

Appendix 2
Options and rationale for tested growth levels

Spatial Option A: Maximise available Open Countryside land release

Spatial Option A: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1029	1210	<ul style="list-style-type: none"> Delivery of all available Open Countryside (non-Green Belt) land north of the village, based on masterplanning capacity for this area
All other Tier 1 and 2 villages	2043	0	2043	<ul style="list-style-type: none"> All significant growth options for new allocations are located on Green Belt land
Spatial Option A: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Wheaton Aston	30	430	460	<ul style="list-style-type: none"> An indicative amount equivalent to delivering all available Open Countryside (non-Green Belt) land on the edge of the settlement, regardless of suitability
All other Tier 3 and 4 villages	228	0	228	<ul style="list-style-type: none"> All significant growth options for new allocations are located on Green Belt land
Spatial Option A: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
South of Stafford	0	1200	1200	<ul style="list-style-type: none"> Based upon allocation of all Open Countryside (non-Green Belt) land adjacent to South of Stafford, regardless of suitability
Urban edges of the Black Country and Cannock	0	0	0	<ul style="list-style-type: none"> All significant growth options for new allocations are located on Green Belt land
New settlement at Dunston	0	1200	1200	<ul style="list-style-type: none"> Based upon allocation of all Open Countryside (non-Green Belt) land at Dunston, regardless of suitability
Spatial Option A: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option B: Deliver 4,000 dwellings to GBBCHMA unmet needs whilst prioritising Green Belt land release in areas of lesser Green Belt harm

Spatial Option B: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1109	1290	<ul style="list-style-type: none"> Delivery of all available Open Countryside (non-Green Belt) land north of the village, based on masterplanning capacity for this area and available low-moderate Green Belt land south of the village
Bilbrook/Codsall	694	300	994	<ul style="list-style-type: none"> Delivery of two strategic sites (150 dwellings each), reflecting the extent of 'moderate-high' harm Green Belt land to the west and north-west of Codsall
Cheslyn Hay/Great Wyrley	434	300	734	<ul style="list-style-type: none"> Delivery of two strategic sites (150 dwellings each), reflecting the extent of 'moderate' or 'low-moderate' harm Green Belt land adjacent to the villages
Wombourne	296	600	896	<ul style="list-style-type: none"> An indicative amount of housing growth to represent comprehensive scheme to release brownfield land (regardless of suitability) in conjunction with 'moderate' harm Green Belt land to the west of the settlement, whilst also releasing an amount equivalent to 2x strategic site elsewhere within moderate-high areas elsewhere in the village (reflecting the significantly greater amount of available non-high harm sites compared to other Tier 2 settlements)
Brewood	64	150	214	<ul style="list-style-type: none"> the delivery of a strategic site (150 dwellings) on 'moderate-high' and/or 'moderate' harm Green Belt land adjacent to the settlement's edge
Kinver	145	150	295	<ul style="list-style-type: none"> the delivery of a strategic site (150 dwellings) on 'moderate-high' and/or 'moderate' harm Green Belt land adjacent to the settlement's edge
Perton	370	150	520	<ul style="list-style-type: none"> the delivery of a strategic site (150 dwellings) on 'moderate-high' and/or 'low' harm Green Belt land adjacent to the settlement's edge
Huntington	41	0	41	<ul style="list-style-type: none"> the coverage of 'high' and 'very high' harm Green Belt land surrounding the settlement, preventing the release of sites in areas of lesser Green Belt harm
Spatial Option B: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Essington	60	100	160	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of less than high harm Green Belt
Coven	51	100	151	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of less than high harm Green Belt
Featherstone	43	100	143	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of less than high harm Green Belt
Shareshill	2	100	102	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of less than high harm Green Belt
Wheaton Aston	30	100	130	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of Open Countryside around the village
Pattingham	26	100	126	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of less than high harm Green Belt
Swindon	16	100	116	<ul style="list-style-type: none"> An amount equivalent to smaller, non-strategic, housing site (either as a single site or multiple smaller sites), recognising areas of less than high harm Green Belt
Tier 4 villages	30	120	150	<ul style="list-style-type: none"> An amount equivalent to accommodating a small site (less than 1ha) in each of the tier 4 settlements, as all have less than high harm Green Belt land

