



Local Plan Review

Publication Plan

Housing Site Selection

Topic Paper

2024

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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 2023-2041. 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 and further evidence base work undertaken since the 2021 Preferred Options and 2022 Publication Plan consultations. 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 and subsequent consultations. 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 Publication Plan 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 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 made a number of amendments to the site selection process at the 2021 Preferred Options consultation stage. 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

1.6 The Council held a Regulation 19 Local Plan consultation starting in November 2022. The Council have considered representations on specific sites including from statutory consultees. Amendments to existing site boundaries have been considered as well as several new sites which have been submitted.

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 2024

- 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 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 potentially be made suitable through the removal of a policy or physical constraint and a more thorough assessment of the site’s context (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 2024 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 and subsequent additions. These strategy options built upon the 2019 and 2021 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 and subsequent additions, 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. Subsequent to this, a further two options (H & I) were developed and assessed through the 2024 Sustainability Appraisal and site options according with these were already assessed as they fell within the broad locations for growth within options D-G. 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. Whilst no upper size limits have been put on the site sizes taken forward, it must be stressed that all better performing spatial options primarily focused residential growth on more sustainable areas of the District (i.e. Tier 1 settlements and areas adjacent neighbouring towns and cities) giving limited or no residential growth to the District's less sustainable settlements (Tiers 3&4).

- 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 In the first instance, sites will only be assessed for housing allocations where they will provide affordable housing on site, in order to ensure the district's 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 suitable 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. The Council has also undertaken additional proactive scoping work through the latest SHELAA to understand if any development boundary brownfield sites of 5 dwellings or more² could contribute towards the District's housing requirement. Any sites identified through this were added to the SHELAA and were considered for their

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 Reflecting the threshold for sites' inclusion on the Council's Brownfield Land Register

suitability and availability through that document. However this did not reveal any additional supply of deliverable or developable sites capable of accommodating 5-9 dwellings, nor did it highlight any additional deliverable or developable housing sites of 10 or more dwellings which were not already included in previous site assessment papers.

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 Spatial Strategy Topic Paper. This allows options to meet growth identified in that strategy to be compared with other sites. The Council has taken this approach to ensure that the 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 2024
 - 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 the preferred spatial strategy
 - 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 2024 Sustainability Appraisal 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 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 2019³. 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 taken this approach because 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 development⁴. This reflects the fact that there is very limited land in the District's more sustainable locations⁵ that is not in more sensitive Green Belt and landscape areas identified within the Sustainability Appraisal.
- 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.

Conformity with the preferred spatial strategy

- 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 housing strategy for the District, as set out in Publication Plan document. This meant different things for different areas of the district, but has included consideration of the following:
- The release of Green Belt only in Tier 1 Settlements within 2km walking distance of a railway station
 - The level of growth for that broad location informed by the settlement hierarchy 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;

³ 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.

⁴ See assessment of Spatial Option B in the August 2019 Sustainability Appraisal for the Spatial Housing Strategy and Infrastructure Delivery document

⁵ E.g. Tier 1 settlements and land adjacent to neighbouring towns and cities with higher order services and unmet housing needs

- 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 criterion 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.

Green Belt harm

3.14 National policy and case-law⁶ 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

⁶ Calverton Parish Council v Greater Nottingham Councils & others (2015)

- 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

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 & 2 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. For proposed site allocations a more detailed targeted Stage 2 assessment has also been undertaken to assess historic environment impacts in more detail and to identify necessary mitigation measures. Where the findings of the Stage 2 work indicate that a proposed allocation may no longer be suitable or needs to be significantly reduced in size to avoid significant effects, this has been reflected in the site assessment proforma.

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 relevant housing site assessment proformas 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 be mitigated through scheme design. A Level 2 SFRA was carried out on several sites (as recommended by the Environment Agency), these have been referenced in the site proformas in appendix 3. More details of the Sequential approach the

council has taken to flood risk can be found in the Strategic Flood Risk Assessment and Sequential Test Topic Paper.

- 3.27 During the 2021 Preferred Options consultation and 2022 Publication consultation some sites received additional specific comments from statutory consultees that would affect whether the site is considered suitable for development or not (e.g. Natural England and the Cannock Chase AONB unit). Where relevant, these have now also been included within the site proforma. Relevant comments from subsequent consultations have also been included where appropriate.
- 3.28 The loss of agricultural land including BMV land has primarily been taken into consideration as part of the Sustainability Appraisal (SA) through SA Objective 6 – Natural Resources which aims to protect, enhance, and ensure efficient use of, the district’s land, soils and water. The vast majority of South Staffordshire’s land is classified as assumed Grade 2 and 3 ALC. A small area of assumed Grade 1 land is located in the west of the district, near to Pattingham. In line with the precautionary principle, and in absence of site-specific surveys to identify ALC subgrades 3a and 3b, the SA has assumed that Grades 1, 2 and 3 represents South Staffordshire’s BMV land. Given this, the Council is unable to deliver its preferred spatial strategy (or any other spatial distribution tested) without proposing sites on assumed BMV land. As such, it cannot be treated as a hard constraint and a key determinant factor in the selection of sites in this paper.

Site opportunities

- 3.29 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
- 3.30 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

- 3.31 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.)
- 3.32 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 spatial housing strategy based on a **capacity-led approach focusing growth to sustainable non-Green Belt sites and limited Green Belt development in Tier 1 settlements well served by public transport.** This process involved considering sites ability to conform to this spatial strategy (which is considered in the individual site proformas) and consideration of other site-specific factors.
- 4.2 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. 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 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, considering all factors in the round.
- 4.3 The capacity led approach means that the Council's housing target has been derived 'bottom up' and is based on the cumulative total capacity of the sites assessed as suitable. The approach of limiting Green Belt release to the most sustainable Tier 1 settlements clearly limits the number of suitable sites in non-Tier 1 settlements. In Tier 1 settlements other site constraints have limited the number of suitable sites and these factors are considered in the individual proformas. The output of this site assessment process has resulted sufficient suitable sites to meet the Council's own needs and around a 640-home contribution to unmet needs of the wider housing market area.

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 preferred 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 the Council’s Local Plan Review – Publication Plan consultation, seeks to locate significant housing growth at Penkrige over the plan period 2023 to 2041. 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 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 2023 can deliver approximately 96 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 2023 - 2041
Existing planning permissions			
PK/182	Land North of Penkrige	19/00862/REM	57
PK/186	Land north-west of Stafford Rd	21/00977/REM	24

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 (19/00862/REM) on the site

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

New allocations on Green Belt land around Penkrige

- Site 006 (land off Boscomoor Lane) – minimum delivery of approximately 80 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 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, significant additional land release outside of the development boundary will be required to realise the Council's spatial strategy 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. As the majority of land promoters in this area are now working with the Council to deliver a site-wide masterplan relating to design and delivery of onsite infrastructure, it is considered that this area should be allocated for housing growth and should be released from the Open Countryside.

