially deliverable development boundary site (Site 638). Additional Green Belt release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release on Sites 536a and 705 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy**. Reasons for the selection of the sites are also summarised below.

Site 536a (Land off Holly Lane Part 1 – east of Chase Line railway)

- 5.4.9 3.95ha of land at the northern end of the site is on land considered to be of high harm to the Green Belt, which is similar to much of the larger land parcels in this broad location, and is also of a similar landscape sensitivity to other parcels around the village. Unlike other potential Green Belt sites around the settlements, the site is free from significant constraints (e.g. highly distinctive habitats, Highways Authority concerns, potential significant heritage impacts, loss of employment uses, constrained site layouts and brick clay safeguarding areas). A more limited development on this part of the site may be able to provide additional parking needed for the adjacent school whilst avoiding Highways Authority concerns that overdevelopment of the site may raise regarding surrounding junctions. Limiting the allocation to 3.95ha of land would also allow the area of 'very high' harm Green Belt to the south of the site to be avoided, reducing the allocation's impact on the Green Belt. The sites proximity to local shops and public transport means it may also be a suitable opportunity to address the acute local need for specialist elderly housing in Cheslyn Hay/Great Wyrley.

Site 704 (Land off Norton Lane)

- 5.4.10 Site 704 is in an area of lower Green Belt harm than the majority of land around the settlements, sitting in an area of 'low' Green Belt harm. The site's release is also assessed as having major positive impacts against education, due to the site's proximity to local schools. Unlike the majority of Green Belt land around the settlements, the site is also previously developed land (which the NPPF indicates should be examined as a priority if Green Belt release is considered) and does not have any significant constraints that would hinder its allocation for housing. Like Site 536a, the site is also free from the constraints affecting other Green Belt site options around the settlements, as set out in the previous paragraph.



5.5 Wombourne

- 5.5.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate additional housing growth in Wombourne over the plan period 2018 to 2038, in addition to the existing safeguarded land sites around the village. This strategy seeks to locate any additional necessary Green Belt release on previously developed land around the village where possible, subject to the outcomes of the site assessment process. At a strategic level, this approach recognised the settlements' level of facilities and public transport links compared to other rural settlements in the District, with Wombourne being the District's largest tier 2 settlement. The priority given to brownfield land around the village recognises need to give first consideration to previously developed land and that there are poorer quality employment sites adjacent to the village that may become available for development during the plan period.
- 5.5.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 288 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 5 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 5			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
SAD Site 281a	Land off Giggetty Lane	18/00831/FUL	32
SAD Site 302	Land at Beggars Bush Lane	19/00212/REM	90
SAD Site 283	Land north of Bridgnorth Road	18/00802/FUL	102
WM/249	Land off Ounsdale Road	18/00432/FUL	34

- 5.5.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Wombourne

New development boundary sites and existing allocations being re-confirmed as suitable
- None

Allocations on existing safeguarded land

- **Sites 285, 562/415 & 459 (Land off Poolhouse Road)** – minimum delivery of approximately 223 dwellings
- **Site 416 (land off Orton Lane)** – minimum delivery of approximately 57 dwellings

New allocations Green Belt around Wombourne

- **Sites 463b,c&d and 284 (Land off Billy Buns Lane, Smallbrook Lane and Gilbert Lane)** –

minimum delivery of approximately 223 dwellings

- **Site 286 (Land adjacent 62 Sytch Lane)** – minimum delivery of approximately 16 dwellings

- 5.5.4 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.5.5 There are significant existing planning permissions within the development boundary of the village, primarily on existing sites recently allocated through the Site Allocations Document 2018. However, outside of existing planning permissions, the site assessment process has not revealed any large (10+ dwelling) deliverable sites within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.5.6 Wombourne contains existing safeguarded land sites outside of the Green Belt. These sites are non-Green Belt and need to be proactively explored for their potential to assist in meeting the District's proposed housing target. The sites assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land in Wombourne. Given this, and the sites being considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018, Sites 285, 562/415 & 459 and Site 416 are considered suitable for housing allocation.

Reasons for additional Green Belt allocations

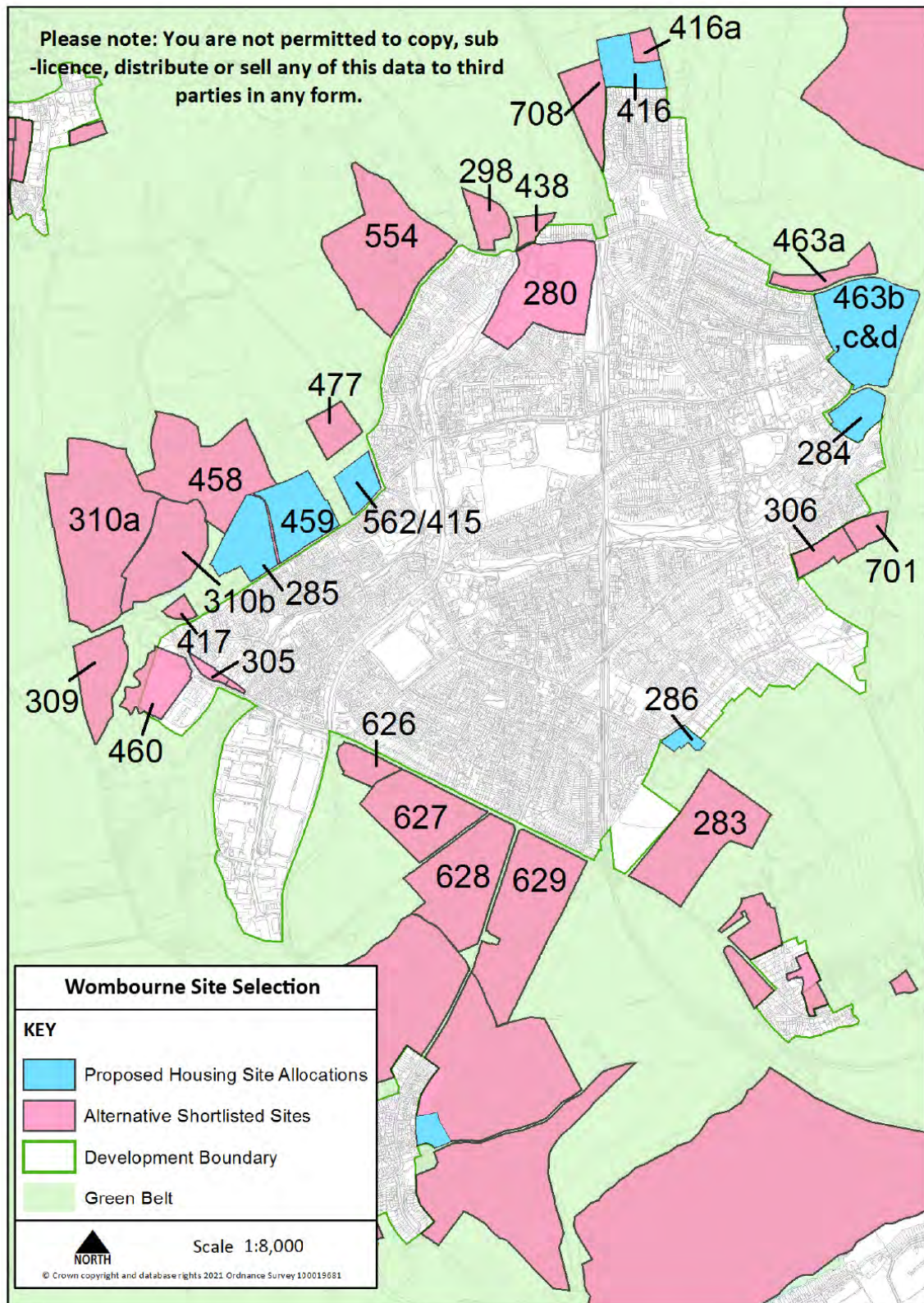
- 5.5.7 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location beyond the existing safeguarded land sites. Additional Green Belt release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release on Sites 463b,c&d and 284 and Site 286 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the sites are also summarised below.

Site 286 (Land adjacent 62 Sytch Lane)

- 5.5.8 Site 286 is an area of greater landscape sensitivity than the majority of land around Wombourne, sitting in an area of 'moderate-high' sensitivity. Despite this, the site is in an area of lower Green Belt harm than the majority of land around Wombourne, sitting in an area of 'low-moderate' harm. The site's release is also assessed as having major positive impacts against education, due to the site's proximity to local schools. Unlike the majority of Green Belt land around Wombourne, the site is also previously developed land (which the NPPF indicates should be examined as a priority if Green Belt release is considered) and does not have any significant constraints that would hinder its allocation for housing.

Sites 463b,c&d and 284 (Land off Billy Buns Lane, Smallbrook Lane and Gilbert Lane)

- 5.5.9 Sites 463b,c&d and 284 are in an area of greater landscape sensitivity than the majority of land around Wombourne, sitting in 'moderate-high' sensitivity land. Despite this, the site is in an area of lower Green Belt harm than the majority of land around Wombourne, sitting in an area of 'low-moderate' harm. The site's release is also assessed as having major positive impacts against education, due to the site's proximity to local schools. The site is also in significantly closer proximity to the village's centre than other sites around the village.
- 5.5.10 In contrast, many other sites in this broad location have initial concerns raised from the Highways Authority, unmitigable major adverse effects in the SA, or areas of both 'Very High' harm Green Belt and 'Moderate-High' sensitivity landscape. Numerous other sites also fail to score a major positive impact in the Sustainability Appraisal, unlike the proposed sites and are in areas of higher Green Belt harm than the proposed allocation. Whilst there are some limited areas of Green Belt land that are free from such constraints (e.g. Sites 416a and 708), these are relatively remote from the village centre compared to Sites 463 b,c, d and 284 and are not predicted to have the major positive impacts on education that those sites will have.
- 5.5.11 The majority of alternative sites around the village are on greenfield land. However there is one significant area of previously developed land in the Green Belt to the south-west of the village, on Sites 310a and 310b. Both are on existing employment sites of 'other' quality in the Council's Economic Development Needs Assessment. Site 310b's occupiers have not indicated an intention to relocate their businesses, so allocating the land for housing may result in a loss of employment units without any likely substitute in the District or surrounding area. In contrast, the occupier of Site 310a has indicated they may be able to relocate the business during the plan period, meaning that the land may become available without displacing the existing employer, although a final site to relocate to has not been confirmed at this stage. The Highways Authority has also indicated initial concerns that access may not be achievable to the sites in question, and the sites do not have the same major positive Sustainability Appraisal impacts or proximity to village centre services as the proposed site. Given the above, these sites are not considered to be a more appropriate option for accommodating housing growth than Sites 463b,c&d and 284.



5.6 Brewood

- 5.6.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate a limited level of additional housing growth in Brewood over the plan period 2018 to 2038, in addition to the existing allocated and safeguarded sites around the village. At a strategic level, allocating additional growth in this location recognises the village's level of facilities and public transport links, as reflected in its status as a Tier 2 village, and the potential for additional allocations to be made to address the acute local need for specialist elderly housing in this location¹⁰. Balanced against this is the village's identification as one of the District's 'historic towns' in the Historic Environment Character Assessment. At a site-specific level there is also a lack of any significant land parcels that are outside of areas of high landscape sensitivity, without major negative adverse effects predicted in the Sustainability Appraisal or without initial concerns from the Highways Authority.
- 5.6.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 76 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 6 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 6			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
SAD Site 054	Land at Engleton Lane	18/00991/FUL	73

- 5.6.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Brewood

New development boundary sites and existing allocations being re-confirmed as suitable
- None

Allocations on existing safeguarded land
- Sites 617 (Land off Four Ashes Road) – minimum delivery of approximately 63 dwellings

New allocations Green Belt around Brewood
- Site 079 (land south Kiddemore Green Road) – minimum delivery of approximately 43 dwellings, with specialist elderly retirement living delivered as part of this

- 5.6.4 To assist in explaining the Council's reasons for allocation, reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-

¹⁰ Specialist Housing: Local Need and Site Allocations Topic Paper 2021

formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.6.5 There is an existing major planning permission within the development boundary of the village on the previously allocated housing site at Engleton Lane. However, outside of that existing planning permission, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Whilst Site 057 sits within the development boundary, this is a historic site suggestion on an existing residential site, the redevelopment of which is unlikely to deliver residential growth or affordable housing provision unless delivered at an inappropriate density. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land (non-Green Belt) allocations

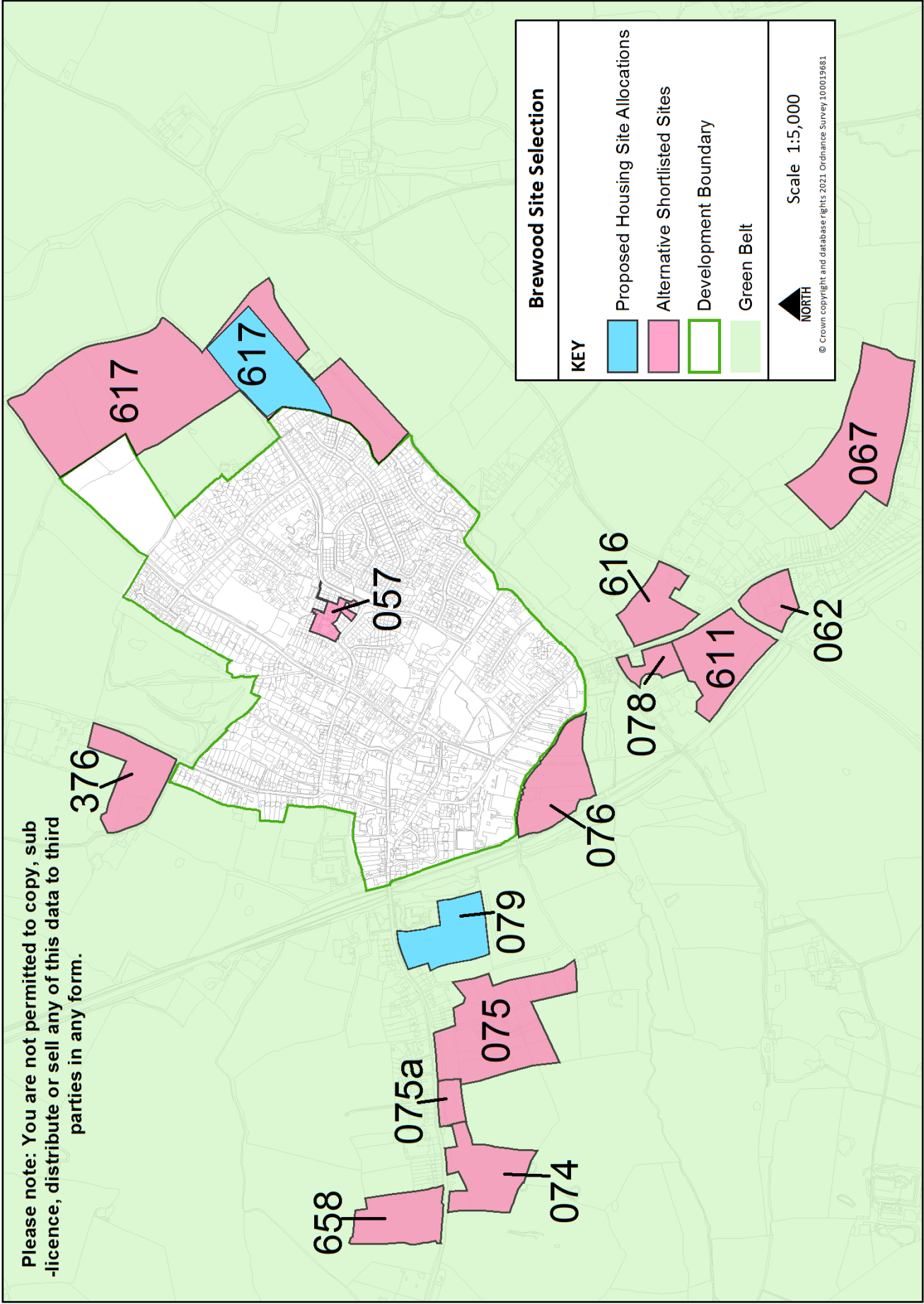
- 5.6.6 Brewood contains an existing safeguarded land site (part of Site 617). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The site assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land element of Site 617, other than the distance of parts of the site from local schools. However, this element of the wider site is non-Green Belt and was considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018 and is the closest area of the wider land parcel to the adjacent village. Therefore, this is not considered to be a barrier to development in this instance, particularly as failure to allocate the sites could result in the need for further Green Belt release around these settlements.

Reasons for additional Green Belt allocations

- 5.6.7 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location beyond the existing safeguarded land site. Additional Green Belt release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release on Site 079 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy**. Reasons for the selection of the sites are also summarised below.

Site 079 (land south Kiddemore Green Road)

- 5.6.8 Unlike some of the other potential Green Belt sites around the village, the site is free from significant constraints (e.g. Highways Authority concerns & non-Green Belt/landscape sensitivity-related major negative effects in the Sustainability Appraisal). The site is of a similar landscape sensitivity to most other land around the village, but is of lesser Green Belt harm than other sites and also lies in closer proximity to the village's centre. Allocation of the full site would also deliver growth that is of a scale that reflects the Council's preferred spatial housing strategy and offers an opportunity for specialist elderly retirement living in a location close to the village centre and local health facilities.



5.7 Kinver

- 5.7.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate a limited level of additional housing growth in Kinver over the plan period 2018 to 2038, to deliver new small site allocations (<1 hectare) in addition to the existing allocated and safeguarded sites around the village. At a strategic level, allocating additional growth in this location recognises the village's level of facilities and public transport links, as reflected in its status as a Tier 2 village and the potential for additional allocations to be made to address the acute local need for specialist elderly housing in this location¹¹. This is balanced against the village's identification as one of the District's 'historic towns' in the Historic Environment Character Assessment. At a site-specific level there is also a lack of any significant land parcels that are outside of areas of high landscape sensitivity, without significant heritage concerns raised in the Historic Environment Site Assessment or without initial concerns from the Highways Authority.
- 5.7.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 123 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 7 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 7			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
KV/348	Grey House, Dark Lane	16/00985/FUL	10
KV/361	Land at the Burgesses, High Street	18/00322/FUL	11*
SAD Site 270	Land east of Hyde Lane	19/00444/REM	45
Allocated sites without planning permission			
SAD Site 274**	Land at White Hill	20/00621/OUT	38

* net total, 20 gross dwellings proposed on site containing 9 existing dwellings

** site has resolution to grant approval for up to 38 dwellings through a current outline planning application

- 5.7.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Kinver

New development boundary sites and existing allocations being re-confirmed as suitable - SAD Site 274 (Land at White Hill) - minimum delivery of approximately 38 dwellings, which is already accounted for in the existing commitments in this broad location

¹¹ Specialist Housing: Local Need and Site Allocations Topic Paper 2021

Allocations on existing safeguarded land

- **Site 274 (Land south of White Hill)** – minimum delivery of approximately 82 dwellings

New allocations in Green Belt around Kinver

- **Site 272 (Land East of Dunsley Drive)** – minimum delivery of approximately 22 dwellings

- **Site 576 (land off Hyde Lane (west))** – minimum delivery of approximately 22 dwellings

- 5.7.4 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations. In considering sites, regard has been had to the Specialist Housing Topic Paper 2021, which identified a potential opportunity to explore a small extra care/supported living scheme in the village if a suitable site could be identified. However, following the site selection process, none of the best performing site options were considered to be close enough to public transport, local amenities, health care or the village centre to warrant a specialist elderly housing allocation. Given these points and the comparatively small need for such accommodation in the village (when compared with Great Wyrley and Brewood), a specific specialist elderly housing allocation has not been proposed.