Spatial Option B: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of significant land options below high and very high harm Green Belt
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	150	150	<ul style="list-style-type: none"> Delivery of one strategic site (150 dwellings) reflecting moderate-high harm Green Belt east of Essington
Western edge of Black Country urban area	0	600	600	<ul style="list-style-type: none"> An indicative amount reflecting multiple small/medium site suggestions in areas of 'moderate-high' harm adjacent to the conurbation in this broad location
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of significant land options below high and very high harm Green Belt
South of Stafford	0	1200	1200	<ul style="list-style-type: none"> Entirely non-Green Belt (Open Countryside) location, equating to the maximum amount of dwellings likely to be built out by a single large scale strategic site within this location, regardless of suitability
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> The extensive coverage of 'high' harm land in this broad location and the lack of available land of lesser Green Belt harm the significant flooding and deliverability constraints identified in this area within the GBBCHMA Strategic Growth Study and SHELAA for the area of search around Dunston, and the ongoing uncertainty over the West Midlands Interchange proposal (which occupies the least harmful area of Green Belt within the area of search)
Spatial Option B: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option C: Deliver 4,000 dwellings to GBBCHMA unmet needs whilst carrying forward the existing Core Strategy strategic approach to distribution

Spatial Option C: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	625	806	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Bilbrook/Codsall	694	625	1319	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Cheslyn Hay/Great Wyrley	434	625	1059	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Wombourne	296	625	921	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Brewood	64	625	689	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Kinver	145	625	770	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Perton	370	625	995	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Huntington	41	625	666	<ul style="list-style-type: none"> Growth apportioned equally to Tier 1 and 2 to ensure that villages similar to former Main Service Village identified in Core Strategy are given approximately 90% of planned growth
Spatial Option C: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Essington	60	80	140	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Coven	51	80	131	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Featherstone	43	80	123	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Shareshill	2	80	82	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Wheaton Aston	30	80	110	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Pattingham	26	80	106	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Swindon	16	80	96	<ul style="list-style-type: none"> Growth apportioned equally to all Tier 3 villages settlements similar to former Local Service Villages identified in Core Strategy are given approximately 10% of planned growth
Tier 4 villages	30	0	30	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in Small Service Villages and Other Villages and Hamlets
Spatial Option C: Growth delivered adjacent to neighbouring urban areas and in new settlements				

Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in urban extensions
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in urban extensions
Western edge of Black Country urban area	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in urban extensions
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in urban extensions
South of Stafford	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in urban extensions
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of additional allocations under Core Strategy spatial strategy in new settlements
Spatial Option C: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option D: Deliver 4,000 dwellings to GBBCHMA unmet needs whilst maximising delivery in housing growth locations identified in the GBBCHMA Strategic Growth Study