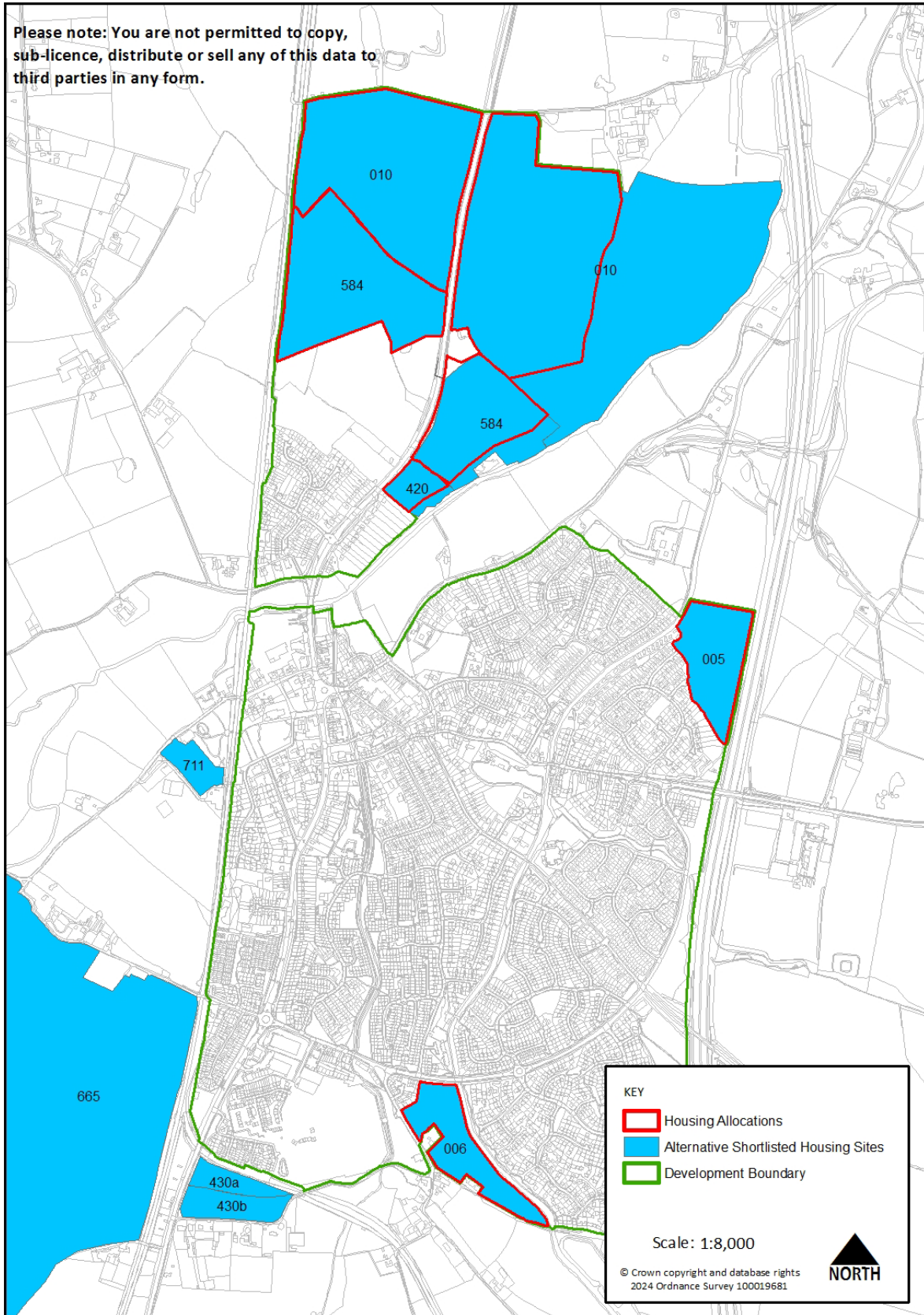
Reasons for additional Green Belt allocations

- 5.2.10 . The Council's preferred spatial strategy as set out within the Spatial Housing Strategy Topic Paper is to focus Green Belt release in Tier 1 settlements, specifically sites within 2km walking distance of a railway station. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land on Site 006 is considered a suitable housing site for allocation.**

Sites 006 (Land off Boscomoor Lane)

- 5.2.11 The Council considers that the site conforms with the Council's current preferred spatial housing strategy of Green Belt release within Tier 1 settlements within 2km walking distance of a railway station. Specifically, the site is within walking distance (1.2km) of a nearby train station via direct, safe and well-lit footways, and also has good access to a nearby local centre. On top of this, its allocation would cause significantly less harm to the Green Belt than many other sites in broad locations identified for growth. There are also no outstanding constraints likely to significantly impact on the site's suitability (e.g. major negatives from the SA, highways concerns, areas of high habitat distinctiveness or significant heritage impacts).

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5.3 Codsall and Bilbrook

- 5.3.1 The Council’s preferred Spatial Housing Strategy, as set out in the Council’s Local Plan Review – Publication Plan consultation, seeks to locate significant housing growth in Codsall/Bilbrook over the plan period 2023 to 2041. 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 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 2023 can deliver approximately 110 dwellings during the plan period. Key sites contributing towards this figure are set out in Table 3 below. It should be noted that 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 2023 - 2041
Existing planning permissions			
SAD Site 443	Land South of Pendeford Mill Lane	18/00710/FUL	148
CD/210	Former Gorsty Lea Garage	20/00299/FUL	15**
Allocated sites without planning permission			
SAD Site 228	Former Adult Training Centre off Histons Hill	n/a	29

***C2 scheme of 28 bedspaces converted into dwelling equivalent*

- 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

- **Site 213 (Former Bilbrook House, Carter Avenue)** – minimum delivery of approximately 13 dwellings

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 483 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. As the site has now been demolished by Staffordshire County Council and confirmed as being surplus to requirements, it is considered that there is no existing use on the site which would prevent allocation of this otherwise highly sustainable brownfield site. There is another brownfield site option within Bilbrook’s development boundary (Site 740) however this is not currently available for development and is therefore not deliverable or developable.

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 housing need. 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.

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. Additional sites were considered in accordance with the Council’s preferred Spatial Housing Strategy which includes the release of Green Belt around Tier 1 settlements within 2km walking distance of a railway station. 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.

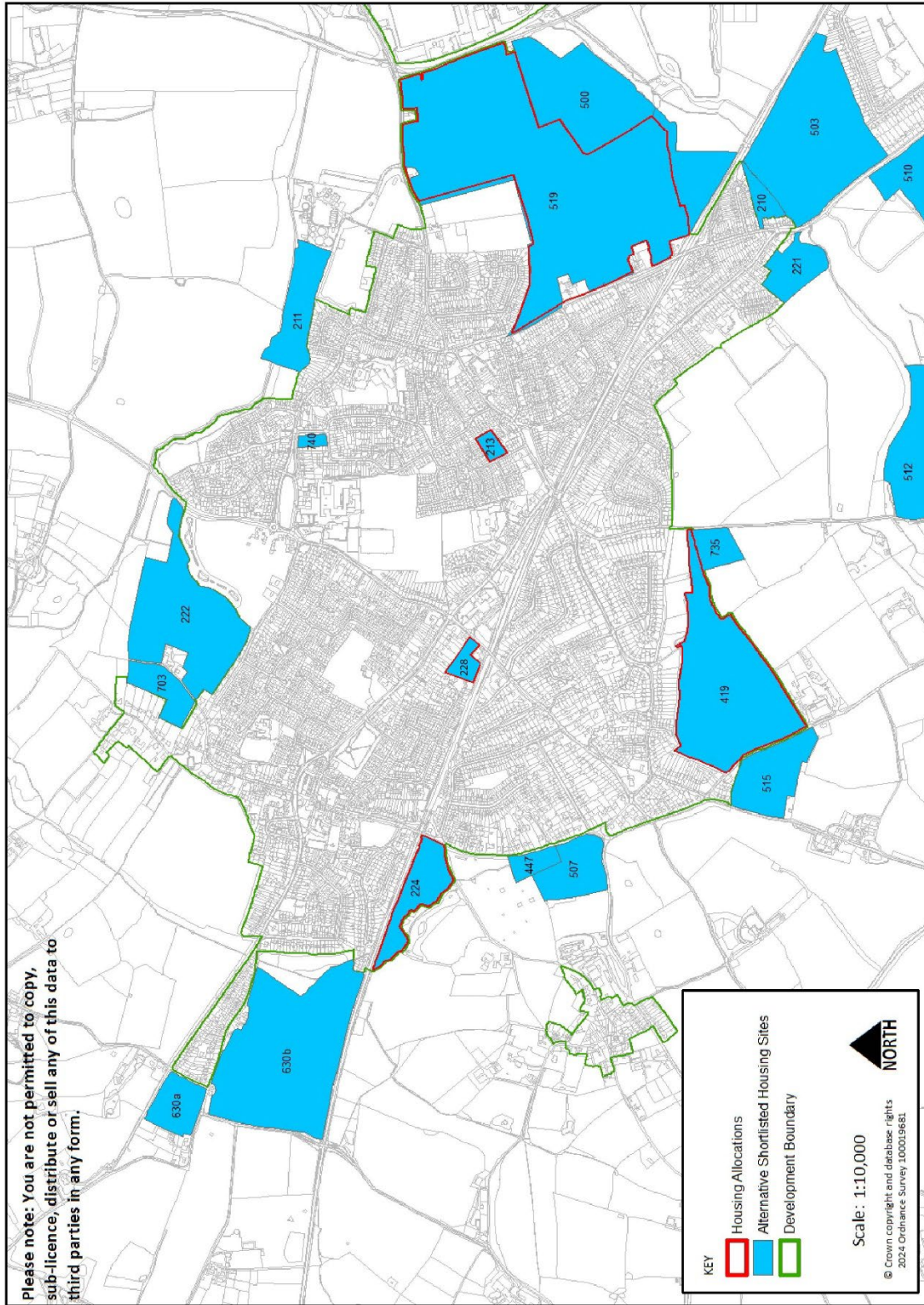
Site 519 (Land East of Bilbrook)