Reasons for development boundary allocations

- 5.7.5 There are multiple existing major planning permissions within the development boundary of the village, including one on the previously allocated housing site at Hyde Lane (SAD Site 270). In addition, there is a scheme with a current resolution to grant permission on an existing allocated site (SAD Site 274), which is proposed for reallocation as it has not yet formally achieved permission due to the need to finalise the section 106 agreement to deliver the site. Outside of these sites, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.7.6 Kinver contains an existing safeguarded land site (Site 274). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The site assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land on Site 274 and this site was considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018. Therefore, this site is proposed for allocation.

Reasons for additional Green Belt allocations

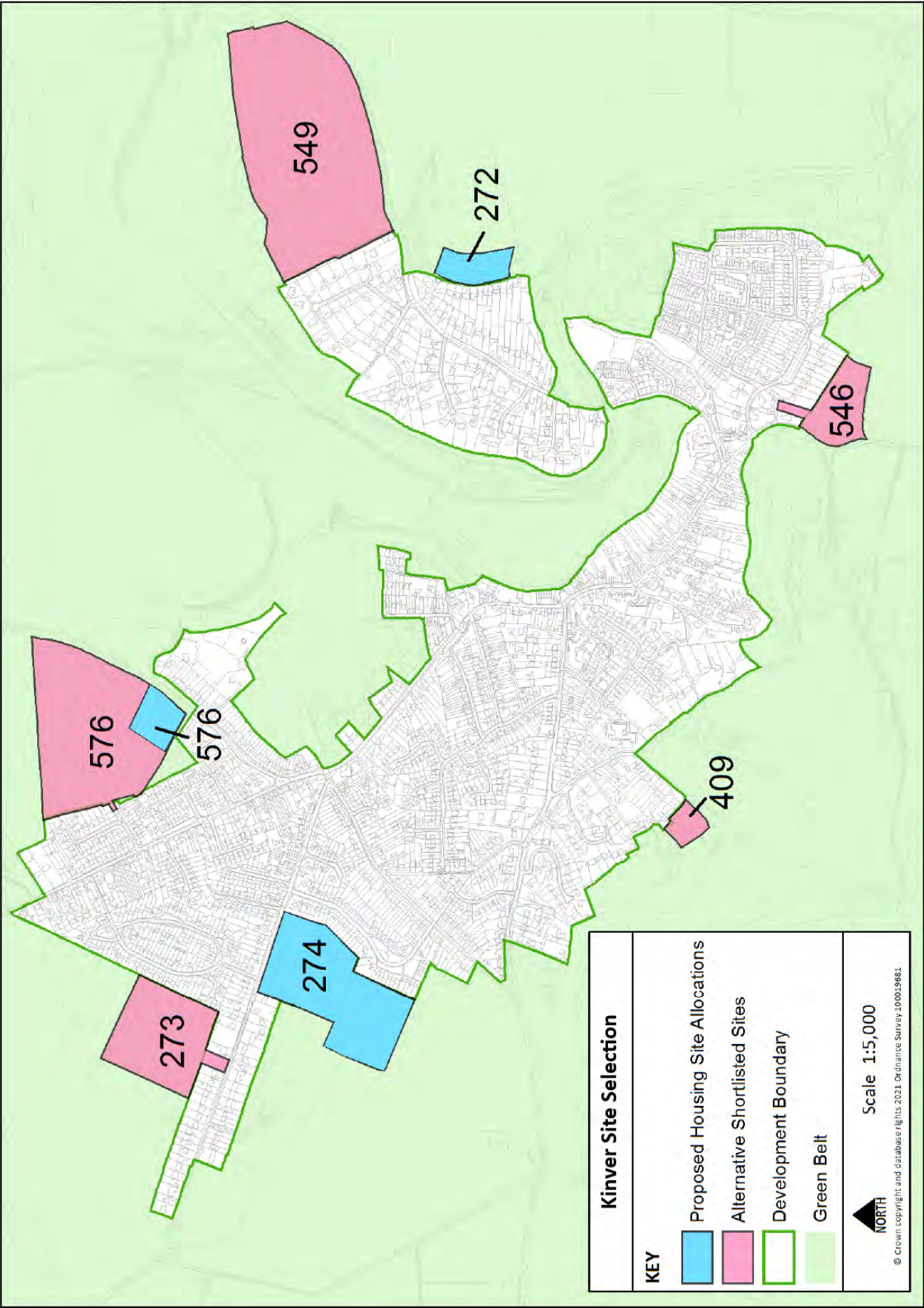
- 5.7.7 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location beyond the existing safeguarded land site. Additional Green Belt release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release to deliver a small site (<1 hectare) on both Site 272 and Site 576 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the sites are also summarised below.

Site 272 (Land East of Dunsley Drive)

- 5.7.8 Unlike some of the other potential Green Belt sites around the village, the site is free from significant constraints (e.g. Highways Authority concerns, potentially significant impact upon the historic environment). The site is of a similar landscape sensitivity to most other land around the village, but is of lesser Green Belt harm than other sites in this area. As the site is only one hectare, allocation of the full site would also deliver growth that is of a scale that reflects the Council's preferred spatial housing strategy.

Site 576 (Land off Hyde Lane (west))

- 5.7.9 Unlike some of the other potential Green Belt sites around the village, the site is free from significant constraints (e.g. Highways Authority concerns). The site is of a similar landscape sensitivity to most other land around the village, but is of lesser Green Belt harm than other sites in this area. The proposed allocation has been limited to one hectare to ensure it reflects the Council's preferred spatial housing strategy.



5.8 Perton

- 5.8.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, does not seek to allocate additional housing growth in Perton over the plan period 2018 to 2038, other than the existing safeguarded land adjacent to the village. This differs from the strategy set out for the village in the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation, which sought to allocate significant additional growth beyond the existing safeguarded land around the village. This recognised the level of services and facilities available in the village (which is a Tier 2 settlement) and the opportunities for large land parcels adjacent the village to deliver both housing growth and significant green infrastructure for Green Belt compensatory measures. However, following the site assessment process, constraints have been revealed on sites adjacent to the village which suggest that this may no longer be an appropriate strategy, which are summarised in the relevant section below.
- 5.8.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 226 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 8 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 8			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
SAD Site 239	Land off Wrottesley Park Road	18/00436/OUT	220

- 5.8.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Perton

New development boundary sites and existing allocations being re-confirmed as suitable
- none

Allocations on existing safeguarded land

- **Site 239 (Land west of Wrottesley Park Road)** – minimum delivery of approximately 150 dwellings

New allocations in Green Belt around Perton

- none

- 5.8.4 To assist in explaining the Council's reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site

assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

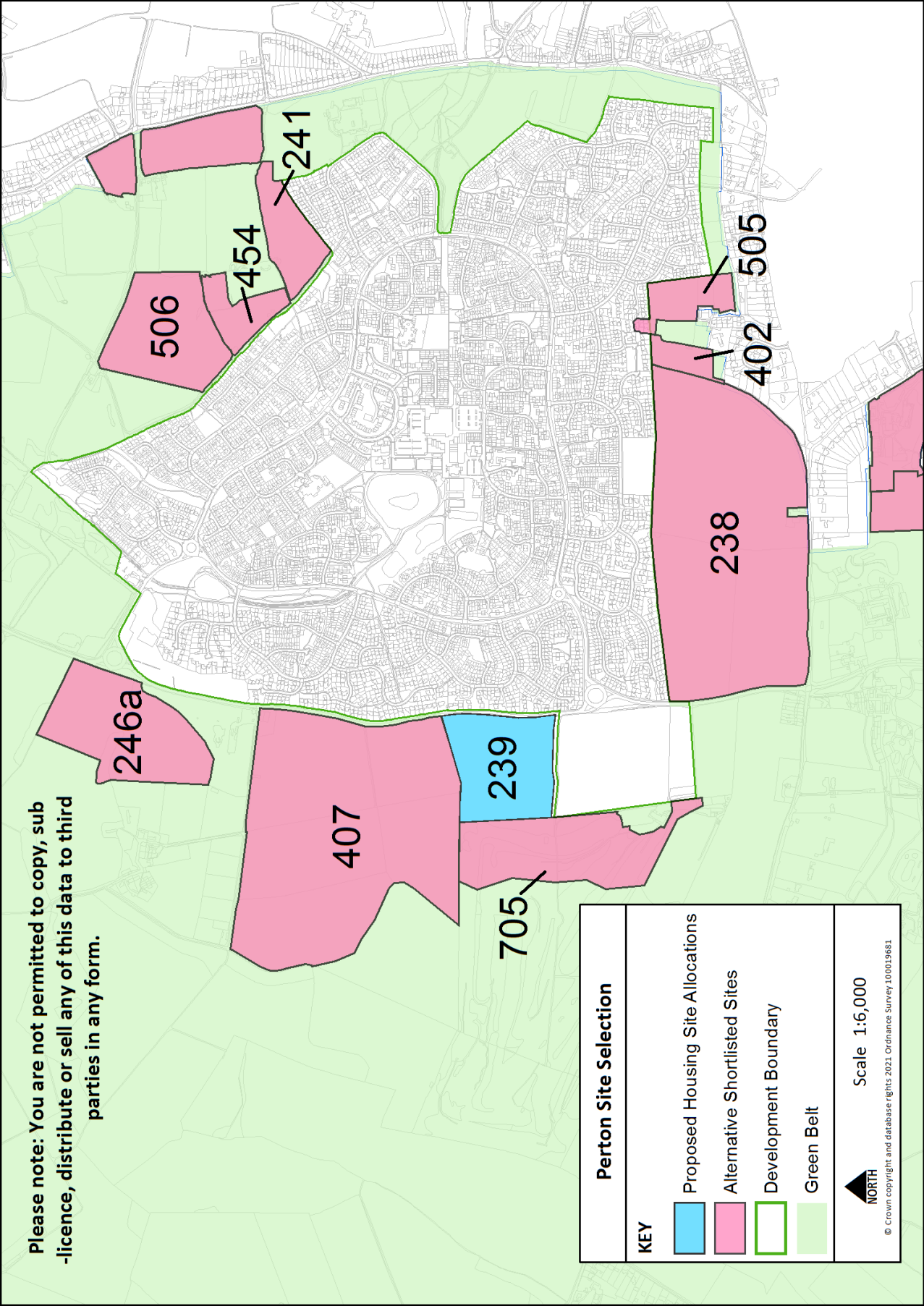
- 5.8.5 There is an existing major planning permission within the development boundary of the village on the previously allocated housing site west of Wrottesley Park Road. However, outside of that existing planning permission, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.8.6 Perton contains an existing safeguarded land site (Site 239). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The site assessment process has revealed no unmitigable constraints to the site's delivery, other than the major negative effects predicted in the Sustainability Appraisal due to the distance of the site from local schools. However, as this land has already been removed from the Green Belt and was considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018, this is not considered to be a barrier to development in this instance, particularly as failure to allocate the sites could result in the need for further Green Belt release elsewhere in the District..

Reasons for lack of additional Green Belt allocations

- 5.8.7 The 2019 Spatial Housing Strategy & Infrastructure Delivery (SHSID) consultation indicating significant additional growth may be delivered on top of the existing safeguarded land site. However, following the site assessment process the Council has revisited this strategic approach to reflect the constraints and issues affecting additional land release options around the village. All Green Belt land release options around the village raise initial concerns from the Highways authority. On the eastern side of the village these largely centre around the lack of a suitable achievable access to the sites, whereas on the western side this centres around concerns around the impacts on surrounding junctions, specifically the A41/Wrottesley Park Road junction. Whilst it is understood that some site promoters are working separately with the Highways Authority to try to establish an appropriate mitigation scheme for this junction, a finalised scheme approved by the Highways Authority has not yet been provided to the local authority to confirm this.
- 5.8.8 In addition to the highways constraints affecting Green Belt sites around the village, there are other constraints affecting site options that have warranted a departure from the strategy set out in the SHSID. The larger Green Belt parcels on the western and southern sides of the village are all affected by major negative constraints in the Sustainability Appraisal due to their remote location in relation to local schools and in one instance (Site 246a) are in land that is both Very High Green Belt harm and Moderate/High landscape sensitivity. Given the extent of constraints affecting the sites in this broad location and the significant housing growth already proposed in Perton over the plan period, the Spatial Strategy for the District has been revised to limit land release adjacent to Perton to the existing safeguarded land proposal.



5.9 Huntington

- 5.9.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate a limited level of additional housing growth in Huntington over the plan period 2018 to 2038, to deliver new small site allocations (<1 hectare) in addition to the existing safeguarded land around the village. At a strategic level, allocating additional growth in this location recognises the village's level of facilities and public transport links, as reflected in its status as a Tier 2 village, whilst balancing the extent to which the village is constrained by proximity to the Cannock Chase AONB.
- 5.9.2 Existing planning permissions and dwellings completed after 1 April 2018 can deliver approximately 9 dwellings during the plan period. All sites contributing to this figure are minor sites (i.e. 1-9 dwellings).
- 5.9.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Huntington

New development boundary sites and existing allocations being re-confirmed as suitable
- None

Allocations on existing safeguarded land

- Sites 016 (Land at Pear Tree Farm) – minimum delivery of approximately 39 dwellings

New allocations Green Belt around Huntington

- Site 591 (Land at Oaklands Farm (north of Limepit Lane)) – minimum delivery of approximately 44 dwellings

- 5.9.4 To assist in explaining the Council's reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.9.5 The site assessment process has not revealed any large site suggestions with capacity to accommodate residential growth within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.9.6 Huntington contains an existing safeguarded land site (Site 016). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The site assessment process has revealed no unmitigable

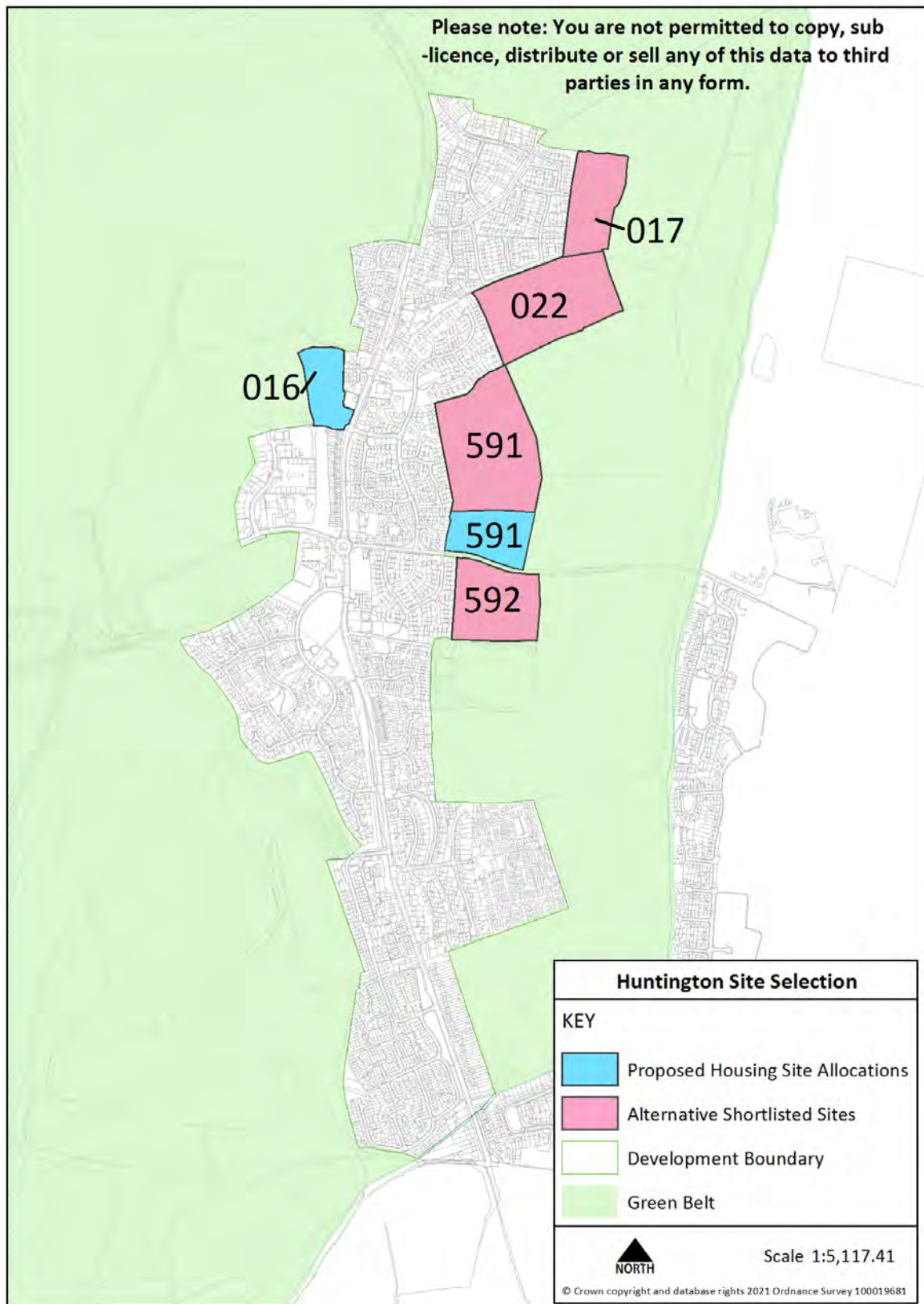
constraints to the delivery of this site, which was also considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018.

Reasons for additional Green Belt allocations

- 5.9.7 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location beyond the existing safeguarded land site. Additional Green Belt release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release on Site 591 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy**. Reasons for the selection of the sites are also summarised below.

Site 591 (Land at Oaklands Farm (north of Limepit Lane))

- 5.9.8 Unlike some of the other potential Green Belt sites around the village, the site is free from significant constraints (e.g. unmitigable major negative effects in the Sustainability Appraisal relating to distance from education and proximity to the AONB). The site is of a similar Green Belt harm and landscape sensitivity to most other land around the village and lies in closer proximity to the village's centre than site options to the north.
- 5.9.9 There is another site with similar credentials to Site 591 to the south of Limepit Lane (Site 592) and the Council's original strategy in the SHSID was to deliver limited additional growth on top of the safeguarded land, equivalent to two separate small sites of <1 hectare. However, having reviewed sources of housing supply as at 1st April 2020, it is likely that the Council can meet the NPPF requirement to deliver 10% of its proposed housing delivery on small (<1 hectare) sites without housing growth in Huntington needing to be delivered on small sites. Establishing a site frontage on Site 592 may necessitate the removal of a substantial tree/scrub buffer on the site's north-western corner and a single consolidated site is likely to allow for greater open space/green infrastructure provision on-site than if the growth were split into two separate sites. Therefore, whilst the level of growth proposed for the village reflects the amount consulted on in Spatial Option G within the SHSID consultation, this level of growth has been consolidated onto a single larger site of approximately 2 hectares, rather than selecting two sites of up to 1 hectare each.



5.10 Essington

5.10.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to limit housing growth in Essington to existing suitable sites within the village's development boundary and safeguarded land. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village. It also reflects the village's close proximity to the northern edge of the Black Country, which is allocated for significant growth under the Council's preferred strategy and is considered to be a more sustainable option for accommodating growth needs.