Spatial Option D: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1029	1210	<ul style="list-style-type: none"> the GBBCHMA Strategic Growth Study recommendation for 1,500 – 7,500 dwellings on a single urban extension to the north of the village the level of growth reflects the maximum amount of dwellings that are likely to be built out on such a large site within the plan period, having regard to the latest evidence of site capacity and availability north of Penkridge
Bilbrook/Codsall	694	1675	2369	<ul style="list-style-type: none"> the GBBCHMA Strategic Growth Study recommendation for 500 – 2,500 dwellings to be delivered on dispersed housing sites adjacent to the village the Council considers it is unlikely that the available land around these villages can accommodate the upper end of this range, so a value nearer to the midpoint of this dwelling range has been assumed - even with this amount there is likely to be deliverability issues given that it is likely to require the release of all potentially suitable Green Belt land adjacent to the villages and known infrastructure capacity constraints
Cheslyn Hay/Great Wyrley	434	0	434	<ul style="list-style-type: none"> the extent of non-Green Belt options in these settlements (including safeguarded land) the lack of strategic growth locations is identified in these areas by the GBBCHMA Strategic Growth Study
Tier 2 villages	916	0	916	<ul style="list-style-type: none"> the extent of non-Green Belt options in these settlements (including safeguarded land) the lack of strategic growth locations is identified in these areas by the GBBCHMA Strategic Growth Study
Spatial Option D: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Tier 3 and 4 villages	258	0	258	<ul style="list-style-type: none"> the extent of non-Green Belt options in these settlements (including safeguarded land) the lack of strategic growth locations is identified in these areas by the GBBCHMA Strategic Growth Study
Spatial Option D: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	1,200	1,200	<ul style="list-style-type: none"> The GBBCHMA Strategic Growth Study recommendation for an employment-led urban extension of 1,500 – 7,500 dwellings in the vicinity of i54 1,200 is the likely maximum number of dwellings which could be realised by a single large urban extension of 1,500+ dwellings by 2037
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of proposed strategic allocations here in the Strategic Growth Study
Western edge of Black Country urban area	0	1,675	1,675	<ul style="list-style-type: none"> the GBBCHMA Strategic Growth Study recommendation for 500 – 2,500 dwellings to be delivered on dispersed housing sites along this area of the Black Country's urban edge the wider availability of a variety of smaller scale urban extension options within this broad location

				<ul style="list-style-type: none"> this area of search also relates to land not within South Staffordshire District (i.e. there is adjacent land within the Black Country authorities' administrative boundaries that could also deliver dwelling growth in the area of search)
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of proposed strategic allocations here in the Strategic Growth Study
South of Stafford	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of proposed strategic allocations here in the Strategic Growth Study
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> No growth, reflecting lack of proposed strategic allocations here in the Strategic Growth Study
Spatial Option D: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option E: Deliver 4,000 dwellings to GBBCHMA unmet needs whilst focusing growth on areas which address local affordability issues and areas with the greatest needs

Spatial Option E: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	250	431	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 1 settlement so a greater level of growth is allocated
Bilbrook/Codsall	694	250	944	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 1 settlement so a greater level of growth is allocated
Cheslyn Hay/Great Wyrley	434	250	684	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 1 settlement so a greater level of growth is allocated
Wombourne	296	250	546	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 2 settlement so a greater level of growth is allocated
Brewood	64	250	314	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 2 settlement so a greater level of growth is allocated
Kinver	145	250	395	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 2 settlement so a greater level of growth is allocated
Perton	370	0	370	<ul style="list-style-type: none"> This settlement has a better affordability ratio than the West Midlands averages
Huntington	41	0	41	<ul style="list-style-type: none"> This settlement has a better affordability ratio than the West Midlands averages
Spatial Option E: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Essington	60	50	110	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 3 settlement so a lesser level of growth is allocated
Coven	51	50	101	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 3 settlement so a lesser level of growth is allocated
Featherstone	43	50	93	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 3 settlement so a lesser level of growth is allocated
Shareshill	2	50	52	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area Tier 3 settlement so a lesser level of growth is allocated
Wheaton Aston	30	50	80	<ul style="list-style-type: none"> This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area