- 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. Equally, correspondence with the education authority also suggests that any significant additional housing growth in the Codsall school cluster above the level implied by the Council's Spatial Housing Strategy will create unmitigable capacity issues at middle schools in the Codsall/Bilbrook area.

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 the Council's Local Plan Review – Publication Plan consultation, seeks to locate additional housing growth in Cheslyn Hay and Great Wyrley over the plan period 2023 to 2041, 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 location⁷. 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. Cheslyn Hay and Great Wyrley also lack the retail offer present in other Tier 1 settlements, failing to contain a Large Village Centre present in other Tier 1 locations. 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 2023 can deliver approximately 216 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 2023 - 2041
Existing planning permissions			
SAD Site 119	Land at Saredon Road	19/00407/FUL	36
GW/165	Hazelbrook Industrial Estate, Hazel Lane	16/01023/REM	17
SAD Site 136	Land at Landywood Lane	n/a	50
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

- 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.

⁷ Specialist Housing: Local Need and Site Allocations Topic Paper 2024

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
- **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
- **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 49 dwellings
- **Site 119 (Land off Saredon Road)** – minimum delivery of approximately 60 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 730 (Fishers Farm)** – minimum delivery of approximately 10 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 & 741) that have been assessed for potential allocation.
- 5.4.6 Site 741 is within the development boundary but is in active use as a car park and would raise highways concerns if allocated for development. 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 has recently completed a marketing exercise showing the site is no longer viable for employment use. This site therefore provides an additional opportunity to deliver housing growth in the area on previously developed land outside of the Green Belt. 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 sites were therefore considered in accordance with the Council’s preferred Spatial Housing Strategy which includes the release of Green Belt around Tier 1 settlements within 2km walking distance of a railway station. Having regard to the full site assessment findings around the village, as set out in Appendix 3, **Green Belt land release on Sites 536a, 705 & 730 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)

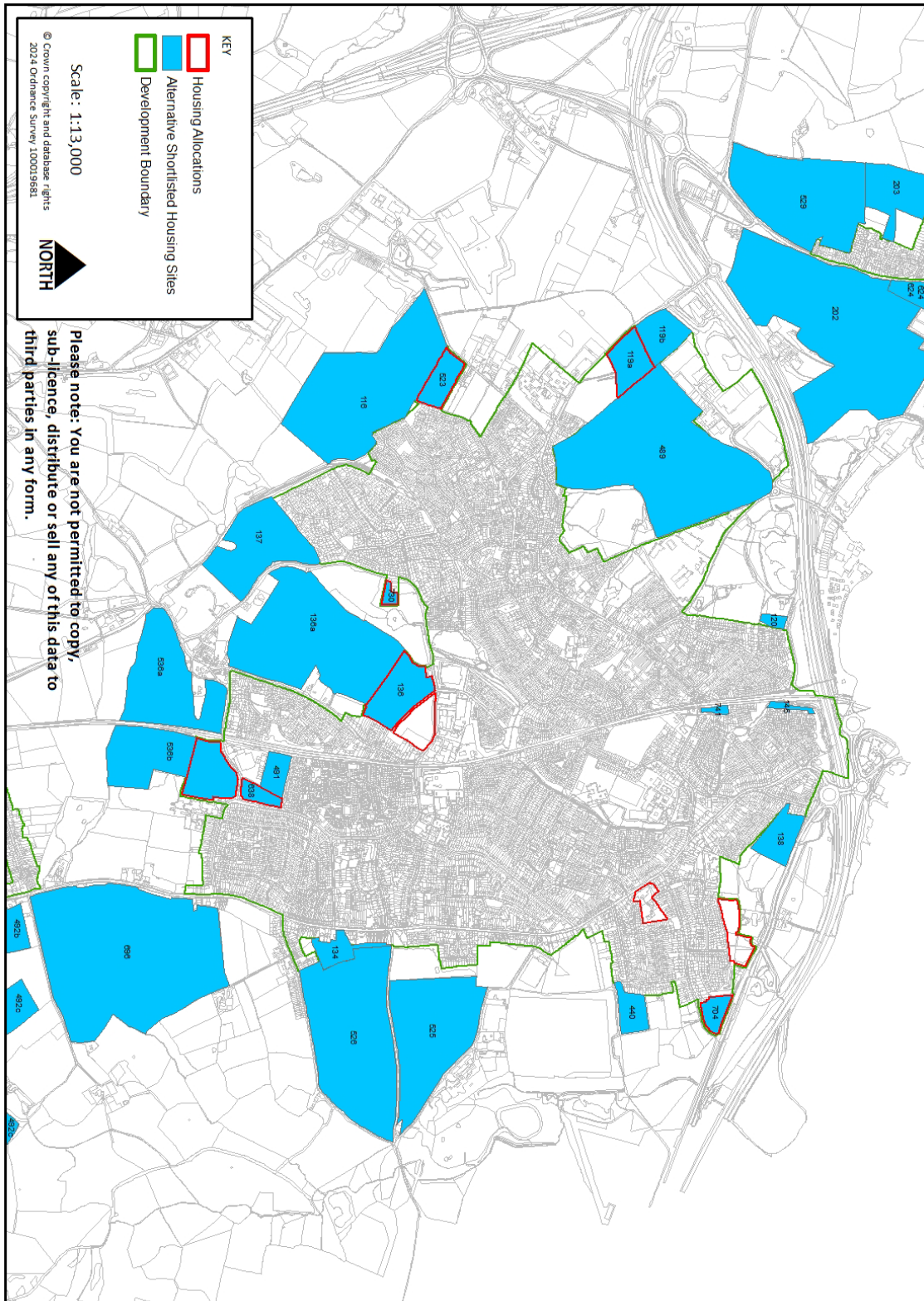
- 5.4.9 3.95ha of land at the northern end of the site is on land considered to be of high harm to the Green Belt, which is similar to much of the larger land parcels in this broad location, and is also of a similar landscape sensitivity to other parcels around the village. Unlike other potential Green 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.