5.10.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 235 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 9 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 9			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
ES/99	Land off Hobnock Road	18/00450/REM	230

5.10.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

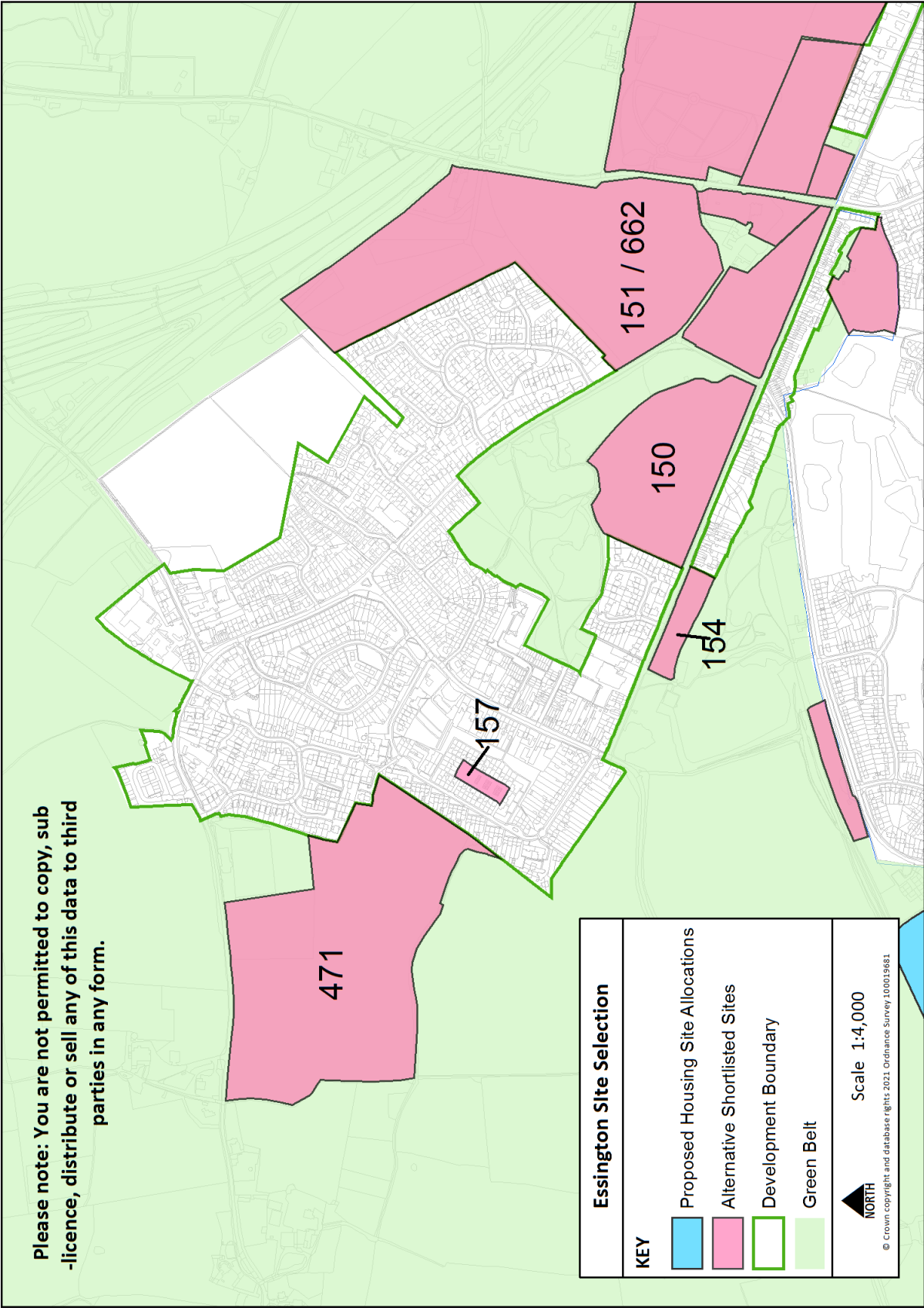
5.10.4 There is one development boundary site option in Essington without an existing planning permission for housing growth (Site 157 – Hill Street, Essington). This may have capacity to accommodate the minimum of 10 dwellings required by the Council's site selection threshold. However, the site is a historic site suggestion that has not been progressed by the site owner under the Council's previous Local Plan, despite being in the development boundary of a village where housing growth was supported. The landowner has also recently confirmed that the site is not available. Given this and the significant loss of parking that would result from redevelopment, the site does not currently appear to be available for housing growth.

Reasons for safeguarded land (non-Green Belt) allocations

5.10.5 There is also an existing safeguarded land site at Hobnock Road (ES/99), which already has a planning permission for 230 dwellings. It is proposed to amend the development boundary to include this area of housing growth.

Reasons for lack of additional Green Belt allocations

- 5.10.6 All Green Belt site options are affected by constraints, such as unmitigable major negative education effects in the Sustainability Appraisal, initial concerns from the Highways Authority or loss of public open space. Therefore, having considered all reasonable alternative sites adjacent to Essington, no site is considered to perform so well as to change the Council's preferred spatial housing strategy.



5.11 Coven

- 5.11.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, does not seek to allocate additional housing growth in Coven over the plan period 2018 to 2038, other than existing suitable development boundary sites and the safeguarded land adjacent to the village. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village. It also reflects the village's close proximity to the northern edge of the Black Country, which is allocated for significant growth under the Council's preferred strategy and is considered to be a more sustainable option for accommodating growth needs.
- 5.11.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 64 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 10 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 10			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
SAD Site 086	Land west of School Lane	18/00558/FUL	63

- 5.11.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Coven

New development boundary sites and existing allocations being re-confirmed as suitable
- none

Allocations on existing safeguarded land
- Site 082 (Land between A449 Stafford Rd & School Lane) – minimum delivery of approximately 48 dwellings

New allocations in Green Belt around Coven
- none

- 5.11.4 To assist in explaining the Council's reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

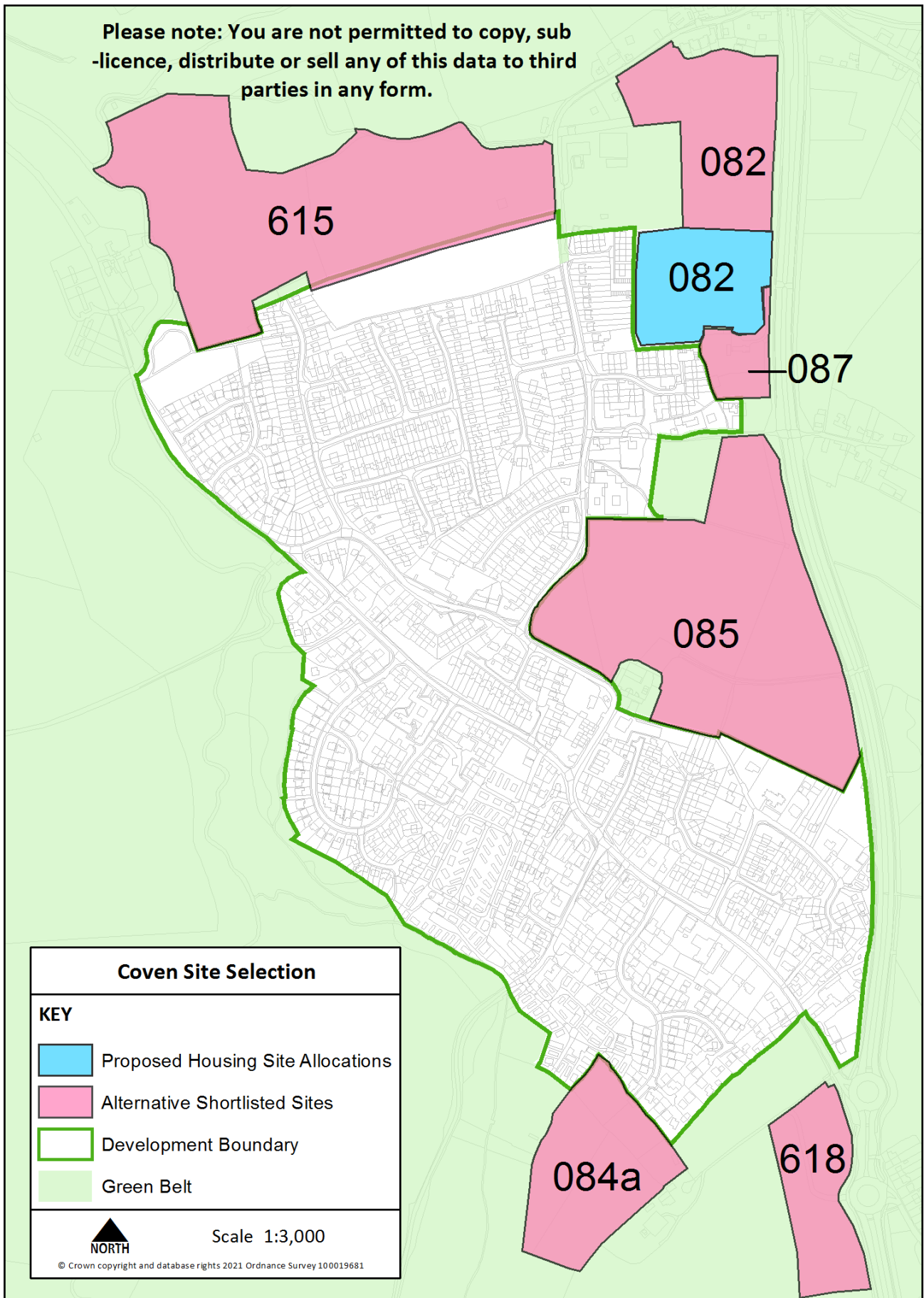
- 5.11.5 There is an existing major planning permission within the development boundary of the village on the previously allocated housing site west of School Lane. However, outside of that existing planning permission, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.11.6 Coven contains an existing safeguarded land site (Site 082). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The site assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land on Site 082 and this site was considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018. Therefore, this site is proposed for allocation.

Reasons for lack of additional Green Belt allocations

- 5.11.7 Outside of Site 082, all Green Belt site options are affected by constraints, such as unmitigable major negative education effects in the Sustainability Appraisal, initial concerns from the Highways Authority or loss of public open space. Therefore, having considered all reasonable alternative sites adjacent to Coven, no site is considered to perform so well as to change the Council's preferred spatial housing strategy.



5.12 Featherstone

- 5.12.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, does not seek to allocate additional housing growth in Featherstone over the plan period 2018 to 2038, other than existing suitable development boundary sites and the safeguarded land adjacent to the village. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village. It also reflects the village's close proximity to the northern edge of the Black Country, which is allocated for significant growth under the Council's preferred strategy and is considered to be a more sustainable option broad location for accommodating growth needs.
- 5.12.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 84 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 11 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 11			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing allocations without planning permission			
SAD Site 168	Land at Brinsford Lodge, Featherstone	n/a*	81

*Following 1st April 2020, a planning application for residential development for 81 dwellings was approved on the site (19/00919/FUL)

- 5.12.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Featherstone

New development boundary sites and existing allocations being re-confirmed as suitable
- SAD Site 168 (Land at Brinsford Lodge, Featherstone) - delivery of 81 dwellings

Allocations on existing safeguarded land
- Site 397 (Land adjacent to Brinsford Lodge) – minimum delivery of approximately 39 dwellings

New allocations in Green Belt around Featherstone
- none

- 5.12.4 To assist in explaining the Council's reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

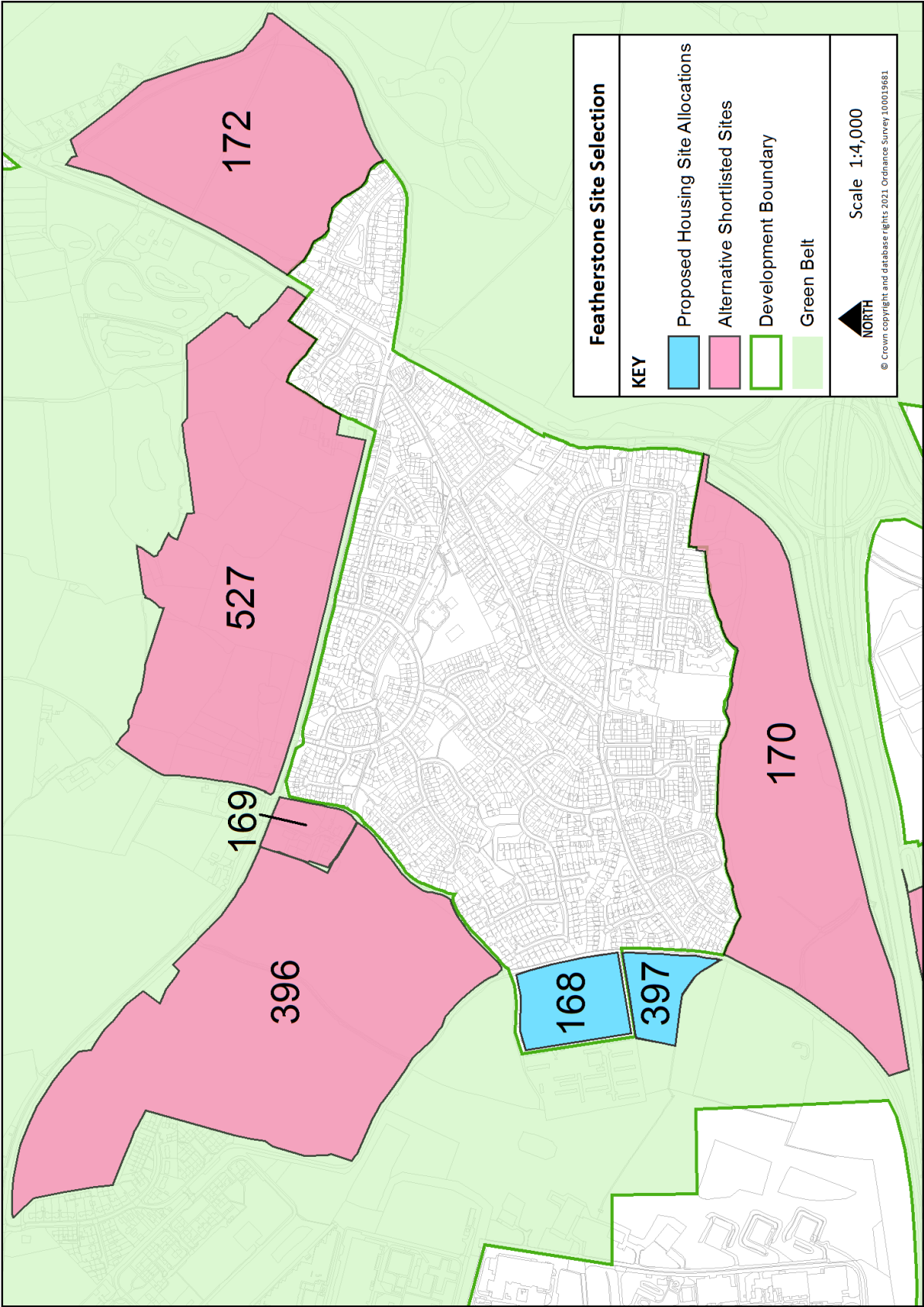
- 5.12.5 There is an existing allocated site (SAD Site 168), which is proposed for reallocation as it has not yet formally achieved permission as of 1st April 2020, although an application has been subsequently approved on the site (19/00919/FUL). Outside of this site, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.12.6 Featherstone contains an existing safeguarded land site (Site 397). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. The site assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land on Site 397 and this site was considered suitable for safeguarding through the examination of the Site Allocations Document as recently as 2018. Therefore, this site is proposed for allocation.

Reasons for lack of additional Green Belt allocations

- 5.12.7 All Green Belt site options are affected by constraints, such as unmitigable major negative education effects in the Sustainability Appraisal, initial concerns from the Highways Authority or significant heritage concerns raised through the Historic Environment Site Assessment. Therefore, having considered all reasonable alternative sites adjacent to Featherstone, no site is considered to perform so well as to change the Council's preferred spatial housing strategy.



5.13 Shareshill

- 5.13.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to limit housing growth in Shareshill to existing suitable sites within the village's development boundary. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village. It also reflects the village's close proximity to the northern edge of the Black Country, which is allocated for significant growth under the Council's preferred strategy and is considered to be a more sustainable option broad location for accommodating growth needs.
- 5.13.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 in Shareshill can deliver 1 dwelling during the plan period.
- 5.13.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

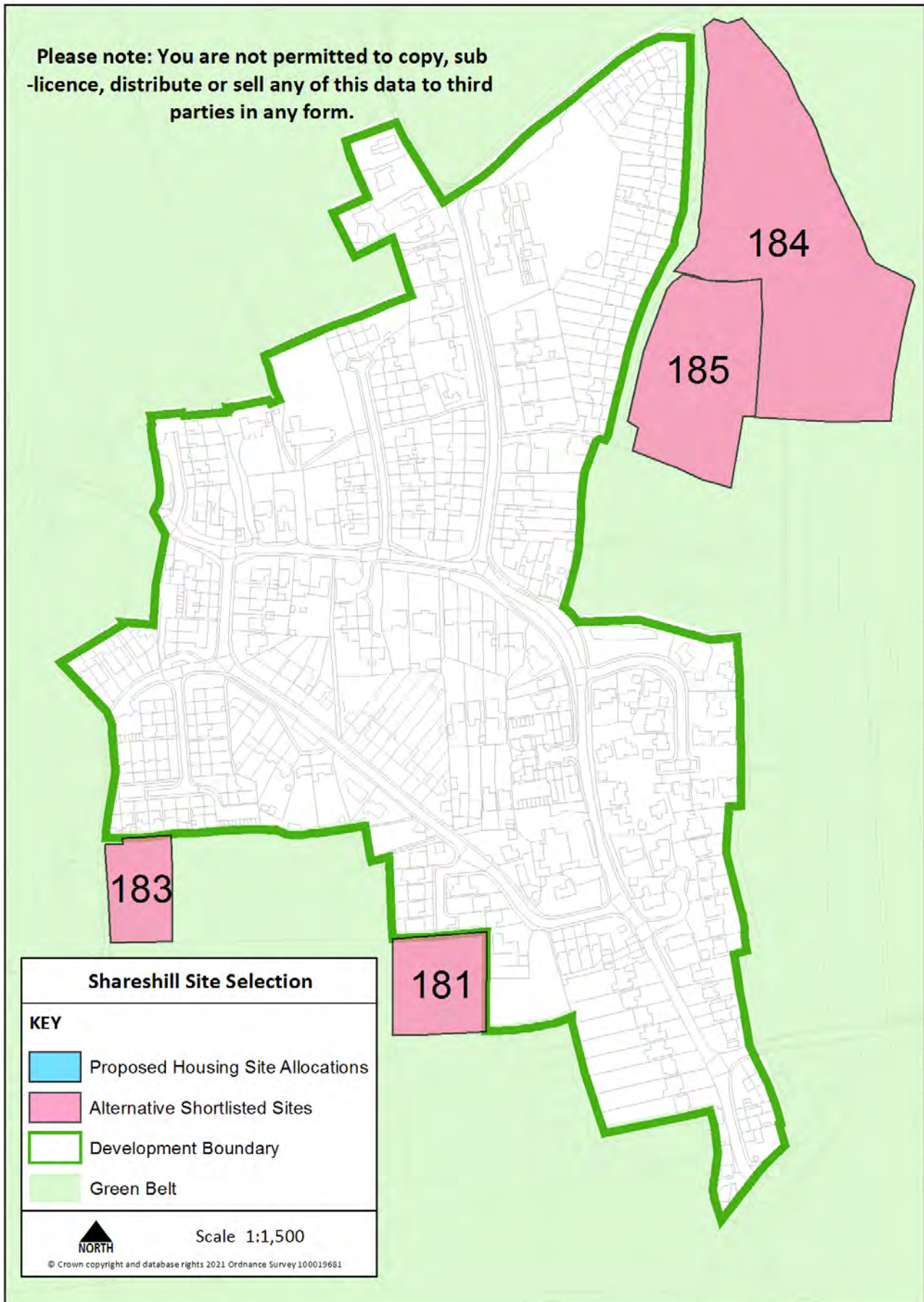
- 5.13.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for lack of safeguarded land allocations

- 5.13.5 No safeguarded land exists adjacent to Shareshill village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.13.6 All Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority and concerns regarding pedestrian access to the sites. Therefore, having considered all reasonable alternative sites adjacent to Shareshill, no site is considered to perform so well as to change the Council's preferred spatial housing strategy.