				<ul style="list-style-type: none"> • Tier 3 settlement so a lesser level of growth is allocated
Pattingham	26	50	76	<ul style="list-style-type: none"> • This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • Tier 3 settlement so a lesser level of growth is allocated
Swindon	16	50	66	<ul style="list-style-type: none"> • This settlement has a worse affordability ratio than the West Midlands averages, meaning that new housing may help to avoid local residents already living within the village from being priced out of the area • Tier 3 settlement so a lesser level of growth is allocated
Tier 4 villages	30	71	101	<ul style="list-style-type: none"> • All Tier 4 villages sit within wards with significantly worse affordability ratios than the West Midlands averages so a small level of growth is proposed to allow for limited allocations in each
Spatial Option E: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	1200	1200	<ul style="list-style-type: none"> • Of the three adjacent Black Country authorities Wolverhampton and Walsall have significant identified unmet needs that cannot be met through additional urban capacity land release. • The GBBCHMA Strategic Growth Study identifies that large (1,500+ dwellings) urban extensions in this broad location may best address the unmet needs of the housing market area • This broad location includes a significant area of land bordering Wolverhampton offering a opportunity to directly address the unmet needs of these areas
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	1200	1200	<ul style="list-style-type: none"> • Of the three adjacent Black Country authorities Wolverhampton and Walsall have significant identified unmet needs that cannot be met through additional urban capacity land release. • This broad location includes multiple large site options bordering Wolverhampton and Walsall, offering a opportunity to directly address the unmet needs of these areas
Western edge of Black Country urban area	0	750	750	<ul style="list-style-type: none"> • Of the three adjacent Black Country authorities Wolverhampton and Walsall have significant identified unmet needs that cannot be met through additional urban capacity land release. • the GBBCHMA Strategic Growth Study identifies that dispersed housing growth (500+ dwellings) in this broad location may best address the unmet needs of the housing market area • this broad location includes some areas of land that border Wolverhampton and a significant area of land which borders Dudley's western edge, meaning there are limited opportunities to directly address HMA unmet needs in this broad location
Western edge of Cannock	0	500	500	<ul style="list-style-type: none"> • Cannock has specifically not identified an unmet housing need, but does sit within a housing market area where unmet housing needs have been identified • This broad location includes some areas of land that border Cannock and there are significant site suggestions within this area, meaning there may still be a role for this broad location in addressing the unmet needs of the housing market area (albeit not to the same extent as broad locations adjacent to the Black Country)
South of Stafford	0	0	0	<ul style="list-style-type: none"> • Stafford has not identified an unmet housing need, is remote from South Staffordshire's villages and does not sit within the same housing market area as South Staffordshire, meaning allocations in this broad location are unlikely to address the unmet needs of the District or the wider housing market area
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> • This broad location does not sit in close proximity to either the District's villages or the neighbouring towns and cities which generate unmet needs (e.g. Wolverhampton and Walsall)
Spatial Option E: Other sources of growth				
Settlement	Dwellings planned on existing allocations,	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations

	permissions or safeguarded land			
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option F: Deliver 4,000 dwellings to GBBCHMA unmet needs whilst prioritising Green Belt land which is previously developed or (comparatively) well-served by public transport

Spatial Option F: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1109	1290	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and the availability of potentially suitable sites within walking distance of the settlement's rail link, which evidence shows provides the best public transport access to employment centres within the District and surrounding authorities New allocations reflect capacity of suitable and available land north of village and on low harm Green Belt
Bilbrook/Codsall	694	581	1275	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and the availability of potentially suitable sites within walking distance of the settlement's rail link, which evidence shows provides the best public transport access to employment centres within the District and surrounding authorities New allocations reflect capacity of suitable and available land in the Green Belt, whilst aligning with known education infrastructure constraints and the need to provide a new first school as part of any new allocation
Cheslyn Hay/Great Wyrley	434	154	588	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and the availability of potentially suitable sites within walking distance of the settlement's rail link, which evidence shows provides the best public transport access to employment centres within the District and surrounding authorities New allocations reflect capacity of suitable and available land in the Green Belt
Wombourne	296	300	596	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport' New allocations are constrained to the theoretical capacity of brownfield land south west of the village in the Green Belt, recognising that this is to be given first consideration in considering Green Belt release. However, this capacity does not reflect potential suitability and availability constraints with allocating this area of land for housing.
Brewood	64	0	64	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport'
Kinver	145	0	145	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport'
Perton	370	0	370	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport'
Huntington	41	0	41	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities

				<ul style="list-style-type: none"> The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport'
Spatial Option F: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Tier 3 villages	228	0	228	<ul style="list-style-type: none"> These settlements are lower down the settlement hierarchy than the District's Tier 1 settlements, meaning they lack rail infrastructure amongst other services and facilities The level of public transport serving these settlements, particularly in terms of connections to employment centres within the District and surrounding areas, are considered to be worse than the level of public transport in Tier 1 settlements and do not represent an area 'well-served by public transport'
Tier 4 villages	30	0	30	<ul style="list-style-type: none"> These settlements are lower down the settlement hierarchy than the District's Tier 1 settlements, meaning they lack rail infrastructure amongst other services and facilities The level of public transport serving these settlements, particularly in terms of connections to employment centres within the District and surrounding areas, are considered to be worse than the level of public transport in Tier 1 settlements and do not represent an area 'well-served by public transport'
Spatial Option F: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	1200	1200	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services This spatial strategy option aims to deliver 4,000 dwellings towards the GBBCHMA, so additional Green Belt allocations beyond the Tier 1 settlements are required - the journey times from this broad location to higher order services in the conurbation are shorter than in the District's rural settlements, meaning they are better served by public transport than alternative areas (rather than 'well-served') so growth is proposed here Growth represents the level of growth likely to be delivered by one mixed-use urban extension during the plan period
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	1200	1200	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services This spatial strategy option aims to deliver 4,000 dwellings towards the GBBCHMA, so additional Green Belt allocations beyond the Tier 1 settlements are required - the journey times from this broad location to higher order services in the conurbation are shorter than in the District's rural settlements, meaning they are better served by public transport than alternative areas (rather than 'well-served') so growth is proposed here Growth represents the level of growth likely to be delivered by one mixed-use urban extension during the plan period
Western edge of Black Country urban area	0	750	750	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services This spatial strategy option aims to deliver 4,000 dwellings towards the GBBCHMA, so additional Green Belt allocations beyond the Tier 1 settlements are required - the journey times from this broad location to higher order services in the conurbation are shorter than in the District's rural settlements, meaning they are better served by public transport than alternative areas (rather than 'well-served') so growth is proposed here

				<ul style="list-style-type: none"> Growth represents the level of growth likely to be delivered by proportionate dispersal of housing growth in this broad location
Western edge of Cannock	0	200	200	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services This spatial strategy option aims to deliver 4,000 dwellings towards the GBBCHMA, so additional Green Belt allocations beyond the Tier 1 settlements are required - the journey times from this broad location to higher order services in the conurbation are shorter than in the District's rural settlements, meaning they are better served by public transport than alternative areas (rather than 'well-served') so growth is proposed here Growth represents the level of growth likely to be delivered a single strategic site in this location
South of Stafford	0	81	81	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services This spatial strategy option aims to deliver 4,000 dwellings towards the GBBCHMA, so additional allocations beyond the Tier 1 settlements are required - the journey times from this broad location to higher order services in the conurbation are shorter than in the District's rural settlements, meaning they are better served by public transport than alternative areas (rather than 'well-served') so growth is proposed here Growth represents the level of growth likely to be delivered on a single site non-Green Belt in this location, with capacity reflecting known site-specific suitability constraints in this area (e.g. AONB, Historic Environment)
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> This broad location does not sit in close proximity to neighbouring towns and cities higher order services and no site options have demonstrated deliverability of sufficient new public transport infrastructure to create an area 'well-served' by public transport
Spatial Option F: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option G: Deliver 4,000 dwellings to GBBCHMA unmet needs whilst delivering infrastructure-led development