Site 730 (Fishers Farm)

- 5.4.11 Site 730 is in an area of lower Green Belt harm than the majority of land around the settlements, sitting in an area of '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 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. The site is also free from the constraints affecting other Green Belt site options around Cheslyn Hay and Great Wyrley.



5.5 Wombourne

- 5.5.1 The Council’s preferred Spatial Housing Strategy, as set out in the Council’s Local Plan Review – Publication Plan consultation, seeks to locate additional housing growth on non-Green Belt options in Wombourne over the plan period 2023 to 2041, in addition to the existing safeguarded land sites around the village. 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. Unlike all other Tier 2 settlements, Wombourne also carries one of the District’s three Large Village Centres, reflecting its wider retail offer.
- 5.5.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 16 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 2023 - 2041
Existing planning permissions			
SAD Site 302	Land at Beggars Bush Lane	19/00212/REM	4

- 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

- 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 Outside of existing planning permissions, the site assessment process has not revealed any large (10+ dwelling) deliverable sites within the development boundary. Site 738 (Wagon

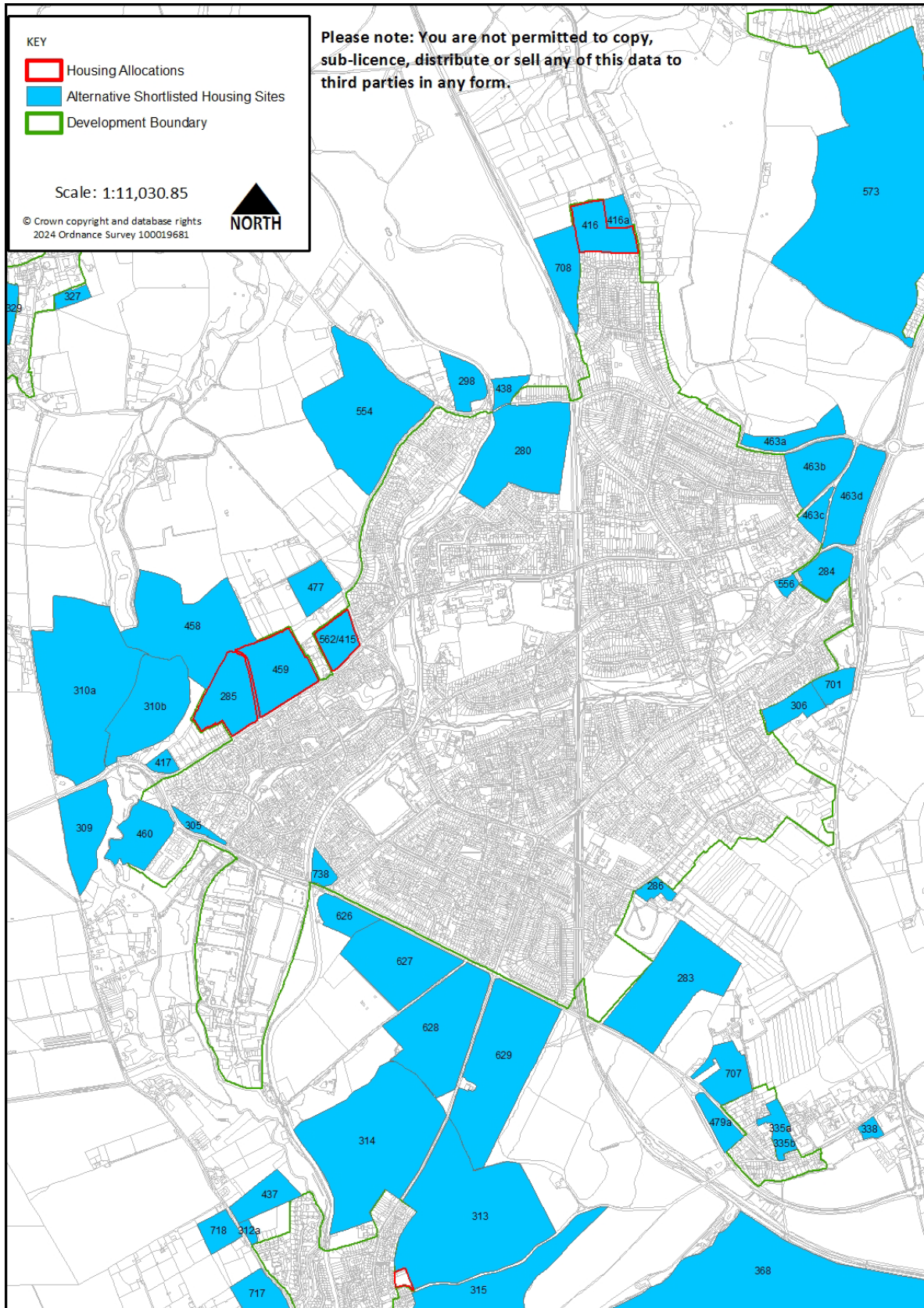
and Horses public house) was assessed for potential housing allocation but would have resulted in the loss of an essential community facility, rendering the site unsuitable. Therefore, no development boundary locations are proposed for new housing allocations.

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 lack of Green Belt allocations

- 5.5.7 The Council's preferred spatial housing strategy does not include the allocation of Green Belt land in Wombourne. No sites performed so well as to warrant departing from the preferred strategy.



5.6 Brewood

- 5.6.1 The Council’s preferred Spatial Housing Strategy, as set out in the Council’s Local Plan Review – Publication Plan consultation, does not propose Green Belt release in Brewood over the plan period 2023 to 2041, with housing growth focussed on existing commitments and Safeguarded Land.
- 5.6.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 1 dwelling during the plan period.
- 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