5.14 Wheaton Aston

- 5.14.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate a limited level of additional housing growth in Wheaton Aston over the plan period 2018 to 2038, to deliver two new small site allocations (<1 hectare) in addition to the existing allocated land in the village. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village, whilst balancing this against the village's location outside of the Green Belt, in Open Countryside land.
- 5.14.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 67 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 12 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 12			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
LY/95	Land West of Ivetsey Road	18/00392/REM	30
Allocated sites without planning permission			
SAD Site 379	Land East of Ivetsey Road	n/a	18

- 5.14.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Wheaton Aston

New development boundary sites and existing allocations being re-confirmed as suitable

- **SAD Site 379 (Land East of Ivetsey Road)** - minimum delivery of approximately 18 dwellings, which is already accounted for in the existing commitments in this broad location
- **Site 426a (Bridge Farm 54 Long Street)** - minimum delivery of approximately 15 dwellings

New allocations in Open Countryside around Wheaton Aston

- **Site 610 (Land off Marston Rd - Fenton House Lane)** - minimum delivery of approximately 22 dwellings

- 5.14.4 To assist in explaining the Council's reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

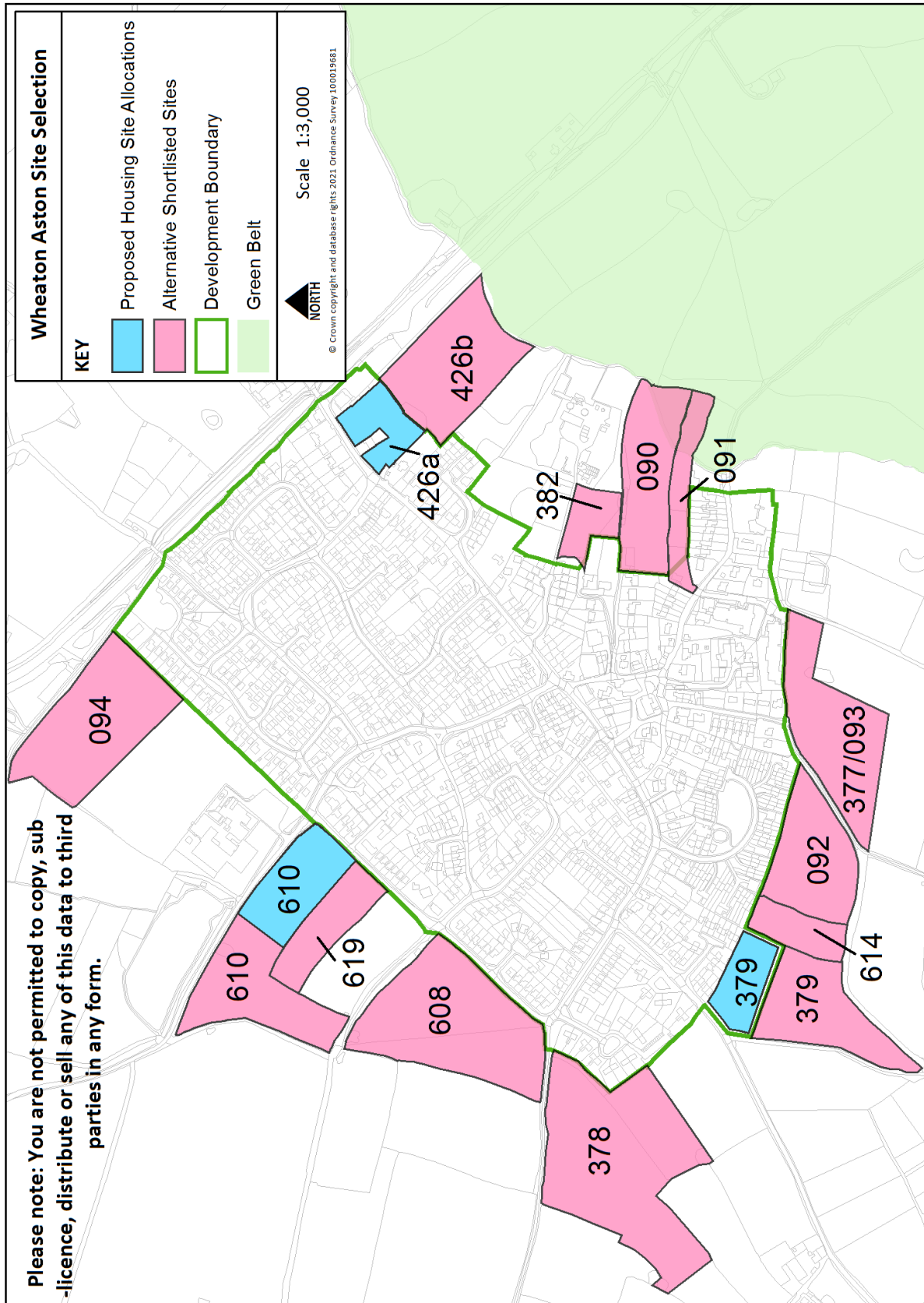
- 5.14.5 There is an existing allocated site without planning permission within the village's development boundary (SAD Site 379) as well as a development boundary site that is not affected by any significant constraints likely to prevent development (Site 426a). Both are proposed to be carried forward as housing allocations.

Reasons for additional Open Countryside allocations

- 5.14.6 The Council's site selection process has not revealed any additional deliverable non-Open Countryside sites in this location aside from the two development boundary sites proposed for allocation. Additional Open Countryside release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Open Countryside land release to deliver a small site (<1 hectare) on Site 610 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy**. Reasons for the selection of the sites are also summarised below.

Site 610 (Land off Marston Rd - Fenton House Lane)

- 5.14.7 Many Open Countryside land options around the village are affected by constraints, such as initial concerns from the Highways Authority or lack of pedestrian connections to the wider village. Other site options may hinder the Council's ability to meet the 10% requirement by expanding development boundary allocations beyond the 1 hectare threshold (i.e. Sites 426b and 379). The Open Countryside site options that are not affected by the above issues are located on the village's western edge and perform similarly in the landscape sensitivity study and Sustainability Appraisal. Of these options, Site 610 is in closest proximity to local facilities (e.g. the adjacent primary school) and is considered most able to accommodate a regular block site layout within the site's field boundaries.



5.15 Pattingham

- 5.15.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate a limited level of additional housing growth in Pattingham over the plan period 2018 to 2038, to deliver an additional small site allocation (<1 hectare) alongside the existing safeguarded land in the village. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village.
- 5.15.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 7 dwellings during the plan period.
- 5.15.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Pattingham

New development boundary sites and existing allocations being re-confirmed as suitable
- none

Allocations on existing safeguarded land
- **Site 251 (Land at Hall End Lane)** - minimum delivery of approximately 17 dwellings

New allocations in Green Belt around Pattingham
- **Site 255 (Land off Moor Lane)** - minimum delivery of approximately 22 dwellings

- 5.15.4 To assist in explaining the Council's reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

- 5.15.5 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.15.6 Pattingham contains an existing safeguarded land site (Site 251). This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target.
- 5.15.7 The site assessment process has revealed no unmitigable constraints to the delivery of the safeguarded land on Site 251 and this site was considered suitable for safeguarding through

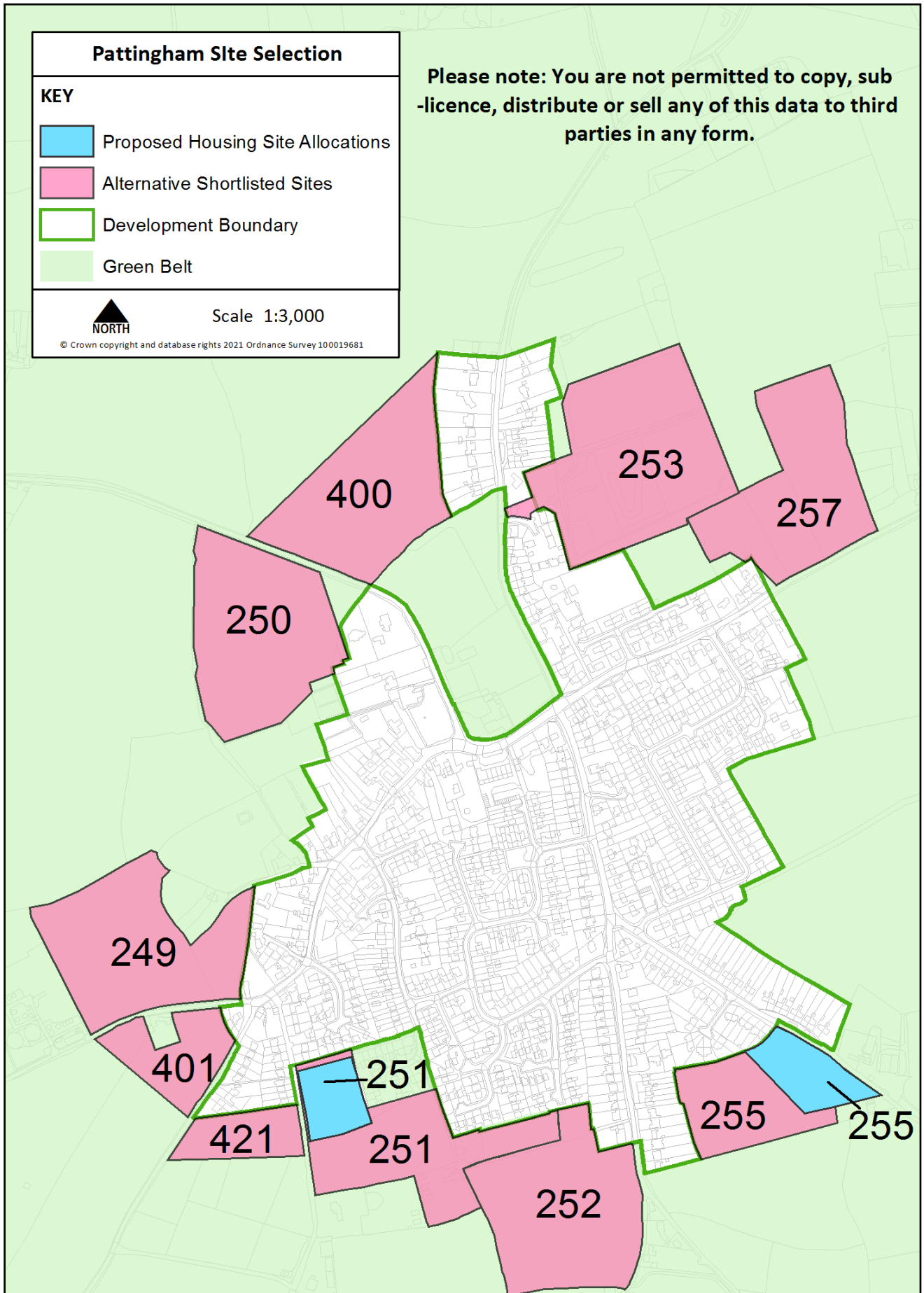
the examination of the Site Allocations Document as recently as 2018. Therefore, this site is proposed for allocation.

Reasons for additional Green Belt allocations

- 5.15.8 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location. Additional Green Belt release will therefore be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release to deliver a small site (<1 hectare) on Site 255 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the site are summarised below.

Site 255 (Land off Moor Lane)

- 5.15.9 Unlike other potential Green Belt sites around the village, the site is free from significant constraints (e.g. Highways Authority concerns, lack of pedestrian access or areas of high habitat distinctiveness). The site is of a similar landscape sensitivity to most other land around the village but is also of lesser Green Belt harm than other sites in this area. Allocation of 1 hectare of land adjacent to the village on this site would reflect the Council's preferred spatial housing strategy.



5.16 Swindon

- 5.16.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to locate a limited level of additional housing growth in Swindon over the plan period 2018 to 2038, to deliver an additional small site allocation (<1 hectare) alongside the existing safeguarded land in the village. At a strategic level, the limited level of growth in this broad location recognises the village's more limited level of facilities and public transport links, as reflected in its status as a Tier 3 village.
- 5.16.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 can deliver approximately 8 dwellings during the plan period. Larger sites contributing towards this figure are set out in Table 13 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 13			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing allocations without planning permission			
SAD Site 313	Land off Himley Lane (north)	n/a	0*

**Correspondence with the site promoter indicates that the site may not be able to deliver a minimum of 10 dwellings within the current development boundary*

- 5.16.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations in Swindon

New development boundary sites and existing allocations being re-confirmed as suitable
- SAD Site 313 (Land off Himley Lane) - minimum delivery of approximately 22 dwellings across SAD Site 313 and safeguarded and Green Belt elements of Site 313

Allocations on existing safeguarded land
- Site 313 (Land off Himley Lane) – delivered alongside SAD Site 313 and Green Belt elements of Site 313 to deliver a single small site

New allocations in Green Belt around Swindon
- Site 313 (Land off Himley Lane) – delivered alongside SAD Site 313 and safeguarded land elements of Site 313 to deliver a single small site

- 5.16.4 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for development boundary allocations

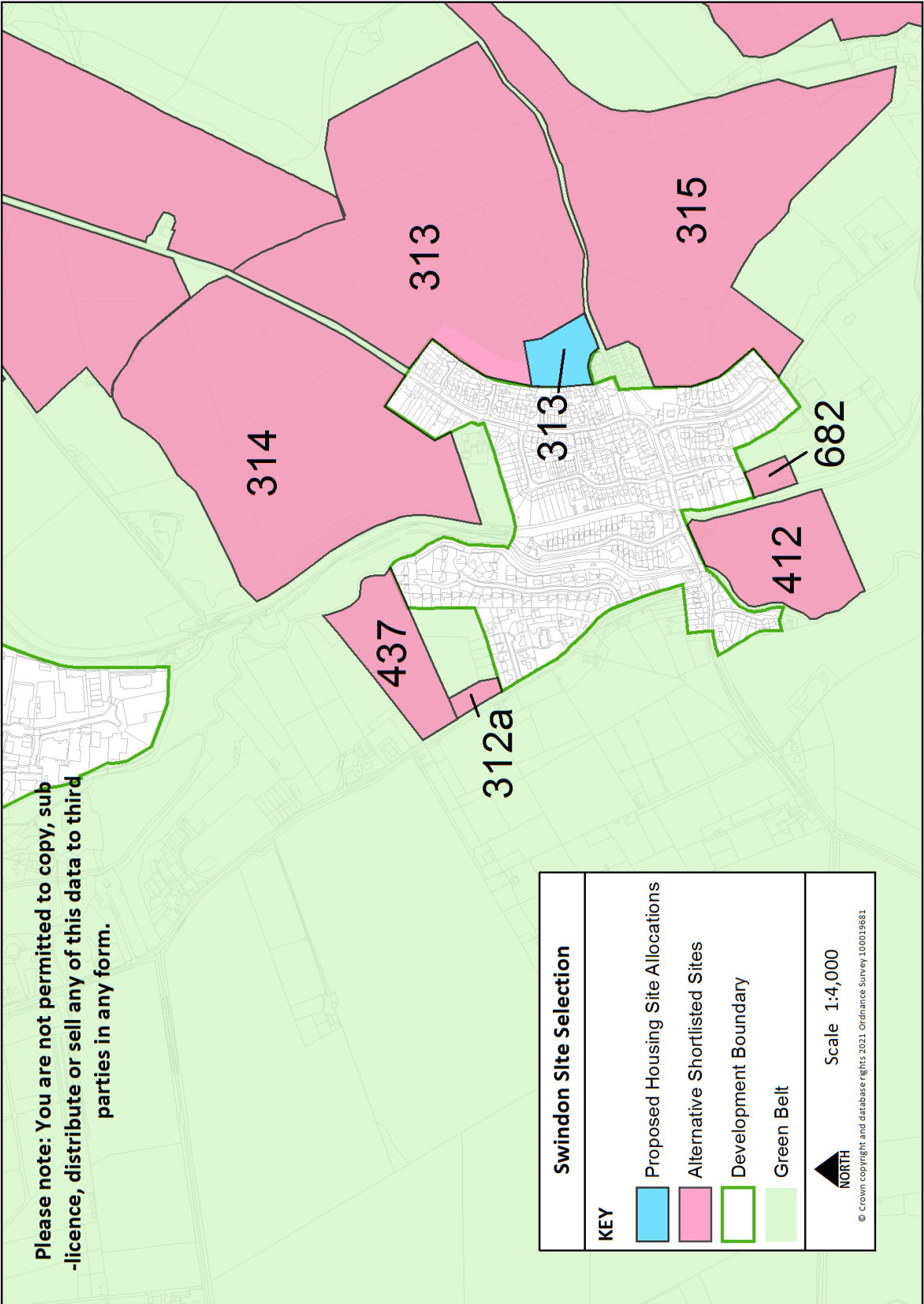
- 5.16.5 There is an existing allocated site (SAD Site 313), which is proposed for reallocation as it has not yet formally achieved permission or seen an application submitted on the site. Outside of this site, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. However, previous correspondence with the landowner suggests that, in isolation, they do not consider the site can achieve a scheme of 10 or more dwellings whilst maintaining the existing proposed development boundary. It is therefore uncertain whether the existing housing allocation is deliverable if confined to the current development boundary.

Reasons for safeguarded land (non-Green Belt) allocations

- 5.16.6 Swindon contains an existing safeguarded land site (Site 313) which sits directly north of the existing allocated housing site. This site is non-Green Belt and needs to be proactively explored for its potential to assist in meeting the District's proposed housing target. However, given the irregular site layout of the safeguarded land, the need to ensure sufficient allocations of 1 hectare or less and the potential to realise a better site layout through use of Green Belt elements of Site 313, only part of the safeguarded land is proposed for allocation alongside SAD Site 313 and Green Belt elements of Site 313. The remainder of the safeguarded land (approximately 0.6ha) will remain as safeguarded to ensure the wider site does not exceed 1 hectare.

Reasons for additional Green Belt allocations adjacent Swindon

- 5.16.7 Of the Green Belt site options, some have significant issues that affect their ability to be allocated (e.g. lack of availability, Flood Zones constraining layout, Highways Authority concerns, unlikely to deliver affordable housing due to site size). Of the other Green Belt site options around the village, the majority are in similar areas of landscape sensitivity and in terms of the outcomes of the Sustainability Appraisal, but vary in terms of their Green Belt harm. Site 313 is in the lowest area of Green Belt harm without being affected by other constraints such as those set out above. To ensure conformity with the Council's Spatial Housing Strategy and need to deliver 10% of allocations on small sites (<1 hectare), the extent of Green Belt release is limited to the amount needed to create a single small site off Himley Lane. This creates a single, regularly sized, site of 1 hectare, made up of the existing allocated SAD Site 313 alongside a portion of the safeguarded land and a portion of the Green Belt land on Site 313.