Spatial Option G: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1109	1290	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and availability of land within walking distance of rail Reflects the large scale urban extension recommendation north of the village in the GBBCHMA Strategic Growth Study New allocations reflect capacity of suitable and available land north of village and on low harm Green Belt
Bilbrook/Codsall	694	581	1275	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and availability of land within walking distance of rail Reflects the large recommendation for proportionate dispersal here in the GBBCHMA Strategic Growth Study New allocations allow for delivery of new first school whilst containing overall growth to reflect other educational capacity issues
Cheslyn Hay/Great Wyrley	434	154	588	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and availability of land within walking distance of rail Reflects the large recommendation for proportionate dispersal here in the GBBCHMA Strategic Growth Study Level of new allocations reflect the site specific constraints affecting large numbers of sites within the village
Wombourne	296	245	541	<ul style="list-style-type: none"> Level of growth allows for delivery of Green Belt site opportunities in areas of lower Green Belt harm north-east of the village, in an area within close proximity to bus routes and Main Village Centre
Brewood	64	43	107	<ul style="list-style-type: none"> Overall level of new allocations limited due to Tier 2 village status, Green Belt coverage and village's historic character New allocations allow for delivery of site to meet local specialist elderly housing needs
Kinver	145	44	189	<ul style="list-style-type: none"> Overall level of new allocations limited due to Tier 2 village status, Green Belt coverage and village's historic character New allocations allow for additional dwelling growth to meet overall housing target (i.e. ensuring 4,000 dwelling contribution to HMA is delivered)
Perton	370	0	370	<ul style="list-style-type: none"> Lack of new allocations reflects the village's Tier 2 status and site specific constraints affecting Green Belt site options around the village and the ability to deliver the 4,000 dwelling contribution without delivery of housing growth in this location
Huntington	41	0	41	<ul style="list-style-type: none"> Lack of new allocations reflects the village's Tier 2 status and site specific constraints affecting Green Belt site options around the village (e.g. effects on the Cannock Chase AONB) and the ability to deliver the 4,000 dwelling contribution without delivery of housing growth in this location
Spatial Option G: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Tier 3 villages	228	12	240	<ul style="list-style-type: none"> These settlements are lower in the settlement hierarchy and are largely surrounded by Green Belt and/or have existing commitments delivering housing growth within the plan period The 4,000 dwelling contribution can be delivered without additional contributions from Tier 3 settlement New allocations are limited to the amount of additional Green Belt release required to deliver a regular layout on an existing housing allocation in Swindon (site 313)
Tier 4 villages	30	0	30	<ul style="list-style-type: none"> These settlements are lower in the settlement hierarchy and the 4,000 dwelling contribution can be delivered without additional contributions from Tier 4 settlements
Spatial Option G: Growth delivered adjacent to neighbouring urban areas and in new settlements				

Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	1200	1200	<ul style="list-style-type: none"> This broad location offers proximity to strategic employment sites (although it is not in an area of the District with the greatest access to employment via sustainable transport) and sits in closer proximity to Black Country higher order services Site typologies deliverable in this location offers greater opportunities for mixed use onsite infrastructure delivery (e.g. local retail and primary/first school) Opportunity to safeguard land for rail based parkway in this location (although there is not confirmation that this parkway would be technically deliverable at this stage) Growth represents the level of growth likely to be delivered by one mixed-use urban extension during the plan period
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	1200	1200	<ul style="list-style-type: none"> This broad location offers proximity to strategic employment sites (although it is not in an area of the District with the greatest access to employment via sustainable transport) and sits in closer proximity to Black Country higher order services Site typologies deliverable in this location offers greater opportunities for mixed use onsite infrastructure delivery (e.g. local retail and primary/first school) Growth represents the level of growth likely to be delivered by one mixed-use urban extension during the plan period
Western edge of Black Country urban area	0	840	840	<ul style="list-style-type: none"> Reflects GBBCHMA Strategic Growth Study recommendation for proportionate dispersal in this area balanced against lesser public transport opportunities and lack of large scale site options with mixed-use infrastructure delivery opportunities
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> Reflects lack of GBBCHMA Strategic Growth Study recommendations in this area, lesser public transport opportunities in this area and Green Belt coverage in this broad location
South of Stafford	0	81	81	<ul style="list-style-type: none"> Growth represents the level of growth likely to be delivered on a single site non-Green Belt in this location, with capacity reflecting known site-specific suitability constraints in this area (e.g. AONB, Historic Environment)
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> No growth from such settlements within the plan period is relied on under this option, reflecting the deliverability constraints identified in the GBBCHMA Strategic Growth Study and the current lack of proposals in this area which could demonstrate sufficient infrastructure delivery or public transport infrastructure provision to achieve a high degree of self-containment
Spatial Option G: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option H: Meet the District's own housing needs only, through sustainable non-Green Belt development and limited Green Belt development only to meet existing critical infrastructure needs