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

Development boundary allocations

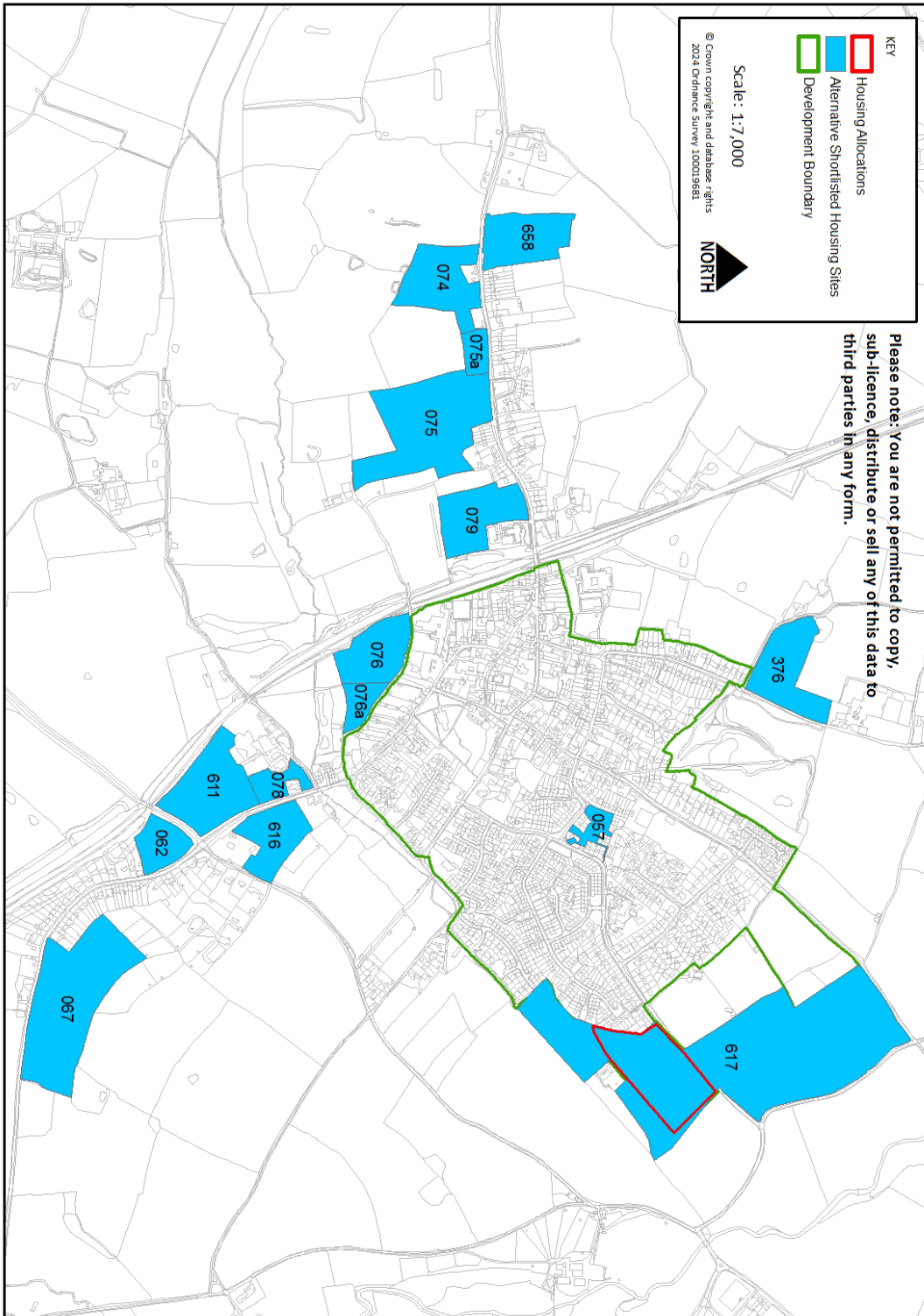
- 5.6.5 Whilst Site 057 sits within the development boundary, this is a historic site suggestion on an existing residential site, the redevelopment of which is unlikely to deliver residential growth or affordable housing provision unless delivered at an inappropriate density. Therefore, no development 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 need. 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.

Reasons for lack of Green Belt allocations

- 5.6.7 The Council's preferred spatial housing strategy does not include releasing Green Belt in Brewood. No sites performed so well as to warrant departing from the preferred strategy.



5.7 Kinver

- 5.7.1 The Council’s preferred Spatial Housing Strategy, as set out in the Council’s Local Plan Review – Publication Plan consultation, does not identify Tier 2 Villages such as Kinver as locations for additional Green Belt release, with housing growth focussed on existing commitments and Safeguarded Land.
- 5.7.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 61 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 2023 - 2041
Existing planning permissions			
SAD Site 274	Land at White Hill	23/00178/REM	38
Allocated sites without planning permission			

- 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
N/A

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
N/A

- 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.

Reasons for development boundary allocations

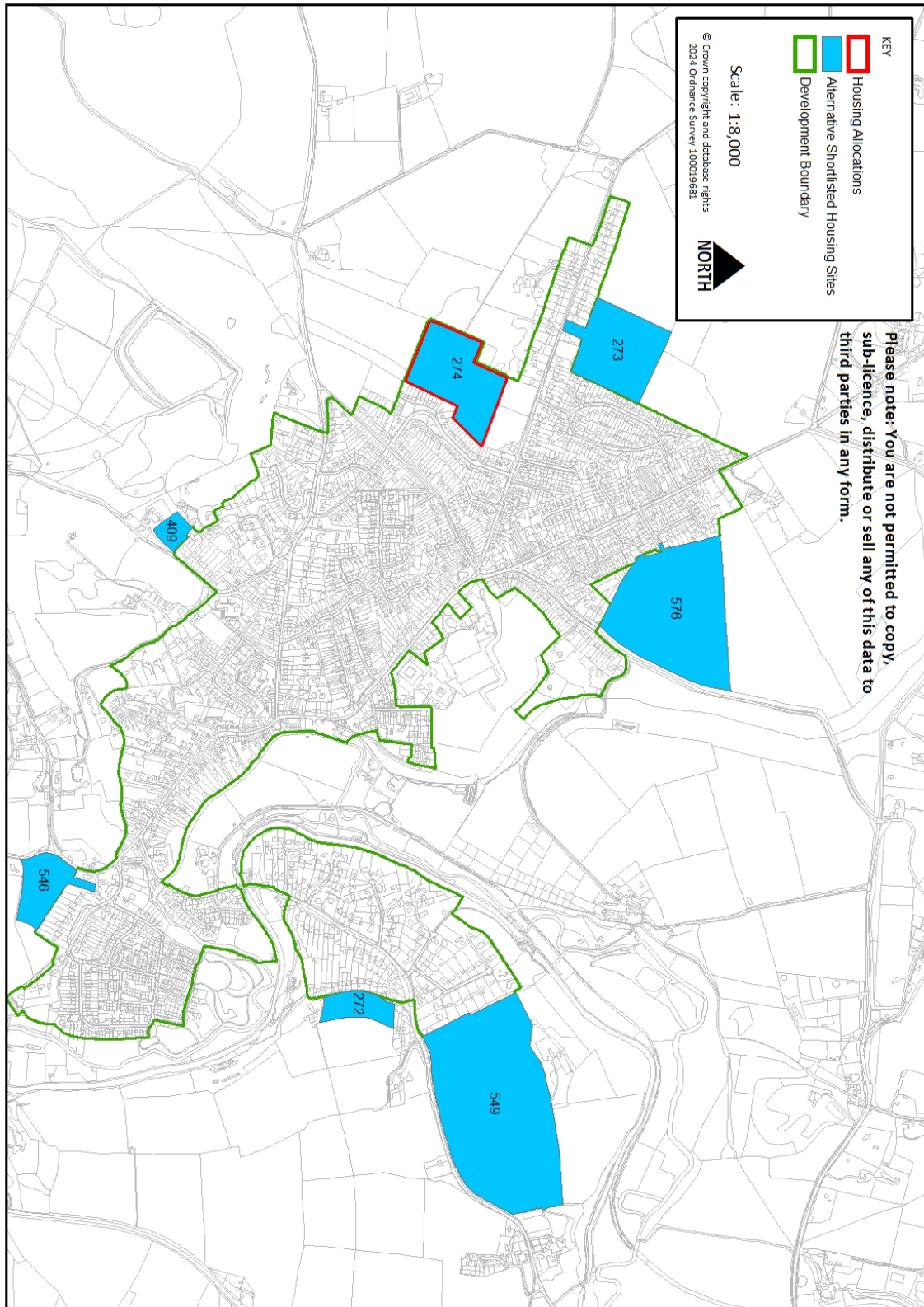
- 5.7.5 Outside of existing commitments, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary.

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 need. 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 lack of Green Belt allocations

- 5.7.7 The Council's preferred spatial housing strategy does not include releasing Green Belt in Kinver. No sites performed so well as to warrant departing from the preferred strategy.