5.17 Bednall

- 5.17.1 Bednall is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.17.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 in Bednall can deliver approximately 4 dwellings during the plan period.
- 5.17.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

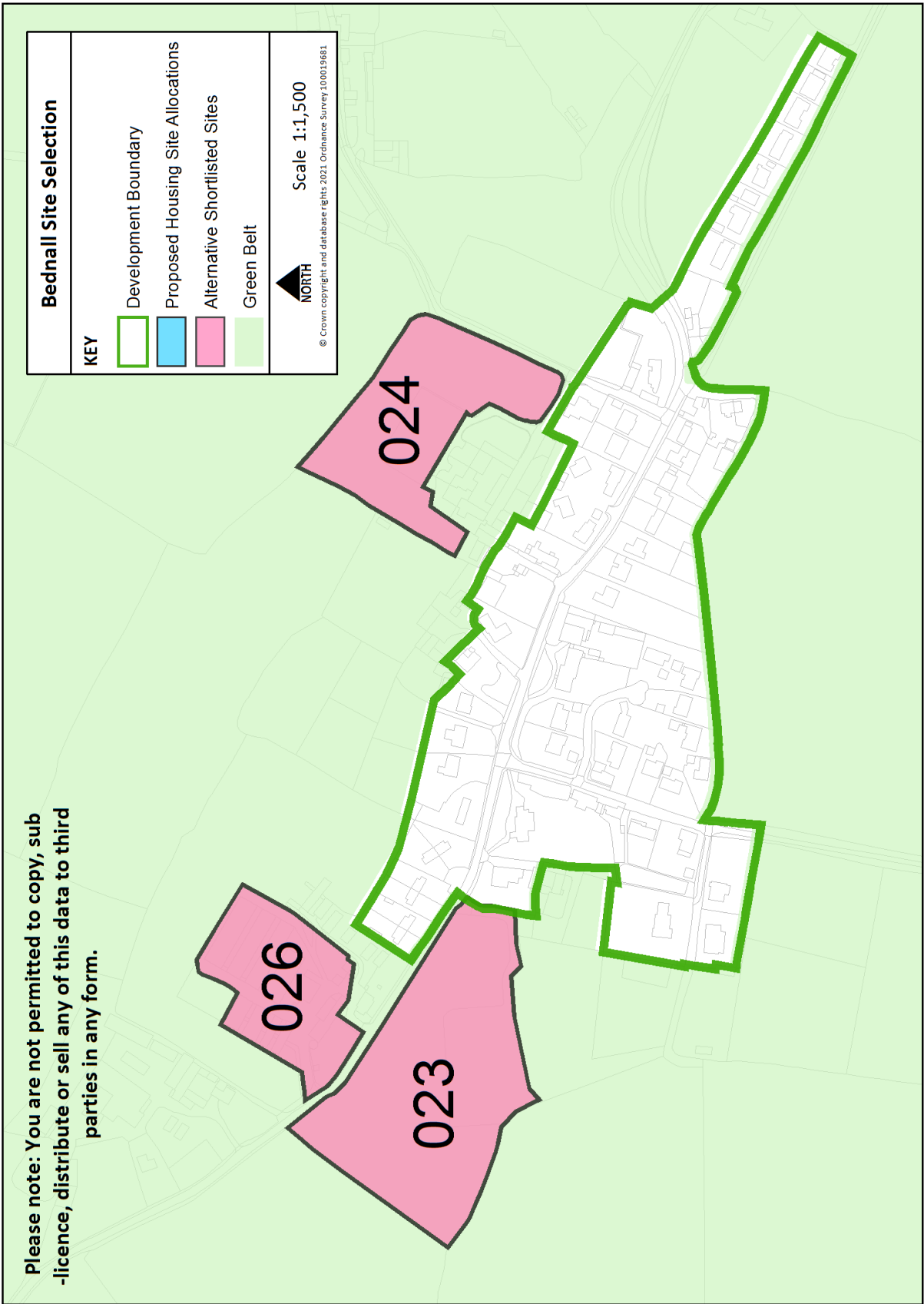
- 5.17.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for lack of safeguarded land allocations

- 5.17.5 No safeguarded land exists adjacent to Bednall village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.17.6 All Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority, unmitigable major negative employment impacts in the Sustainability Appraisal and concerns regarding pedestrian connectivity. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant a Green Belt allocation.



5.18 Dunston

- 5.18.1 Dunston is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.18.2 There are no existing planning permissions or allocations likely to deliver dwellings after the start of the plan period (1 April 2018) in Dunston.
- 5.18.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

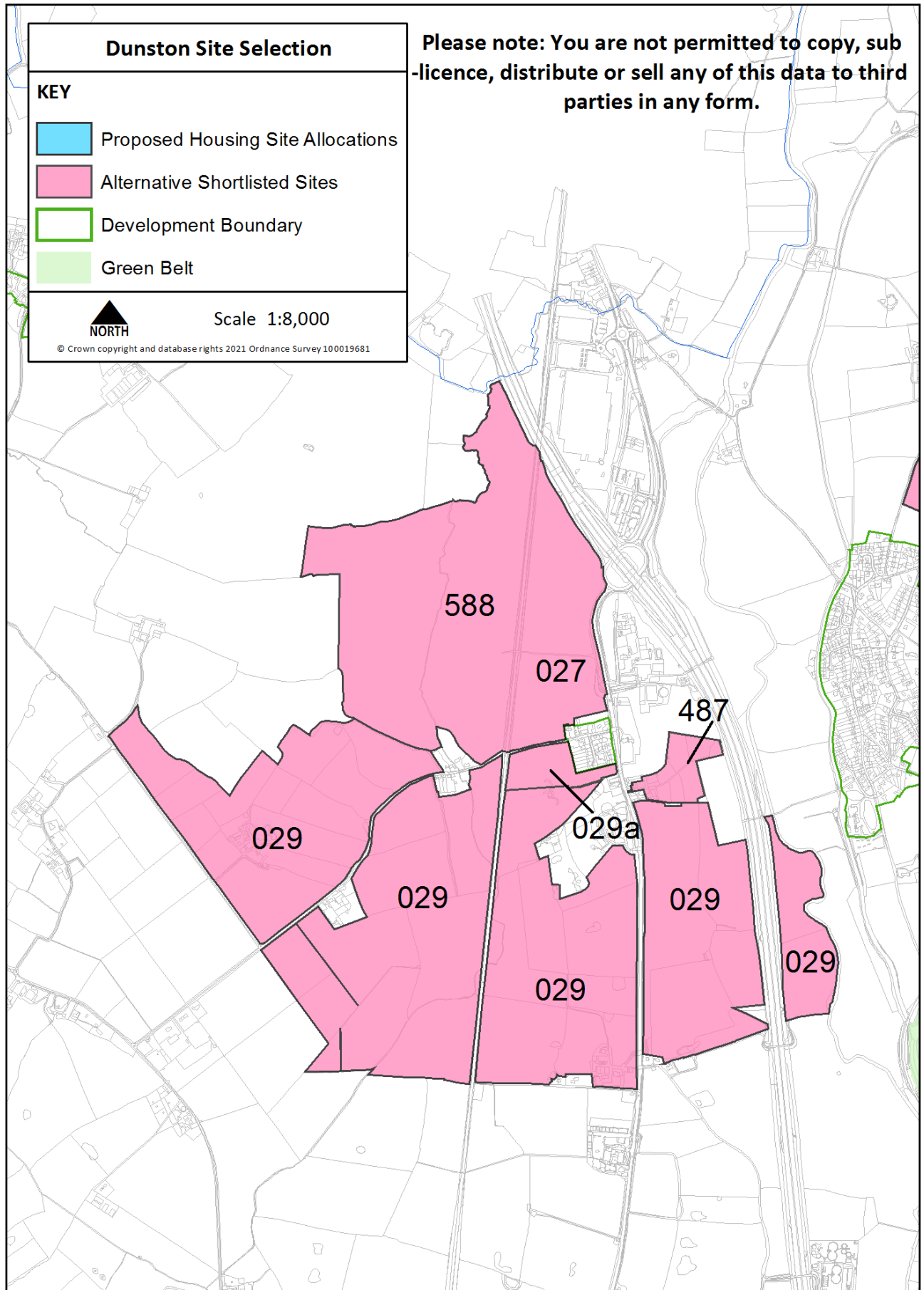
- 5.18.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for lack of safeguarded land allocations

- 5.18.5 No safeguarded land exists adjacent to Dunston village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Open Countryside allocations

- 5.18.6 All Open Countryside site options are affected by constraints, specifically initial concerns from the Highways Authority and unmitigable major negatives against the education criteria in the Sustainability Appraisal. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant an additional housing allocation.



5.19 Bishops Wood

- 5.19.1 Bishops Wood is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.19.2 There are no existing planning permissions or allocations likely to deliver dwellings after the start of the plan period (1 April 2018) in Bishops Wood.
- 5.19.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

- 5.19.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.






Reasons for lack of safeguarded land allocations

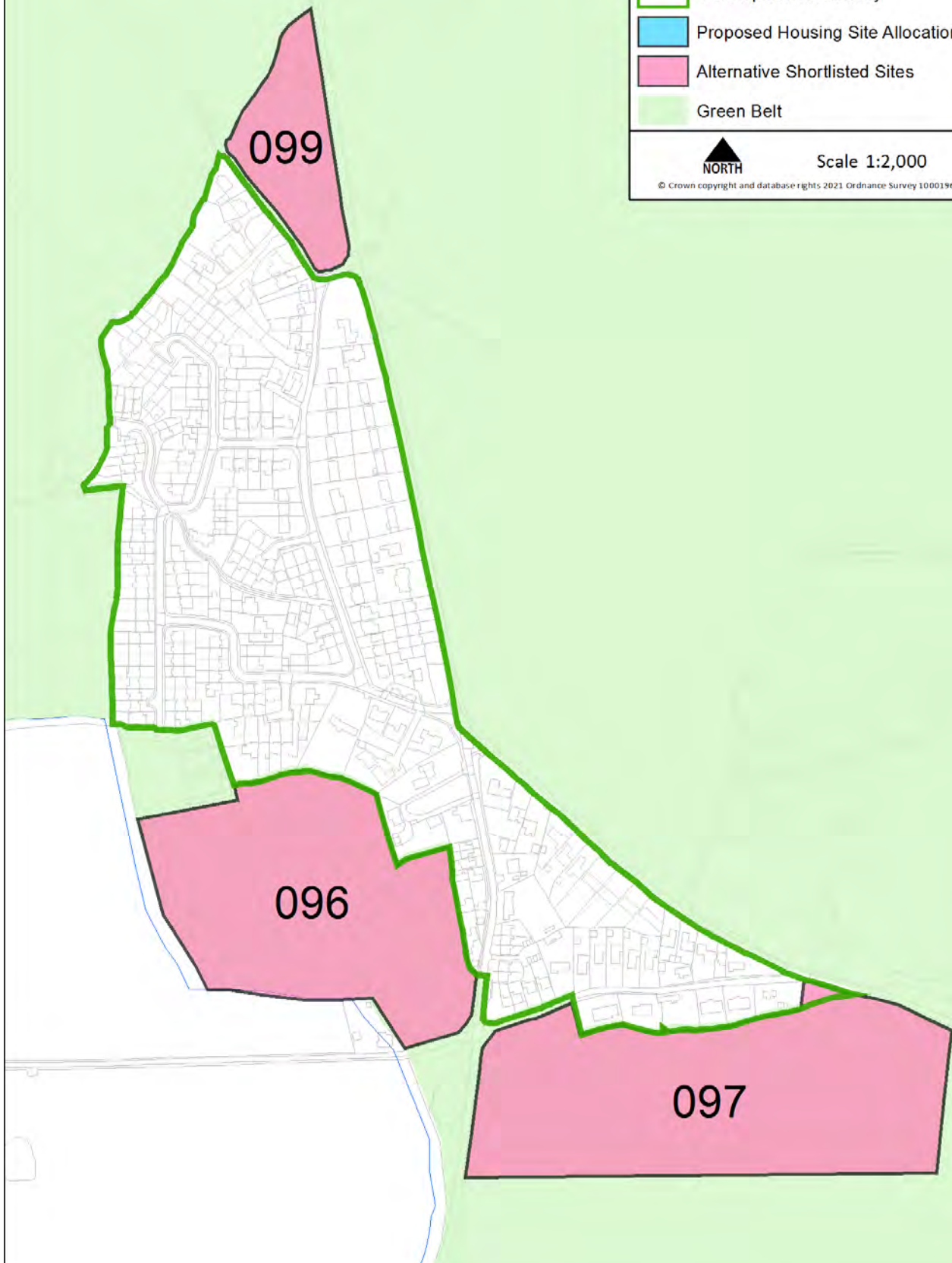
- 5.19.5 No safeguarded land exists adjacent to Bishops Wood village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.19.6 Two of the three Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority and concerns regarding pedestrian connectivity. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant a Green Belt allocation, although a small part of Site 096 may come forward as a rural exception site without being removed from the Green Belt, recognising the well advanced planning submission on this site.

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Bishops Wood Site Selection	
KEY	
	Development Boundary
	Proposed Housing Site Allocations
	Alternative Shortlisted Sites
	Green Belt
 NORTH	
Scale 1:2,000	
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5.20 Bobbington

- 5.20.1 Bobbington is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.20.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 in Bobbington can deliver approximately 3 dwellings during the plan period.
- 5.20.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

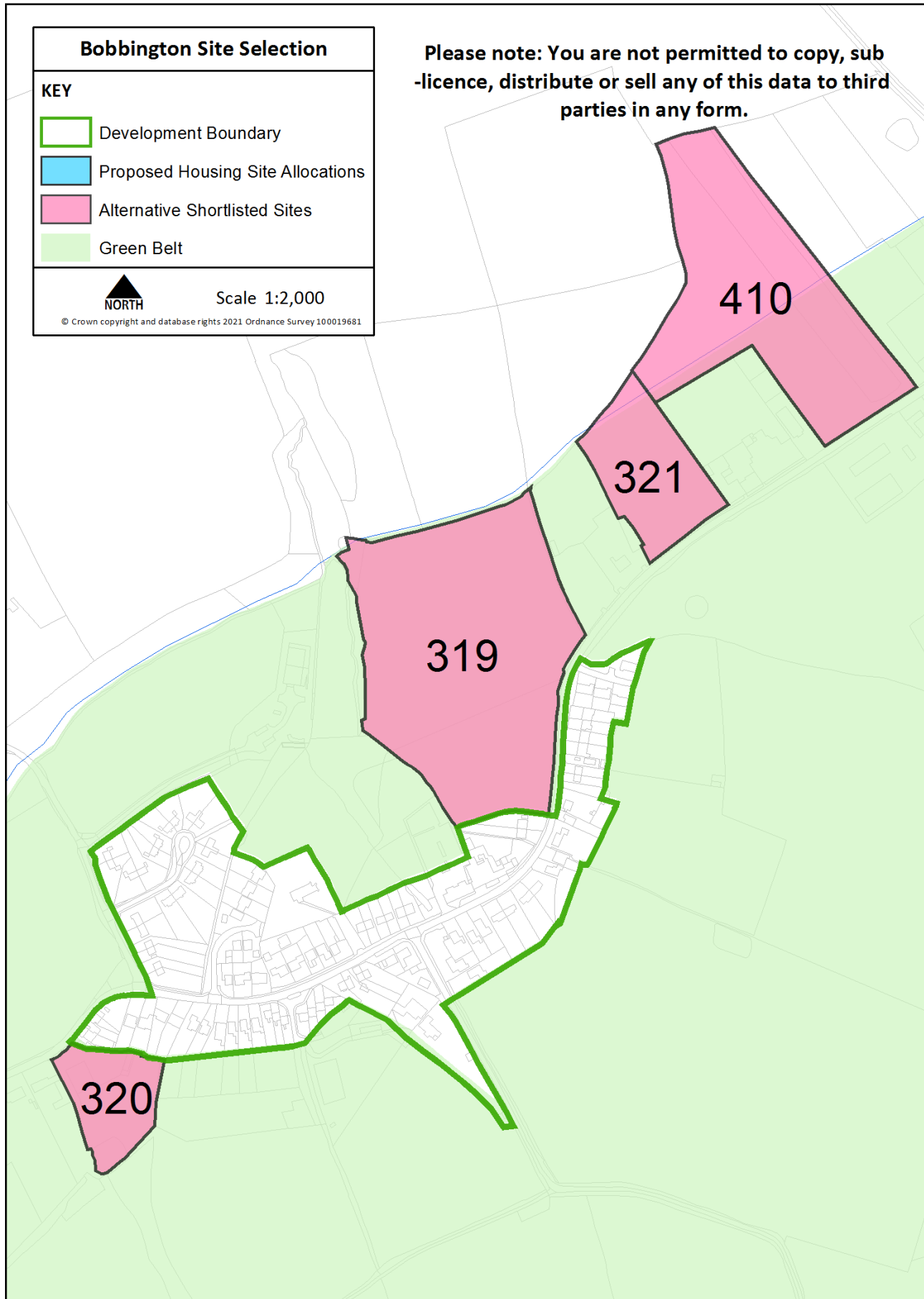
- 5.20.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for lack of safeguarded land allocations

- 5.20.5 No safeguarded land exists adjacent to Bobbington village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.20.6 All Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority and unmitigable major negative economy and employment impacts in the Sustainability Appraisal. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant a Green Belt allocation.



5.21 Trysull

- 5.21.1 Trysull is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.21.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 in Trysull can deliver approximately 17 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 14 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 14			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
TS/93	The Plough Inn, School Road	19/00043/FUL	14

- 5.21.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

- 5.21.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

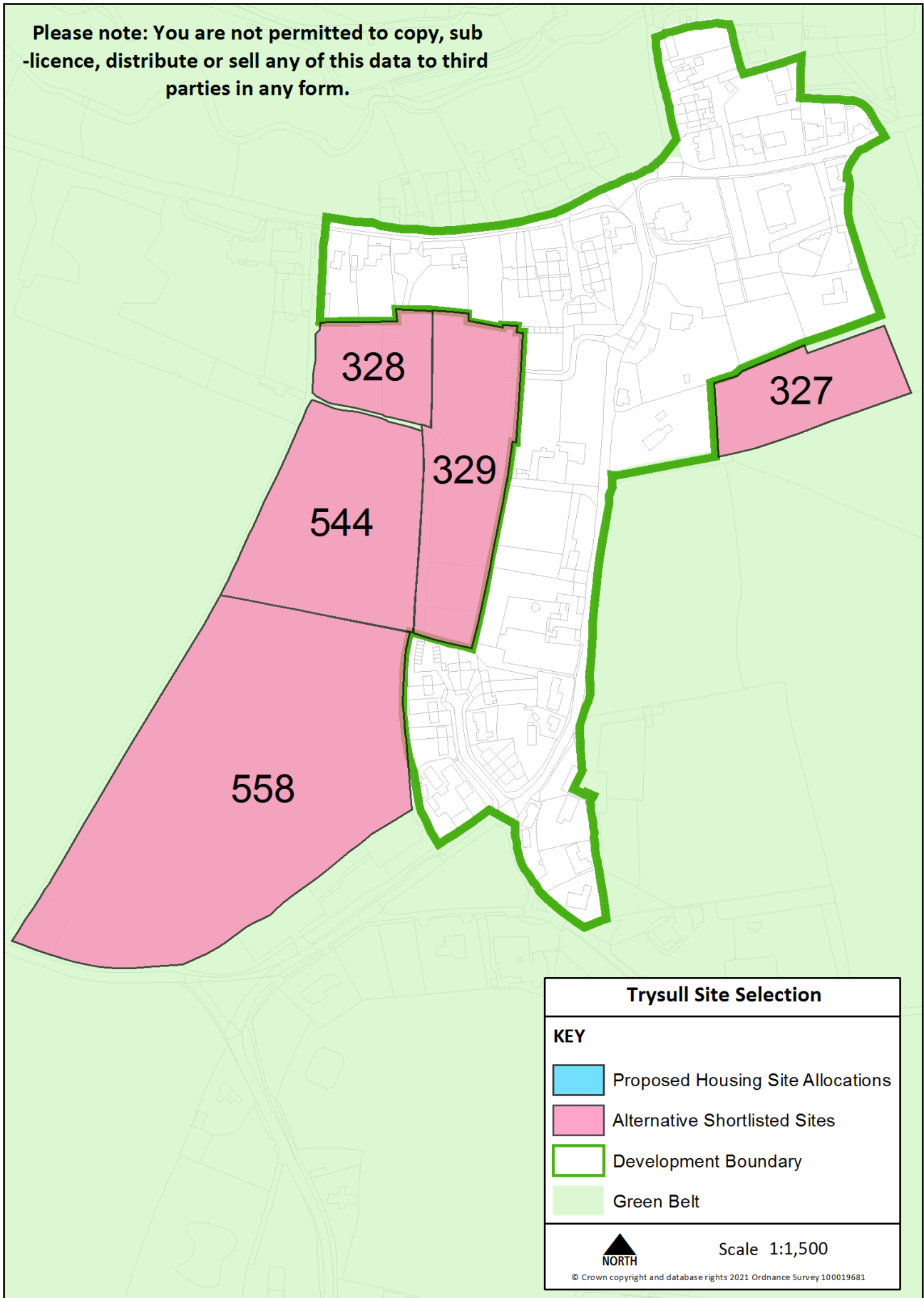
Reasons for lack of safeguarded land allocations

- 5.21.5 No safeguarded land exists adjacent to Trysull village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.21.6 All Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority and unmitigable major negative employment impacts in the Sustainability Appraisal. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant a Green Belt allocation.