Spatial Option H: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1029	1210	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and availability of non-Green Belt land within walking distance of rail New allocations reflect capacity of suitable and available land north of village
Bilbrook/Codsall	694	137	831	<ul style="list-style-type: none"> New allocations reflects the minimum amount of additional growth required in the Green Belt to deliver a new 1FE first school, although it is not currently clear if this amount of dwelling growth could viably deliver the required educational infrastructure
Cheslyn Hay/Great Wyrley	434	29	463	<ul style="list-style-type: none"> New allocations reflect the capacity of a non-Green Belt development boundary site
Wombourne	296	0	296	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
Brewood	64	0	64	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
Kinver	145	0	145	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
Perton	370	0	370	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
Huntington	41	0	41	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
Spatial Option H: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Tier 3 villages	228	0	228	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities and/or existing commitments delivering housing growth within the plan period in non-Green Belt settlements
Tier 4 villages	30	0	30	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities and the relatively less sustainable nature of settlements in this level of the settlement hierarchy
Spatial Option H: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	0	0	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	0	0	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
Western edge of Black Country urban area	0	0	0	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities

Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities
South of Stafford	0	81	81	<ul style="list-style-type: none"> Growth represents the level of growth likely to be delivered on a single site non-Green Belt in this location, with capacity reflecting known site-specific suitability constraints in this area (e.g. AONB, Historic Environment)
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> Lack of non-Green Belt site opportunities in majority of area of search, alongside the current lack of proposals in this area which could demonstrate sufficient infrastructure delivery or public transport infrastructure provision to achieve a high degree of self-containment
Spatial Option H: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting

Spatial Option I: Meet the District's own needs and provide a limited contribution towards the unmet needs of the GBBCHMA, through sustainable non-Green Belt development and limited Green Belt development in Tier 1 settlements well-served by public transport

Spatial Option I: Distribution of planned housing growth to Tier 1 and 2 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Penkridge	181	1109	1290	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and the availability of potentially suitable sites within walking distance of the settlement's rail link, which evidence shows provides the best public transport access to employment centres within the District and surrounding authorities New allocations reflect capacity of suitable and available land north of village and on low harm Green Belt
Bilbrook/Codsall	694	581	1275	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and the availability of potentially suitable sites within walking distance of the settlement's rail link, which evidence shows provides the best public transport access to employment centres within the District and surrounding authorities New allocations reflect capacity of suitable and available land in the Green Belt, whilst aligning with known education infrastructure constraints and the need to provide a new first school as part of any new allocation
Cheslyn Hay/Great Wyrley	434	154	588	<ul style="list-style-type: none"> Recognises the settlement's Tier 1 status and the availability of potentially suitable sites within walking distance of the settlement's rail link, which evidence shows provides the best public transport access to employment centres within the District and surrounding authorities New allocations reflect capacity of suitable and available land in the Green Belt
Wombourne	296	0	296	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport' The NPPF allows the Council to choose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Brewood	64	0	64	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport' The NPPF allows the Council to choose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Kinver	145	0	145	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport' The NPPF allows the Council to choose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Perton	370	0	370	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport'