5.8 Perton

5.8.1 The Council’s preferred Spatial Housing Strategy, as set out in the Council’s Local Plan Review – Publication Plan consultation, does not seek to allocate additional housing growth in Perton over the plan period 2023 to 2041, 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. 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 2023 can deliver approximately 220 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 2023 - 2041
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,

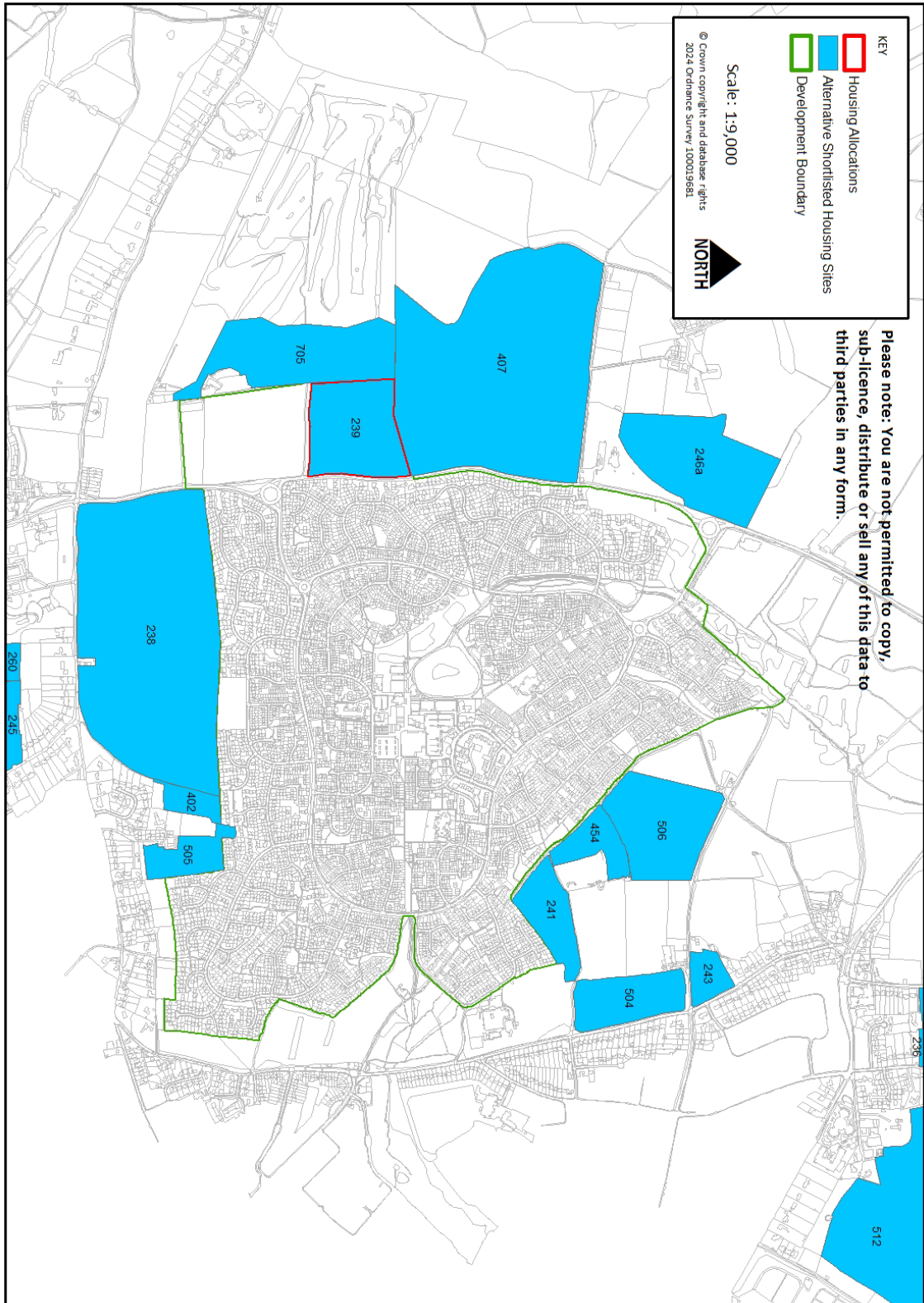
outside of that existing planning permission, no further large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 need. 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.

Reasons for lack of Green Belt allocations

- 5.8.7 The Council's preferred spatial housing strategy does not include releasing Green Belt in Perton. No sites performed so well as to warrant departing from the preferred strategy.



5.9 Huntington

- 5.9.1 The preferred strategy does not identify Tier 2 Villages such as Kinver as locations for additional Green Belt release, with housing growth focussed on existing commitments and Safeguarded Land.
- 5.9.2 Existing planning permissions and dwellings completed after 1 April 2023 can deliver approximately 2 dwellings during the plan period.
- 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

- None

- 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

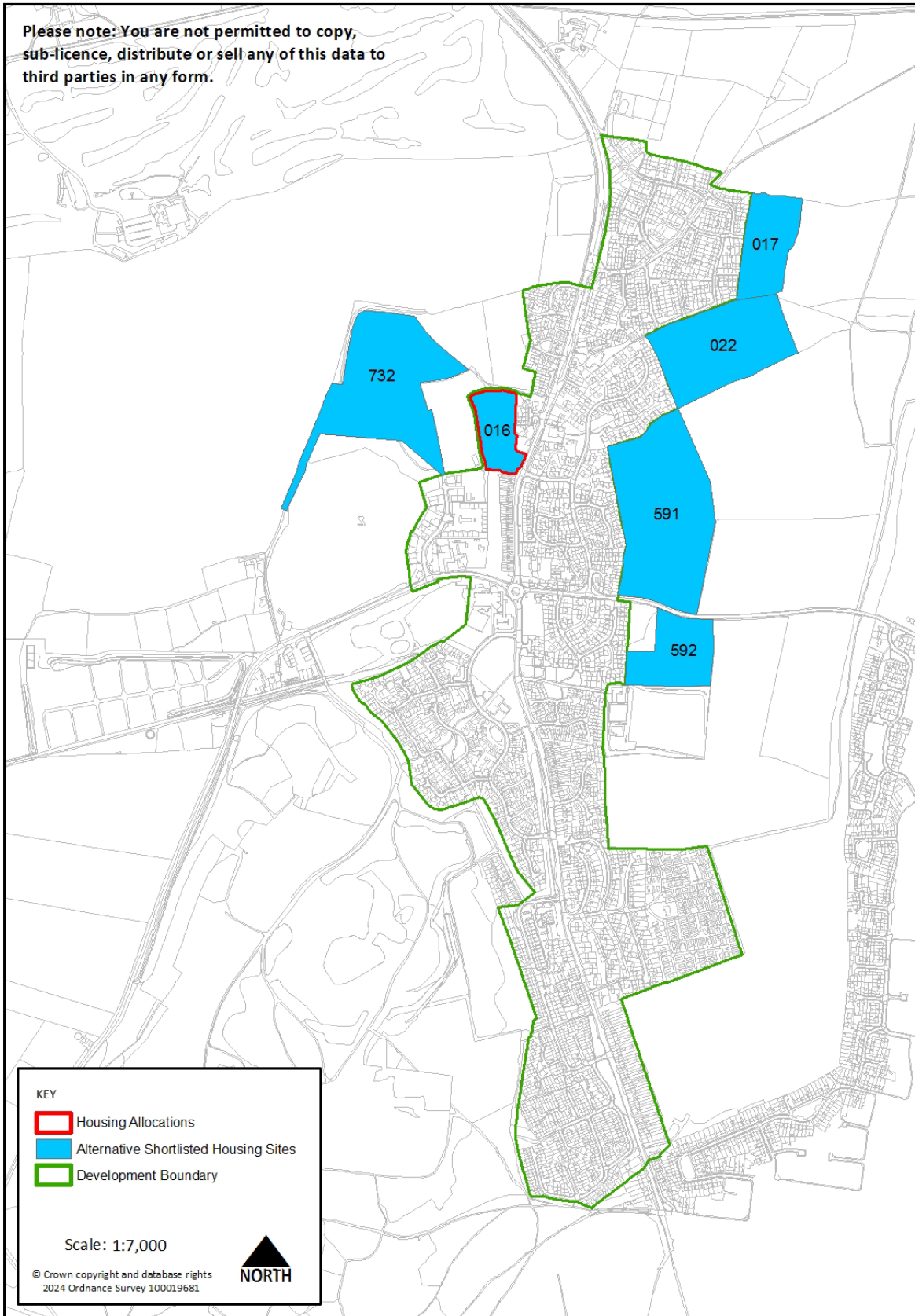
- 5.9.5 The site assessment process has not revealed any large site suggestions with capacity to accommodate residential growth within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 lack of Green Belt allocations

- 5.9.7 The Council's preferred spatial housing strategy does not include releasing Green Belt in Huntington. No sites performed so well as to warrant departing from the preferred strategy.