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5.22 Seisdon

- 5.22.1 Seisdon is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.22.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 in Seisdon can deliver approximately 5 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 15 below. Please note this table does not include all small planning permissions in and around this location, focusing on large sites only (10+ dwellings).

Table 15			
Site reference	Site address	Planning approval reference	Dwelling delivery 2018 - 2038
Existing planning permissions			
TS/89	Lower Lanes Farm, Fox Road	13/01014/FUL	3*

**Full site capacity is 16 dwellings, but the majority of this was completed prior to 1st April 2018*

- 5.22.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

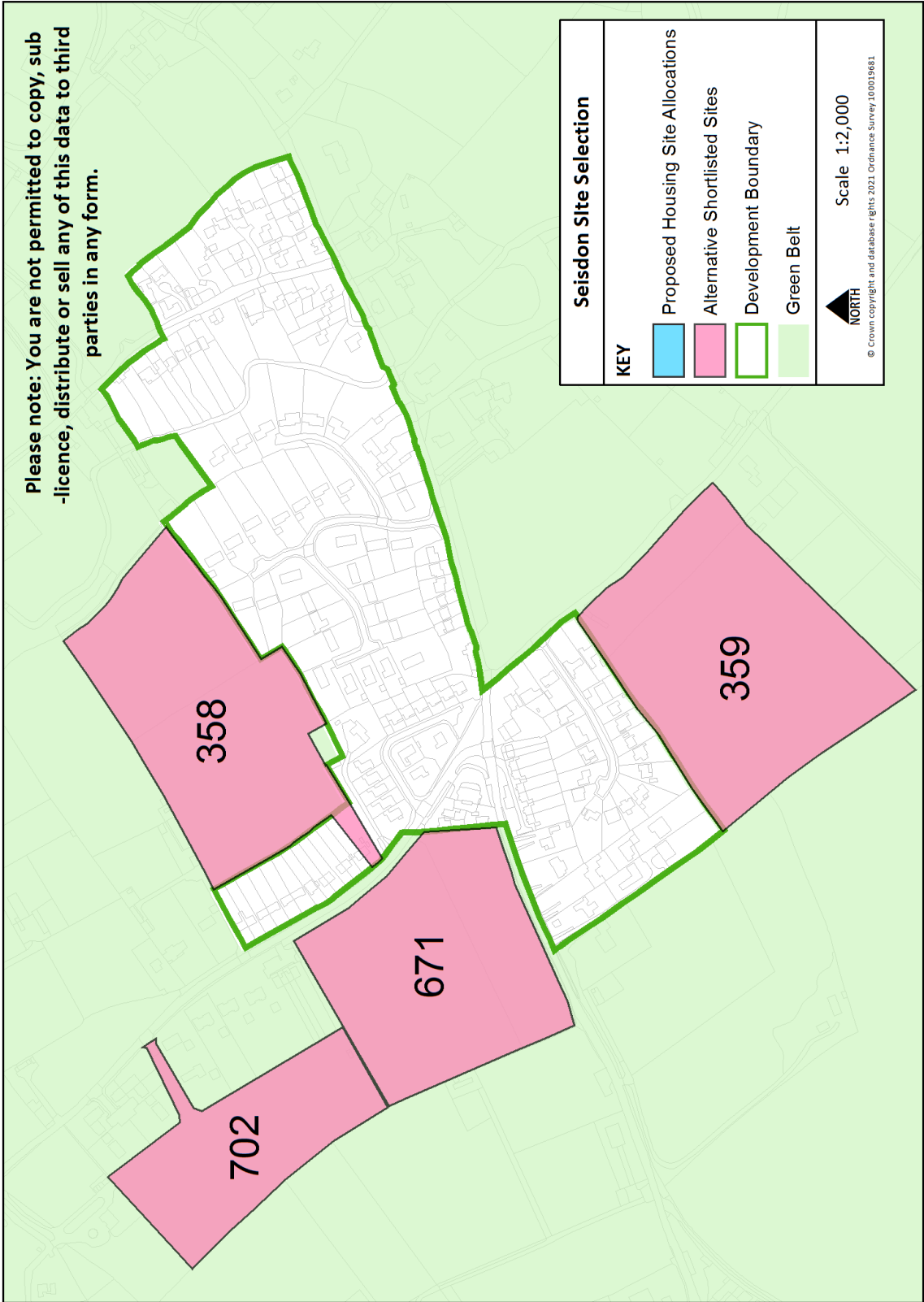
- 5.22.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

Reasons for lack of safeguarded land allocations

- 5.22.5 No safeguarded land exists adjacent to Seisdon village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.22.6 All Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority and unmitigable major negative education impacts in the Sustainability Appraisal. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant a Green Belt allocation.



5.23 Himley

- 5.23.1 Himley is a Tier 4 village in the Council's settlement hierarchy. The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks opportunities to deliver sites of up to 1 hectare at the District's Tier 4 villages, where suitable sites can be identified. At a strategic level, the limited level of growth in Tier 4 villages recognises the more limited level of facilities and public transport links in these settlements, but also that such settlements may also have a role in contributing to the requirement for 10% of new allocations on sites of 1 hectare or less and that limited development may support local infrastructure opportunities.
- 5.23.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2018 in Himley can deliver approximately 3 dwellings during the plan period.
- 5.23.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for development boundary allocations

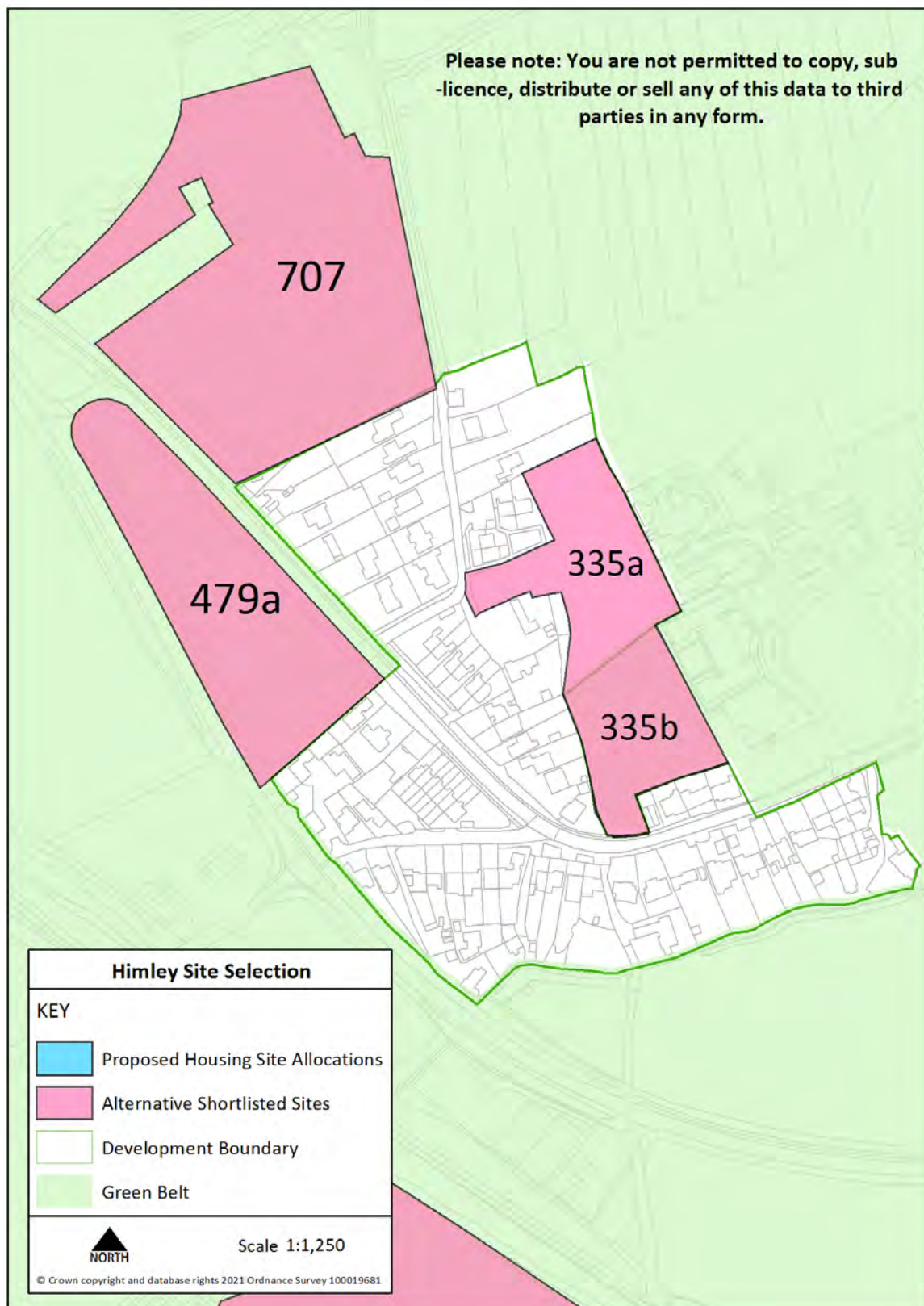
- 5.23.4 One site suggestion with capacity to accommodate residential growth has been identified within the development boundary of Himley (Site 335a). However, based on the initial views of the Highways Authority the site does not appear to have a suitable access and would also be predicted to result in unmitigable major negative effects in the Sustainability Appraisal if allocated. Therefore, on balance, the site is not proposed for a housing allocation.

Reasons for lack of safeguarded land allocations

- 5.23.5 No safeguarded land exists adjacent to Himley village. Therefore, no safeguarded land locations are proposed for new housing allocations.

Reasons for lack of additional Green Belt allocations

- 5.23.6 All Green Belt site options are affected by constraints, specifically initial concerns from the Highways Authority and unmitigable major negative education impacts in the Sustainability Appraisal. Current monitoring evidence also suggests that the Council can deliver 10% of its housing allocations on small sites in Tier 1-3 villages, without requiring additional allocations in less sustainable Tier 4 settlements. Therefore, none of the sites are considered to perform so well as to warrant a Green Belt allocation.



5.24 Northern Edge of the Black Country

- 5.24.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to deliver a level of growth equivalent to two sustainable urban extensions over the plan period 2018 to 2038, with one of these being an employment-led development at Coven Heath west of ROF Featherstone.
- 5.24.2 At a strategic level, seeking to identify sustainable urban extensions adjacent to the Black Country's northern edge recognises a number of factors. This broad location includes large sections of land in close proximity to the Black Country's towns and cities, which generate much of the GHBMA's unmet needs. The area also provides options to deliver residential growth in areas with better access to services and employment in the adjacent Black Country's higher order settlements than many other areas within the District. There are also a significant number of large-scale site suggestions which could deliver housing alongside other uses in this area.
- 5.24.3 In addition to these more general benefits, the employment-led urban extension option west of ROF Featherstone also has the specific strategic benefits of being within the area of search 'North of Wolverhampton, in the vicinity of i54 South Staffordshire (M54, J2)', which was identified as a strategic recommendation for large-scale growth in the GBHMA Strategic Growth Study¹². It also aligns with the delivery of the Council's preferred access route to ROF Featherstone Strategic Employment Site and could deliver land to be safeguarded for a potential rail-based park and ride site, reflecting an existing Core Strategy policy priority¹³.
- 5.24.4 This broad location has not historically been suggested for growth by the Council in previous Local Plans. As such there are no large-scale (10+ dwelling) housing sites in this broad location and any new growth to deliver the preferred spatial strategy would have to be delivered through additional housing allocations.
- 5.24.5 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations along the Northern Edge of the Black Country

New development boundary sites and existing allocations being re-confirmed as suitable
- n/a

Allocations on existing safeguarded land
- n/a

New allocations Green Belt adjacent the Northern Edge of the Black Country
- **Site 646 a&b (Land at Cross Green)** – minimum delivery of approximately 1,200 dwellings
- **Site 486c (land off Linthouse Lane, Wednesfield)** – minimum delivery of approximately 1,200 dwellings during the plan period*

¹² Table 47 of the GBHMA Strategic Growth Study 2018

¹³ See Core Policy 11: Sustainable Transport in the 2012 South Staffordshire Core Strategy DPD

**1,200 dwelling figure reflects likely lead-in time and build rate of site, the full site could deliver around 776 additional dwellings beyond the end of the plan period*

- 5.24.6 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

Reasons for additional Green Belt allocations

- 5.24.7 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location. Given this and the potential for this broad location to deliver additional large-scale growth, it is clear that additional Green Belt release will be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings for this broad location, as set out in Appendix 3, **Green Belt land in Site 646 a&b and Site 486c is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the sites are also summarised below.

Site 646 a&b (Land at Cross Green)

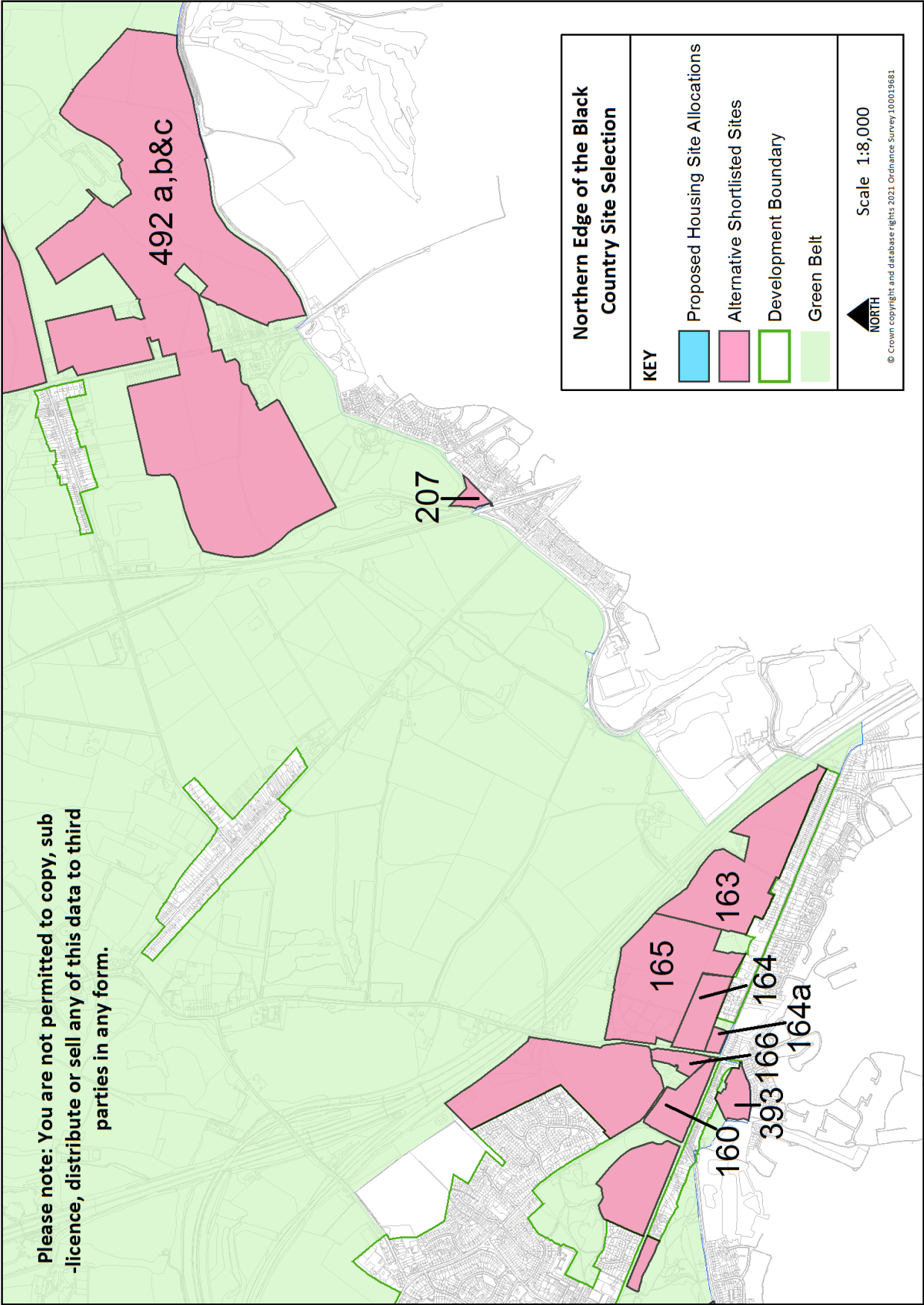
- 5.24.8 Site 646a&b is proposed for allocation to meet the Council's ambition to deliver employment-led growth to the west of ROF Featherstone. The site is on land that is a mixture of very high and high harm Green Belt, meaning part of the site is more sensitive than other sites North of the Black Country. There is an area of Flood Zones 2 and 3 running through the site, but the site appears capable of accommodating 1,200 dwellings without locating dwellings within these Flood Zones. The site is identified as being of moderate landscape sensitivity, which is a higher landscape sensitivity than other land along the northern edge of the Black Country.
- 5.24.9 Despite these increased sensitivities, the site offers a unique opportunity to align growth to the ROF and i54 strategic employment sites and the Council's preferred access route to ROF Featherstone, whilst delivering a mixed-use development with on-site retail and first/primary education facilities. The site is also considered the option which most closely aligns the Council's housing growth to the strategic recommendations of the GBHMA Strategic Growth Study, which recommended an employment-led housing growth on a mixed-use scheme, adjacent to, or in the vicinity of, junction 2 of the M54. The site may also deliver land to be safeguarded for a potential rail-based park and ride site, which is an adopted infrastructure requirement in South Staffordshire's existing Core Strategy.
- 5.24.10 Whilst there are numerous sites along the northern edge of the Black Country, only three others are considered to be large enough to accommodate a mixed use strategic housing development of a similar scale (Site 537 & 537a, Site 486c and Site 492a,b&c). None of them are considered better options to meet the requirement from the Council's preferred strategy for employment-led growth west of ROF Featherstone, nor are they considered to perform so markedly better to warrant a departure from this strategy. Site 537 & 537a has similar Green Belt harm but greater areas of landscape sensitivity and significant heritage concerns in the Historic Environment Site Assessment. Site 486c is of lesser Green Belt and landscape harm but does not align growth to the recommendation for an employment-led development in the GBHMA Strategic Growth Study. Site 492a,b&c has similar Green Belt