				<ul style="list-style-type: none"> The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Huntington	41	0	41	<ul style="list-style-type: none"> The settlement is not one of the District's Tier 1 settlements, meaning it lacks rail infrastructure amongst other services and facilities The level of bus service serving the settlement, particularly in terms of connections to employment centres within the District and surrounding areas, is considered to be worse than the level of public transport in Tier 1 settlements and does not represent an area 'well-served by public transport' The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Spatial Option I: Distribution of planned housing growth to Tier 3 and 4 villages				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Tier 3 villages	228	0	228	<ul style="list-style-type: none"> These settlements are lower down the settlement hierarchy than the District's Tier 1 settlements, meaning they lacks rail infrastructure amongst other services and facilities The majority of settlements in this Tier are surrounded by Green Belt with the exception of Wheaton Aston, where existing commitments deliver growth during the plan period The level of public transport serving these settlements, particularly in terms of connections to employment centres within the District and surrounding areas, are considered to be worse than the level of public transport in Tier 1 settlements and do not represent an area 'well-served by public transport' The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Tier 4 villages	30	0	30	<ul style="list-style-type: none"> These settlements are lower down the settlement hierarchy than the District's Tier 1 settlements, meaning they lacks rail infrastructure amongst other services and facilities These villages are towards the bottom of the District's settlement hierarchy The level of public transport serving these settlements, particularly in terms of connections to employment centres within the District and surrounding areas, are considered to be worse than the level of public transport in Tier 1 settlements and do not represent an area 'well-served by public transport' The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's role in the settlement hierarchy and lesser public transport offer means Green Belt release is not proposed
Spatial Option I: Growth delivered adjacent to neighbouring urban areas and in new settlements				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
North of Black Country conurbation (employment-led growth at i54/ROF Featherstone corridor)	0	0	0	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's lesser public transport offer means Green Belt release is not proposed
North of Black Country conurbation (north of Wolverhampton/Walsall)	0	0	0	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's lesser public transport offer means Green Belt release is not proposed

Western edge of Black Country urban area	0	0	0	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's lesser public transport offer means Green Belt release is not proposed
Western edge of Cannock	0	0	0	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services The NPPF allows the Council to chose when Green Belt boundary changes are to be made, and this area's lesser public transport offer means Green Belt release is not proposed
South of Stafford	0	81	81	<ul style="list-style-type: none"> This broad location does not offer the level of public transport, particularly to employment centres in the District and surrounding areas, which are present in the District's Tier 1 settlements and are therefore not considered to be well-served by public transport, relying on limited bus services to access higher order services However, this is a non-Green Belt area adjacent to an settlement with services and facilities (Stafford) Growth represents the level of growth likely to be delivered on a single site non-Green Belt in this location, with capacity reflecting known site-specific suitability constraints in this area (e.g. AONB, Historic Environment)
New settlement area of search (A449/West Coast Mainline corridor)	0	0	0	<ul style="list-style-type: none"> This broad location does not sit in close proximity to neighbouring towns and cities higher order services and no site options have demonstrated deliverability of sufficient new public transport infrastructure to create an area 'well-served' by public transport In non-Green Belt areas there is a lack of proposals in this area which could demonstrate sufficient infrastructure delivery or public transport infrastructure provision to achieve a high degree of self-containment
Spatial Option I: Other sources of growth				
Settlement	Dwellings planned on existing allocations, permissions or safeguarded land	Dwellings planned through new allocations	Total dwellings planned in plan period	Rationale for level of new allocations
Sites in other rural locations/Tier 5 settlements	194	0	194	<ul style="list-style-type: none"> Supply limited to existing permissions as all sites are either isolated or reflect lowest rung of the settlement hierarchy
Windfall allowance	0	0	600	<ul style="list-style-type: none"> Based on delivering the windfall allowance (40 dwellings per annum) across plan period, excluding the next 3 years to avoid double counting