5.10 Essington

- 5.10.1 The preferred spatial strategy does not identify Essington as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station. Housing growth in Essington is therefore limited to existing suitable sites within the village’s development boundary and safeguarded land.
- 5.10.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 60 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 2023 - 2041
Existing planning permissions			
ES/99	Land off Hobnock Road	18/00450/REM	50

- 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

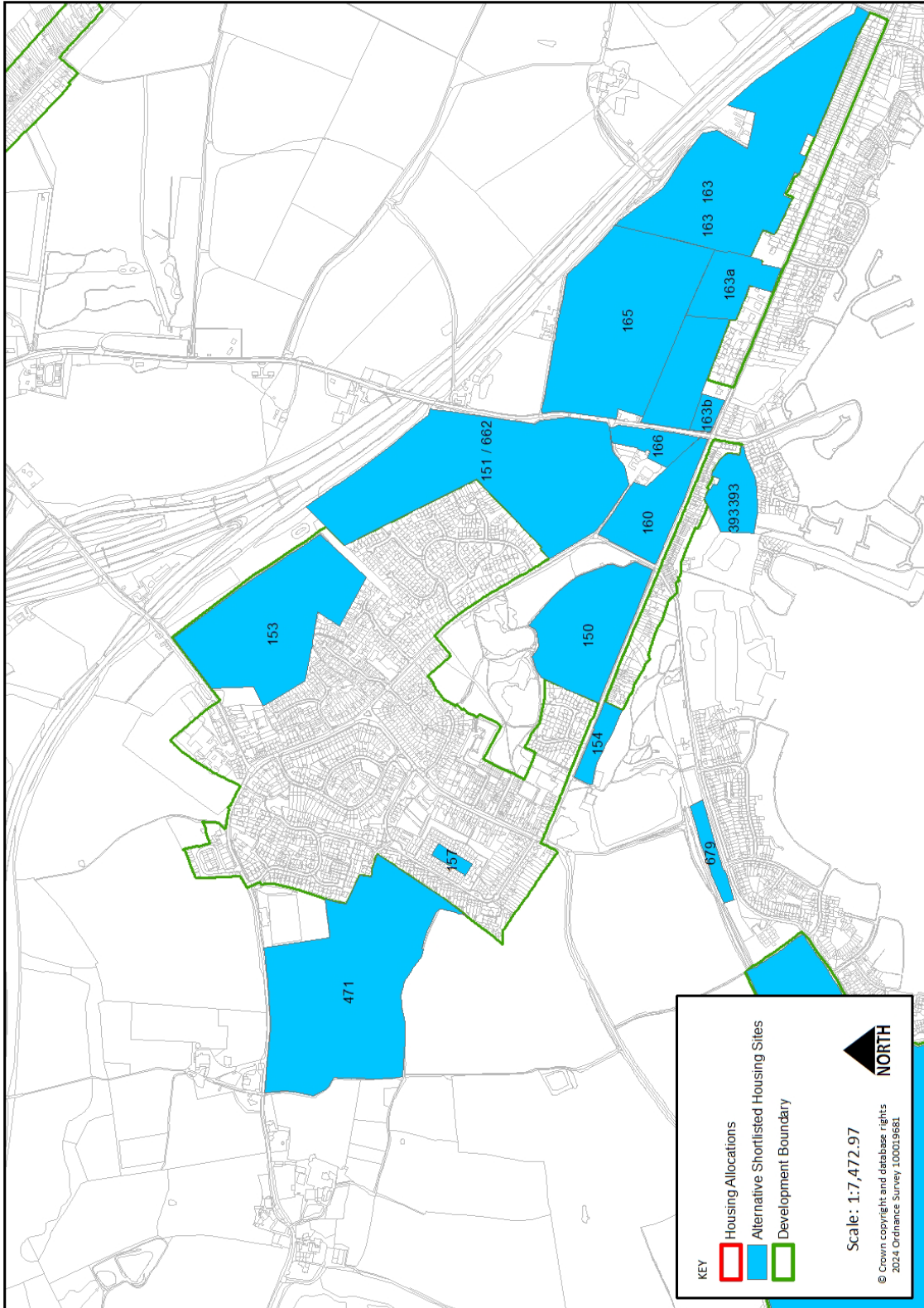
- 5.10.4 There is one development boundary site option in Essington without an existing planning permission for housing growth (Site 157 – Hill Street, Essington). This may have capacity to accommodate the minimum of 10 dwellings required by the Council’s site selection threshold. However, the site is 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 Green Belt allocations

- 5.10.6 The Council’s preferred spatial housing strategy does not include releasing Green Belt in Kinver. No sites performed so well as to warrant departing from the preferred strategy.



5.11 Coven

- 5.11.1 The Council’s preferred Spatial Housing Strategy does not seek to allocate additional housing growth in Coven over the plan period 2023 to 2041, other than existing suitable development boundary sites and the safeguarded land adjacent to the village.
- 5.11.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 3 dwellings during the plan period.
- 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