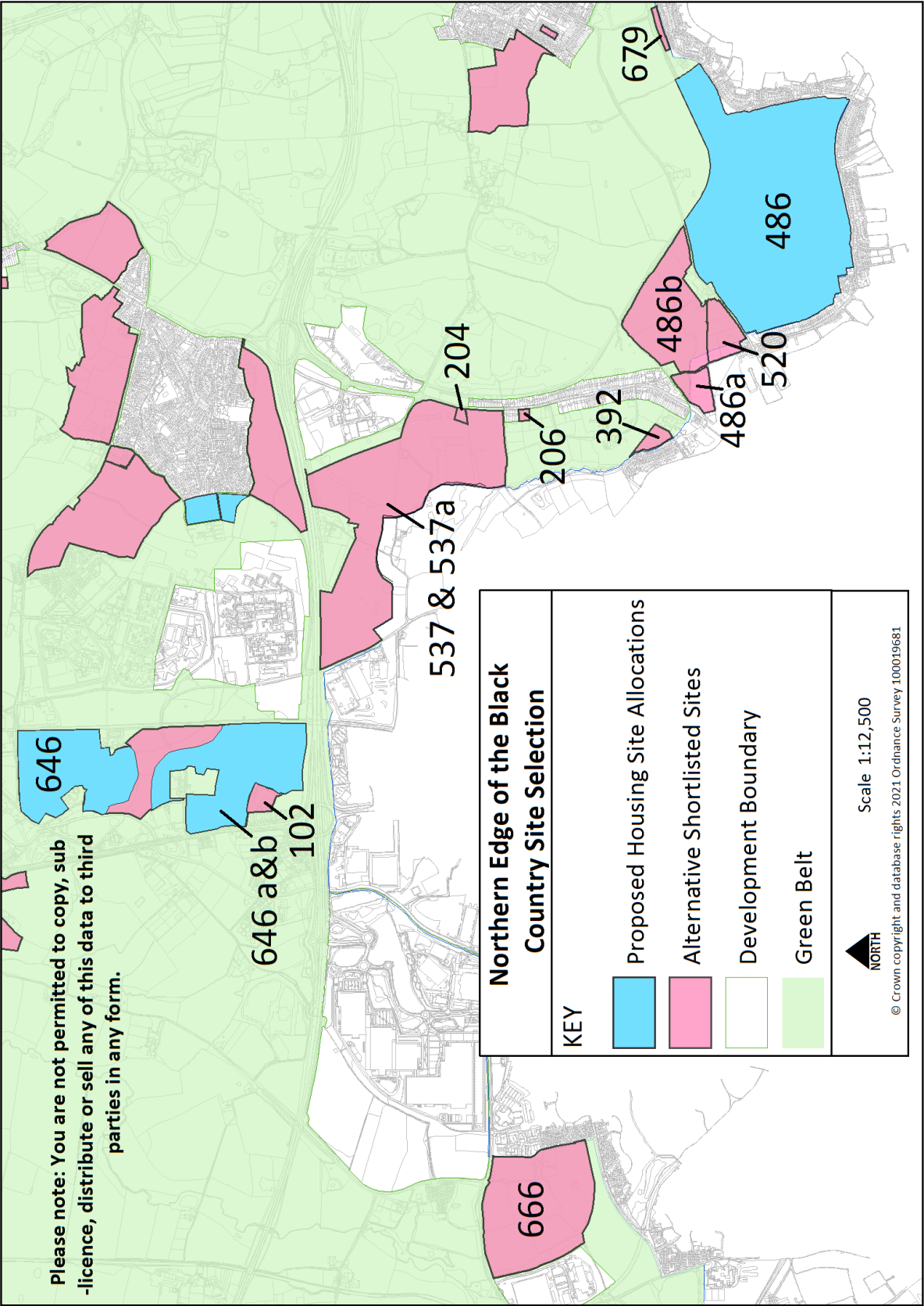
sensitivities (including areas of very high and high harm) and has areas of similar landscape sensitivity, but also fails to align growth to the recommendation for an employment-led development in the GBHMA Strategic Growth Study.

Site 486c (Land off Linthouse Lane, adjacent Wednesfield)

5.24.11 Site 486c is proposed for allocation to deliver the second mixed-use urban extension sought north of the Black Country. The site is entirely on land considered to be of high harm to the Green Belt, making it less harmful than other large scale site options adjacent to the northern edge of the Black Country (492a,b&c and Site 537 & 537a). The site is entirely within an area of moderate-low landscape sensitivity, which is also less sensitive than other large scale site options in this area. The site offers a chance to deliver a mixed-use scheme with on-site retail, local centres and primary education directly adjacent to the neighbouring city of Wolverhampton and in close proximity of nearby bus routes, aligning well with the Council's preferred strategy. Whilst another large scale option in this area (Site 492a,b&c) has similar bus access and is nearer to a rail link than the proposed site, it is still approximately 2.2km walk from the centre of the site to the nearest rail link along pedestrian footways.

5.24.12 The majority of other land adjacent to the north of the Black Country is also of similar Green Belt harm to Site 486c, with the exception of a cluster of smaller sites east of Essington. No land in this area is of lower landscape harm and a large number of the smaller sites in this area are affected but significant constraints (e.g. Highways Authority concerns, potential significant heritage impacts, major negative impacts on education in the Sustainability Appraisal). None of these smaller sites are considered capable of meeting the SHSID's aspiration for larger scale mixed-use urban extension north of the Black Country, nor are they considered to perform so markedly better to warrant a departure from this strategy.





5.25 Western Edge of the Black Country

- 5.25.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, seeks to deliver an urban extension in the Green Belt along the Black Country's western edge. At a strategic level, this approach recognises this area's proximity to the Black Country's towns and cities (which generate much of the GHBMA's unmet needs) and the recommendations of the GBHMA Strategic Growth Study, which indicated this area could be a broad location capable of accommodating dispersed housing growth. However, unlike the northern edge of the Black Country, the broad location contains fewer options for large scale mixed-use urban extensions, contains greater areas of land that would cause both higher harm to the Green Belt and are of higher landscape sensitivity and has poorer access to employment via sustainable transport measures. Much of the land in this area is also adjacent to a Black Country authority with significant Green Belt opportunities within its own administrative area and a significantly smaller unmet need according to the latest Urban Capacity Review (Dudley). Given the need to release Green Belt only in exceptional circumstances, the Council is seeking an urban extension of a smaller scale in this broad location.
- 5.25.2 The western edge of the Black Country has not historically been suggested for growth by the Council in previous Local Plans. As such there are no large-scale (10+ dwelling) housing sites adjacent to the Black Country's western edge and any new growth to deliver the preferred spatial strategy would have to be delivered through additional housing allocations.
- 5.25.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations along the Western Edge of the Black Country

New development boundary sites and existing allocations being re-confirmed as suitable
- n/a

Allocations on existing safeguarded land
- n/a

New allocations Green Belt adjacent the Western Edge of the Black Country
- **Site 582 (Land off Langley Road)** – minimum delivery of approximately 390 dwellings

- 5.25.4 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the site is also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

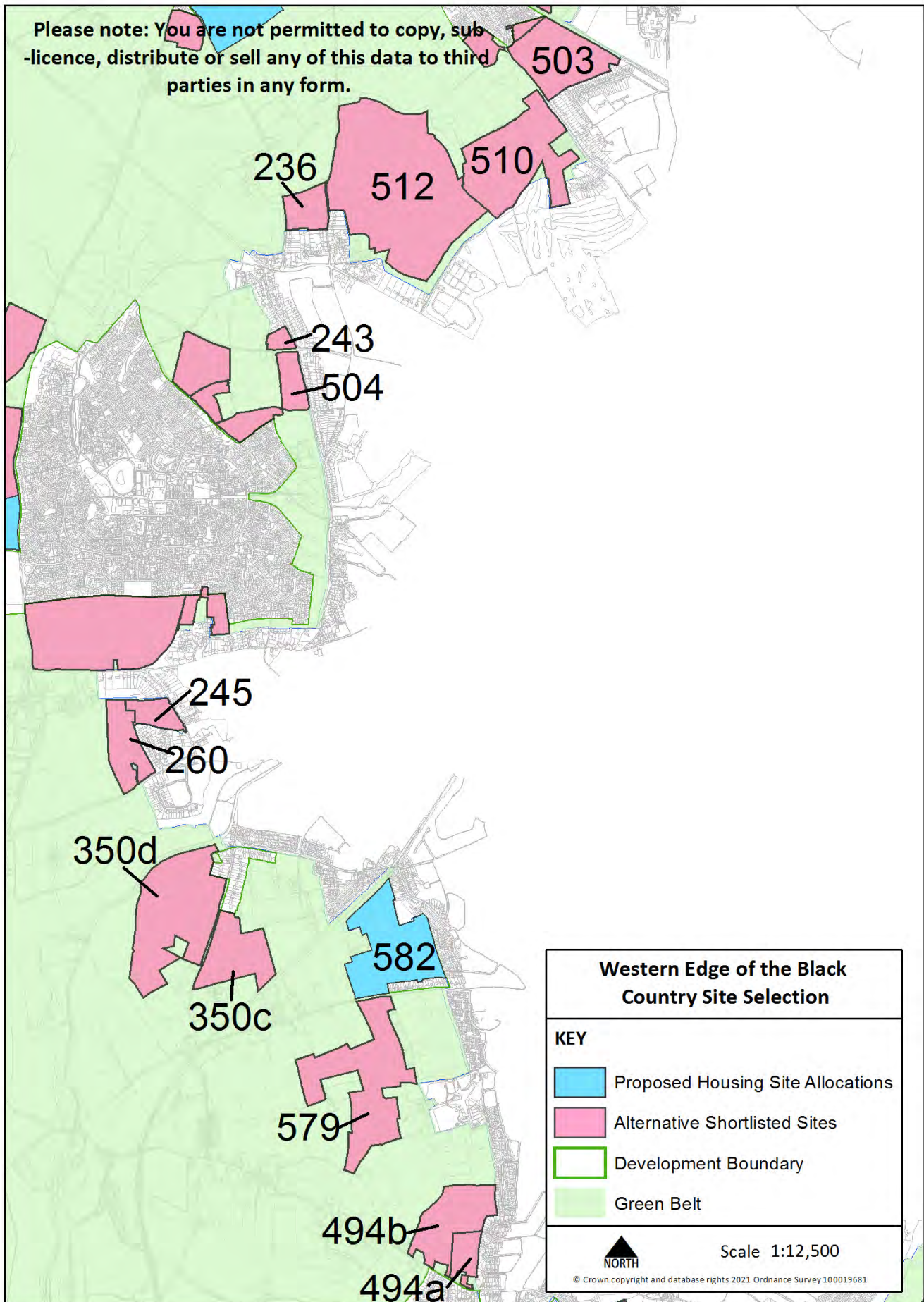
Reasons for additional Green Belt allocations

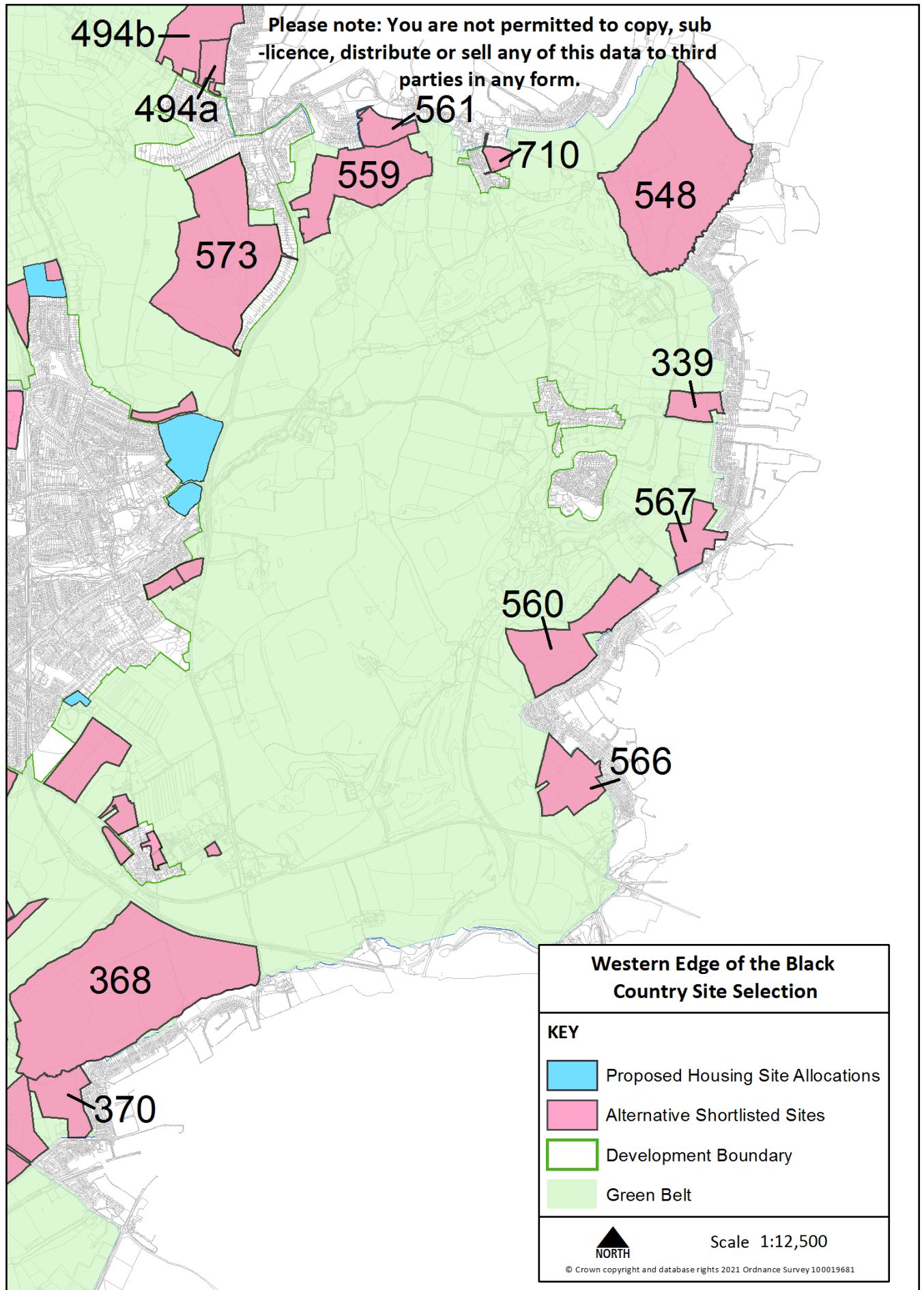
- 5.25.5 The Council's site selection process has not revealed any additional deliverable non-Green Belt sites in this location. Given this and the potential for this broad location to deliver

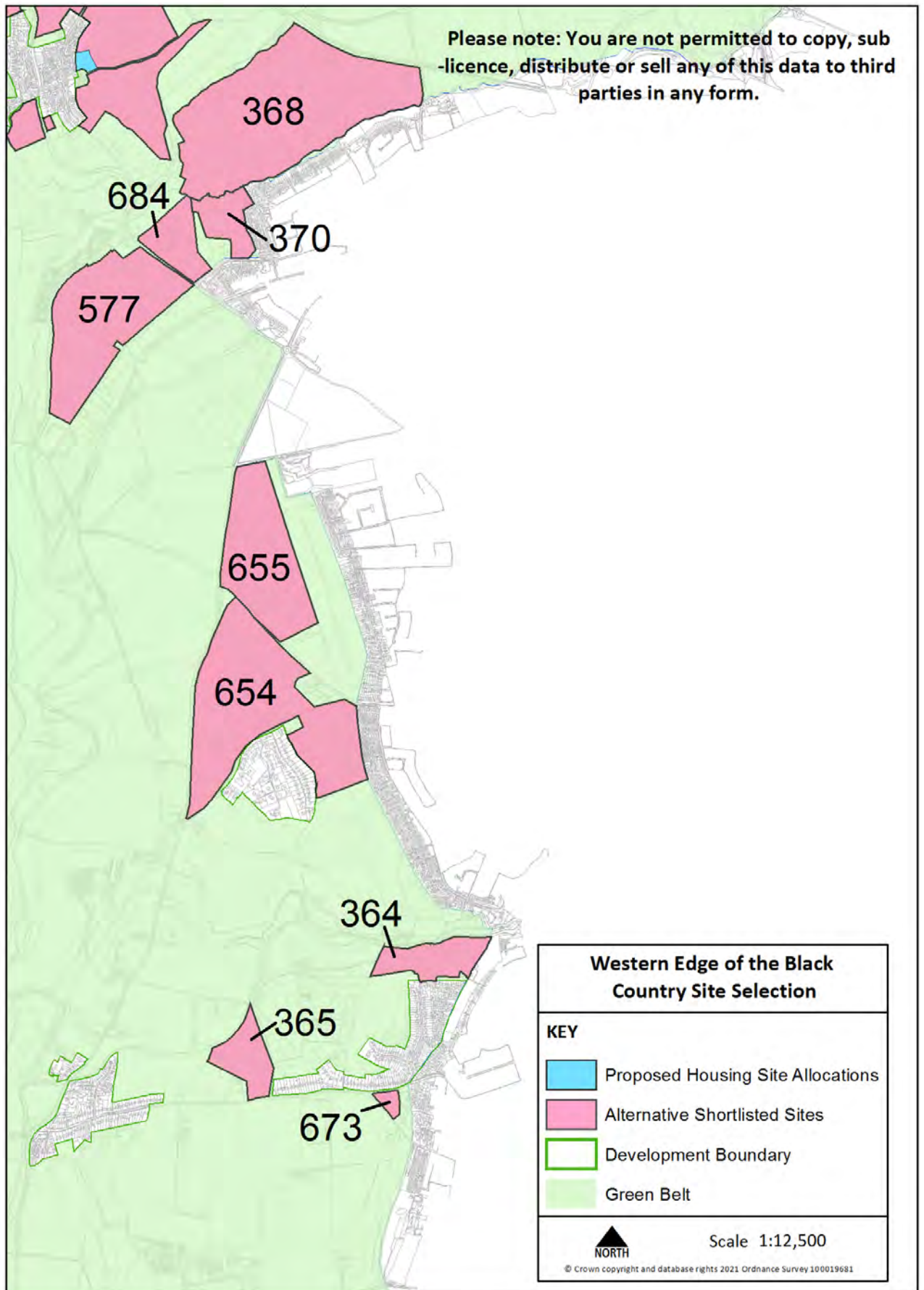
additional large-scale growth, it is clear that additional Green Belt release will be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings in this broad location, as set out in Appendix 3, **Green Belt land in Site 582 is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the site are also summarised below.

Site 582 (Land off Langley Road)

- 5.25.6 The majority of Site 582 is in an area of lower Green Belt harm than the majority of other land adjacent to the western edge of the Black Country and the whole site is of similar landscape sensitivity to the majority of other land in this broad location. The site also raises a major positive effect against the Education criteria in the Sustainability Appraisal (SA), reflecting its close proximity to facilities in the Black Country urban area.
- 5.25.7 In contrast, many other sites in this broad location have a range of constraints. These include initial concerns raised from the Highways Authority, unmitigable major adverse education effects in the Sustainability Appraisal, significant heritage concerns in the Historic Environment Site Assessment, TPOs that may be affected by establishing site access or areas of both 'Very High' harm Green Belt and 'Moderate-High' sensitivity landscape. Numerous other sites also fail to score a major positive impact in the Sustainability Appraisal, unlike Site 582.
- 5.25.8 There are other sites adjacent to the western edge of the Black Country that are free from these issues and, like Site 582, also score a major positive against the education criteria in the SA. None of these are considered to perform better than Site 582 when considering all factors in the round. Site 503 is entirely in high harm Green Belt land and would coalesce Wolverhampton with Bilbrook, whilst Site 510 is similarly entirely in high harm Green Belt land. Site 560 is within a similar area of Green Belt harm but is in an area of higher landscape sensitivity. Site 673 is also within a similar area of Green Belt harm and landscape sensitivity to Site 582 but unlike that site is adjacent to Dudley Metropolitan Borough which has a relatively limited unmet housing need and greater Green Belt opportunities within its own administrative area.
- 5.25.9 Given the above, none of these sites are considered to be a more appropriate option for accommodating housing growth adjacent to the western edge of the Black Country than Site 582.





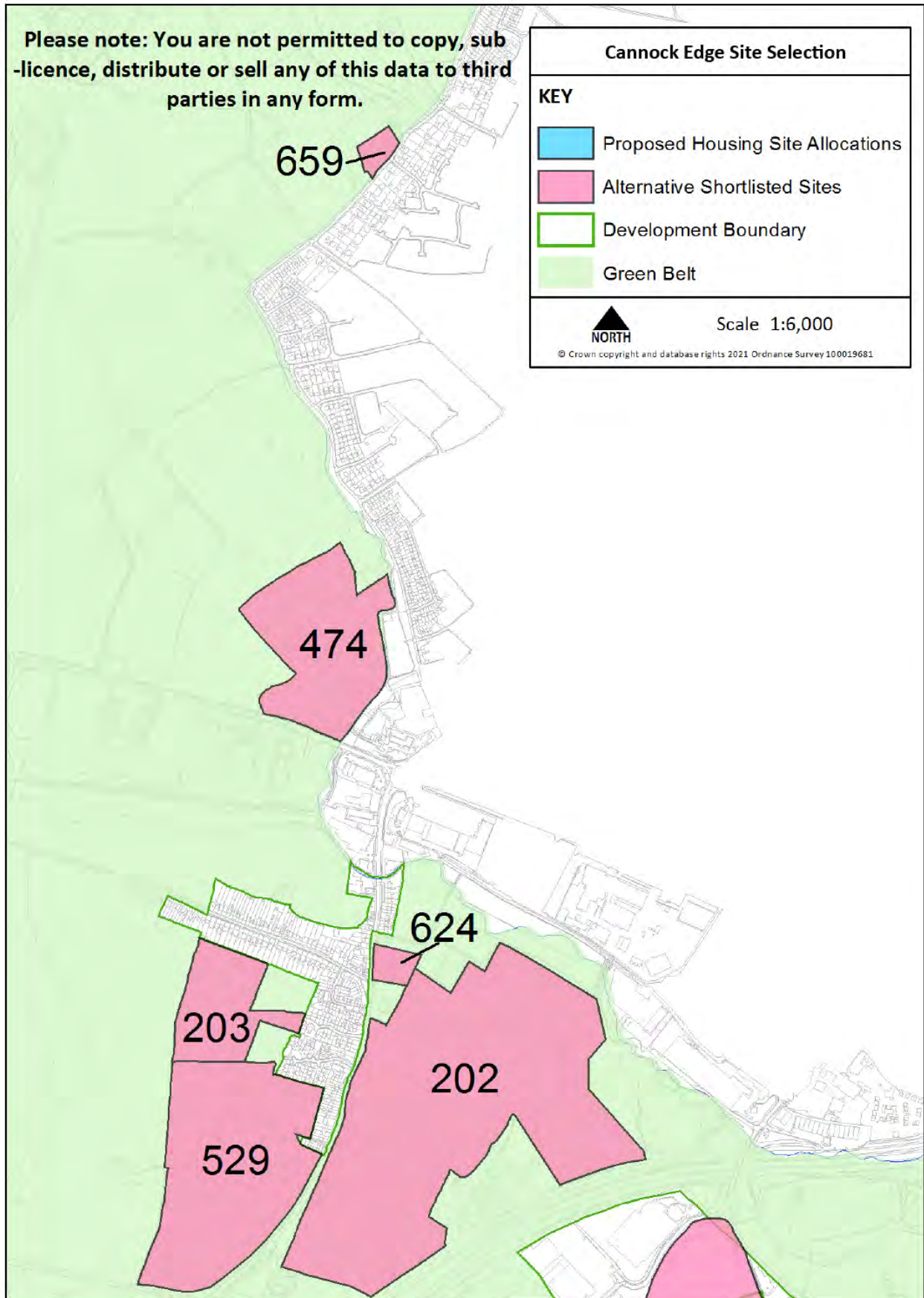


5.26 Cannock's Western Edge

- 5.26.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, does not seek to deliver any additional growth in the Green Belt along Cannock town's edge. At a strategic level, the lack of growth in this broad location recognises the recommendations of the GBHMA Strategic Growth Study (did not identify this area as a strategic location for growth) and Cannock's lack of unmet housing need.
- 5.26.2 The western edge of Cannock has not historically been allocated for growth by the Council in previous Local Plans. As such there are no large-scale (10+ dwelling) housing sites in this area and any new growth to deliver the preferred spatial strategy would have to be delivered through additional housing allocations.
- 5.26.3 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Reasons for lack of additional allocations

- 5.26.4 Most sites in this broad location are in some of the highest areas of Green Belt harm in the District ('very high' harm). In addition to this, a large number of sites are affected by constraints. These include unmitigable major negative education or landscape effects in the Sustainability Appraisal, due to many sites' distance from education facilities and land sitting within the AONB. There are also concerns from the Highways Authority regarding access or pedestrian connectivity and large amounts of land which would affect brick clay mineral safeguarding areas. Unlike some sites in growth locations next to other adjacent towns and cities, many of the sites are also relatively remote from services and facilities in the neighbouring town. Therefore, having considered all reasonable alternative sites on the western edge of Cannock, no site is considered to perform so well as to change the Council's preferred spatial housing strategy.



5.27 Southern Edge of Stafford

- 5.27.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4, seeks to deliver a small urban extension in the Open Countryside along Stafford's southern edge. At a strategic level, this smaller level of growth balances the lack of Green Belt in this broad location against the recommendations of the GBHMA Strategic Growth Study (which discounted this broad location for large scale growth) and Stafford's lack of unmet housing need and separate housing market area. The southern edge of Stafford has not historically been allocated for growth by the Council in previous Local Plans. As such there are no large-scale (10+ dwelling) housing sites in this area and any new growth to deliver the preferred spatial strategy would have to be delivered through additional housing allocations.
- 5.27.2 Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a narrative summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

Summary of proposed allocations along the Southern Edge of Stafford

New development boundary sites and existing allocations being re-confirmed as suitable
- n/a

Allocations on existing safeguarded land
- n/a

New allocations on Open Countryside land adjacent the Southern Edge of Stafford
- **Site 036c (Land at Weeping Cross)** – minimum delivery of approximately 168 dwellings

- 5.27.3 To assist in explaining the Council's reasons for allocation narrative reasons for the selection of the site is also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions regarding new allocations.

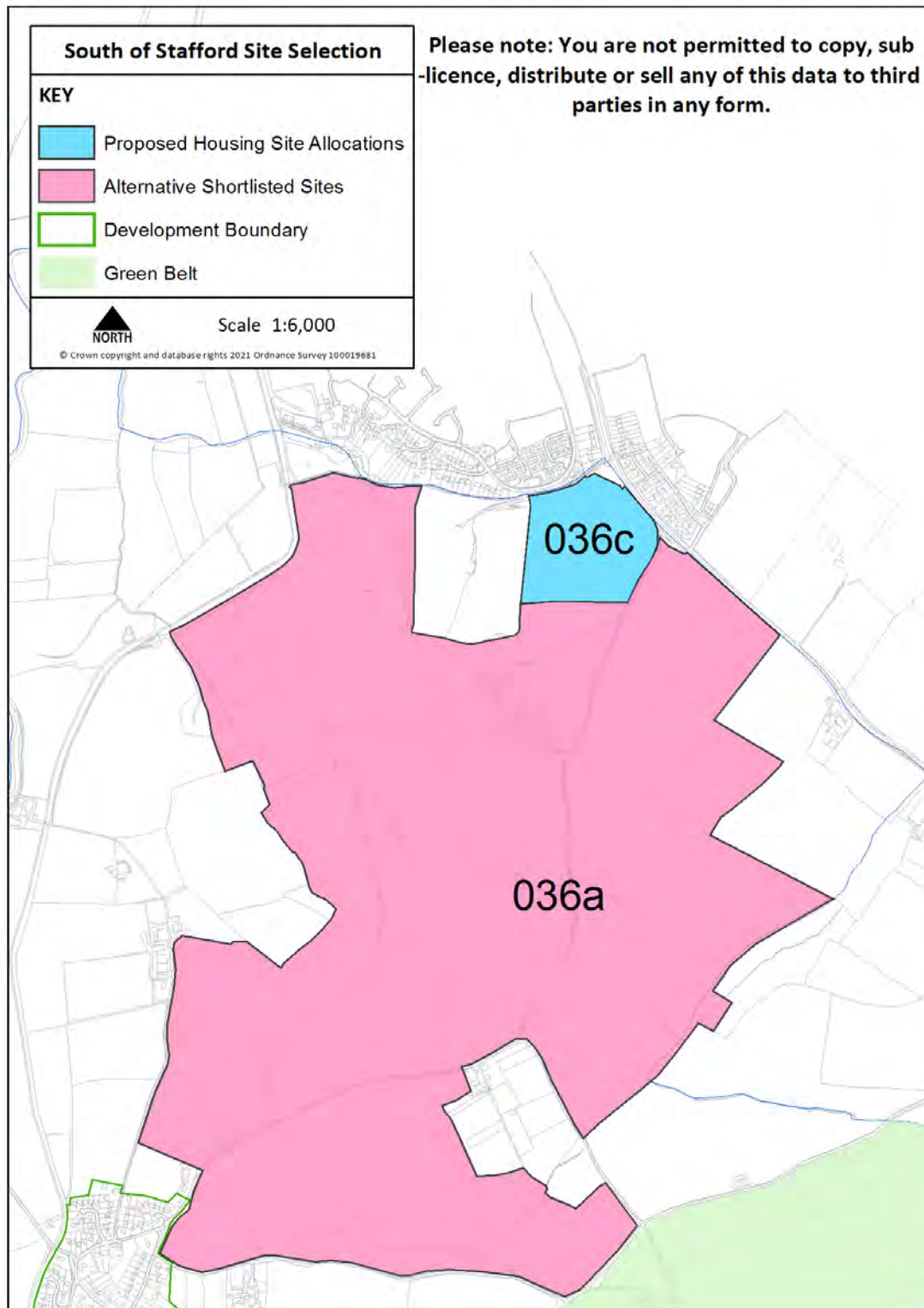
Reasons for additional Open Countryside allocations

- 5.27.4 The Council's site selection process has not revealed any additional deliverable non-Open Countryside sites in this location. Given this and the potential for this broad location to deliver additional growth, it is clear that additional Open Countryside release will be required in this broad location to realise the Council's preferred Spatial Housing Strategy. Having regard to the full site assessment findings in this broad location, as set out in Appendix 3, **Open Countryside land in Site 036c is considered the most appropriate option for delivering the Council's Spatial Housing Strategy.** Reasons for the selection of the sites are also summarised below.

Site 036c (Land at Weeping Cross)

- 5.27.5 Site 036c is an area of similar landscape sensitivity to wider land in this broad location, sitting in an area of 'high' sensitivity and the site's release is also assessed as having major

positive impacts against education, due to the site's proximity to local schools. Unlike the wider site suggestion in this broad location (Site 036a), the site is free from any Highways Authority concerns or any unmitigable major adverse impacts highlighted in the Sustainability Appraisal with regards to education.



5.28 New settlement area of search - A449/West Coast Mainline corridor between Wolverhampton and Stafford

- 5.28.1 The Council's previous 2019 Spatial Housing Strategy and Infrastructure Delivery (SHSID) consultation indicated that the Council would look for a freestanding new settlement along the transport corridor formed by the West Coast Mainline/A449. However, it did not propose to identify a site to assist in meeting the housing target set within the plan period, instead recognising that any such site would likely need to come forward through future Local Plan Reviews. This is reflected in the Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, which identifies an area of search for a new settlement to deliver growth beyond the plan period (i.e. beyond 2038).
- 5.28.2 At a strategic level, this approach primarily reflects the findings of the GBHMA Strategic Growth Study. This study identified two areas of search¹⁴ for a new settlement along the A449/West Coast Mainline corridor, recognising the potential of the strategic road network and rail links to support new development in this area. However, despite identifying this area of search, the study assessed these strategic locations as being less suitable for accommodating housing growth than other strategic options within the District and wider HMA and did not recommend they were taken forward. The previous 2019 SHSID consultation also recognised that there was limited evidence that these locations were capable of delivering effective public transport infrastructure or secondary/high school provision due to the size of the current freestanding site suggestions within the area of search.
- 5.28.3 At a site-specific level, it is still necessary to test the potential deliverability of a new settlement proposal as an alternative location for housing growth in the District, as a check on the Council's preferred spatial strategy and the strategic regional evidence offered by the GBHMA Strategic Growth Study. Summary conclusions from the site assessment process for housing allocations are set out below. The Council has had regard to the relative merits of all sites in selecting its preferred sites, which are summarised in full in the proformas set out in Appendix 3. The conclusions set out below are only intended as a summary of key points and should be read alongside the full site assessment pro-formas and the wider evidence base that has informed the Council's site selection.

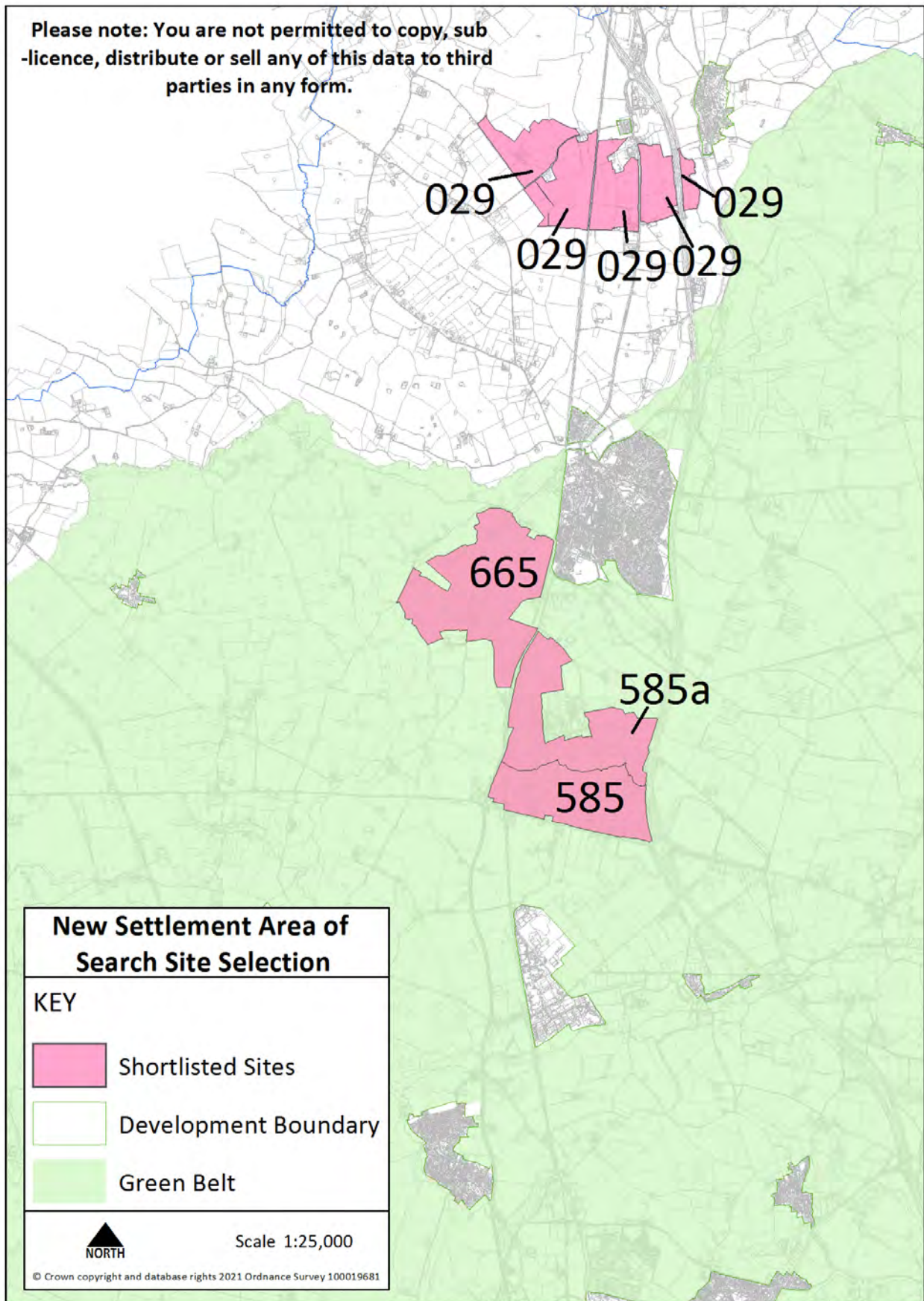
Reasons for lack of additional allocations

- 5.28.4 Three of the four sites in this broad location lie within areas of high Green Belt harm to the south of Penkridge. The remaining site lies to the north of Dunston in the Open Countryside. All sites are subject to Highways Authority concerns, due to the feasibility of establishing multiple accesses and potential impacts on junctions in the surrounding highways network. All of the potential sites are either not directly adjacent to an existing settlement's higher order services and facilities or have poor access to them (in the case of Site 665). Despite their proximity to the West Coast Main Line, none of the submitted site suggestions are in a location with a recognised rail opportunity, nor have any of the proposals submitted evidence to demonstrate that a new rail link would be feasible within their land control. Equally, none of the potential site options are of sufficient size to deliver the scale of growth envisaged by the GBHMA Strategic Growth Study in this corridor, which also means that no

¹⁴ 'Between Wolverhampton and Penkridge' and 'Around Dunston'

site is likely to accommodate significant on-site facilities beyond local retail centres and primary/first education facilities.

- 5.28.5 Given the above factors and the wider site assessment findings set out in the site proformas, no potential new settlement site in this broad location is considered to perform so well as to change the Council's preferred spatial housing strategy. This strategy instead focuses larger scale sites in locations adjacent to Tier 1 settlements or the Black Country urban area, allowing greater access to the higher order facilities in those locations and providing for housing needs in closer proximity to adjacent authorities with unmet housing needs.



5.29 Tier 5 settlements and the wider rural area

- 5.29.1 The Council's preferred Spatial Housing Strategy, as set out in Section 4 of the Council's Local Plan Review – Preferred Options consultation, does not seek to allocate new housing sites for additional growth in the District's least sustainable settlements (Tier 5 settlements) or isolated parts of the wider rural area. This recognises the District's settlement hierarchy, as set out in the Rural Services and Facilities Audit 2021, which identifies a lack of suitable facilities to support communities in such locations
- 5.29.2 Given this context, new site suggestions for allocation in such areas have not been assessed, as set out in paragraph 2.6 of this paper. However, small scale planning permissions which have already been granted under existing planning policies will contribute towards the District's land supply. These sources are currently estimated to provide around 258 dwellings towards supply during the plan period (2018 – 2038), primarily on small scale planning permissions. For completeness, planning permissions which make up this source of supply are set out in Appendix 4 of this document.

APPENDICES 1-4 Published separately

- 1. Sites discounted due to Spatial Strategy (Tier 5/New Settlement) and site size threshold**
- 2. Highways Authority Comments**
- 3. Site proformas**
- 4. Tier 5/rural area permissions**