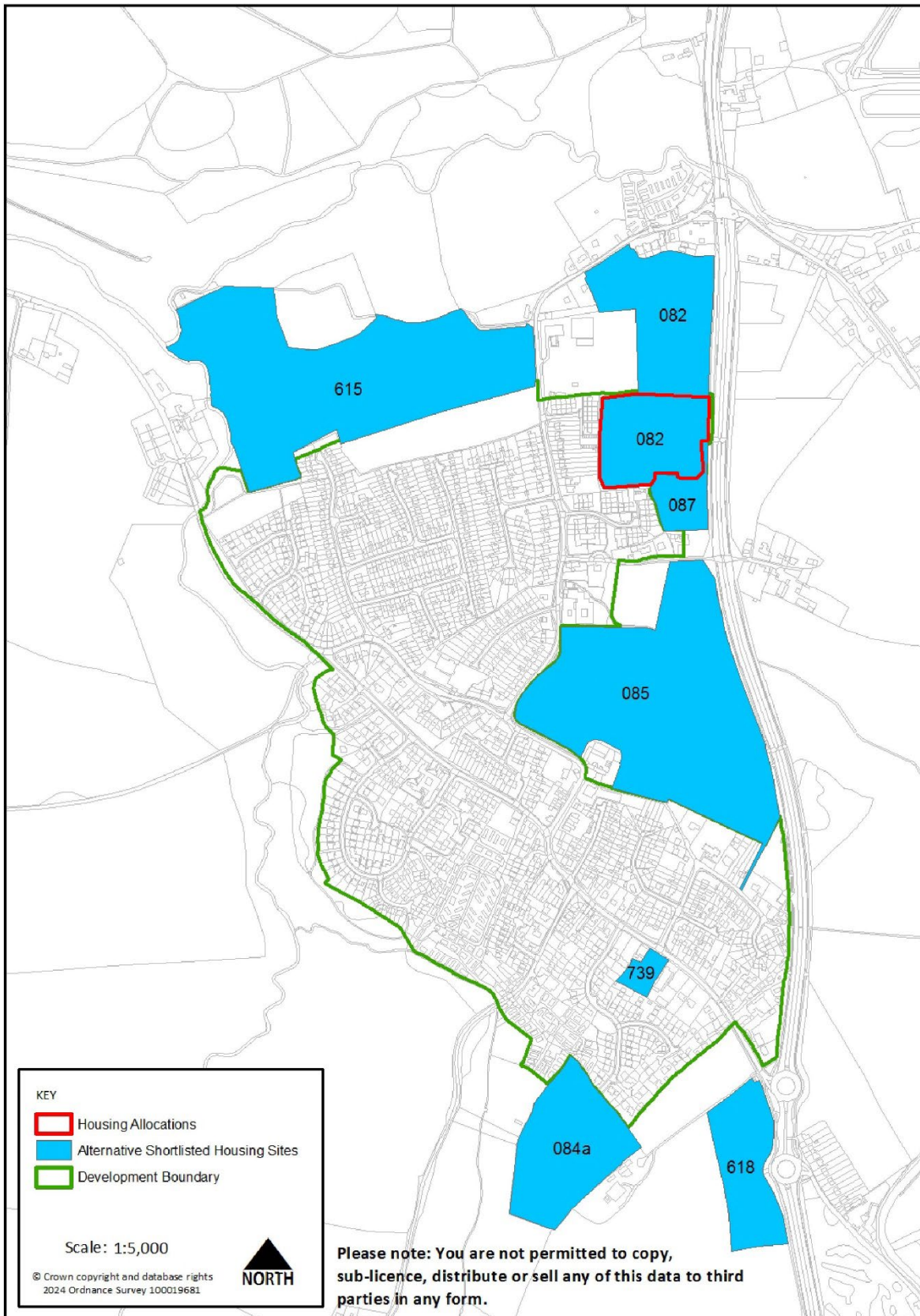
- 5.11.5 Outside of existing planning permissions, the only other large site suggestion with capacity to accommodate residential growth is Site 739 (Croft Garage). This is currently occupied by commercial uses and is not available for redevelopment. Therefore, no development boundary locations are proposed 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 Green Belt allocations

- 5.11.7 The Council's preferred spatial housing strategy does not include releasing Green Belt in Coven. No sites performed so well as to warrant departing from the preferred strategy.



5.12 Featherstone

- 5.12.1 The Council’s preferred Spatial Housing Strategy, as set out in the Council’s Local Plan Review – Publication Plan consultation, does not seek to allocate additional housing growth in Featherstone over the plan period 2023 to 2041, other than existing suitable development boundary sites and the safeguarded land adjacent to the village. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.12.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 8 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 2023 - 2041
Existing allocations without planning permission			
SAD Site 168	Land at Brinsford Lodge, Featherstone	19/00919/FUL	4

- 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
- none

Allocations on existing safeguarded land
- Site 397 (Land adjacent to Brinsford Lodge) – minimum delivery of approximately 35 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

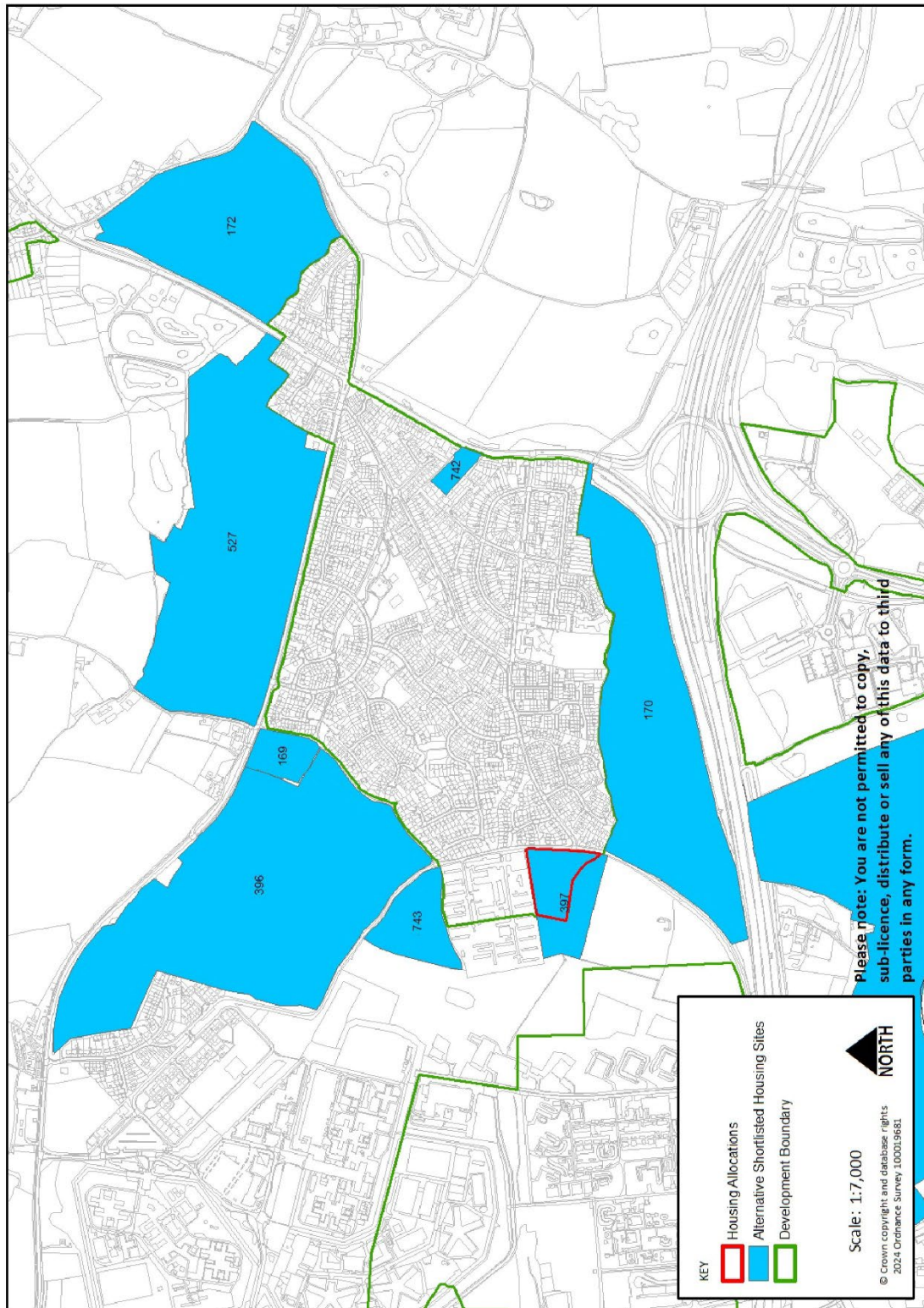
- 5.12.5 There is an existing major planning permission within the development boundary of the village on the previously allocated housing site at Brinsford Lodge which is now largely completed. However, outside of that existing planning permission, the only other large site suggestion with capacity to accommodate residential growth is Site 742 (Red White and Blue public house). This is currently an essential community facility that has not been demonstrated as being surplus to requirements. Therefore, no development boundary locations are proposed for new housing allocations.

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 The Council's preferred spatial housing strategy does not include releasing Green Belt in Featherstone. No sites performed so well as to warrant departing from the preferred strategy.



5.13 Shareshill

- 5.13.1 The Council's preferred Spatial Housing Strategy seeks to limit housing growth in Shareshill to existing suitable sites within the village's development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.13.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 in Shareshill can deliver 2 dwellings 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.

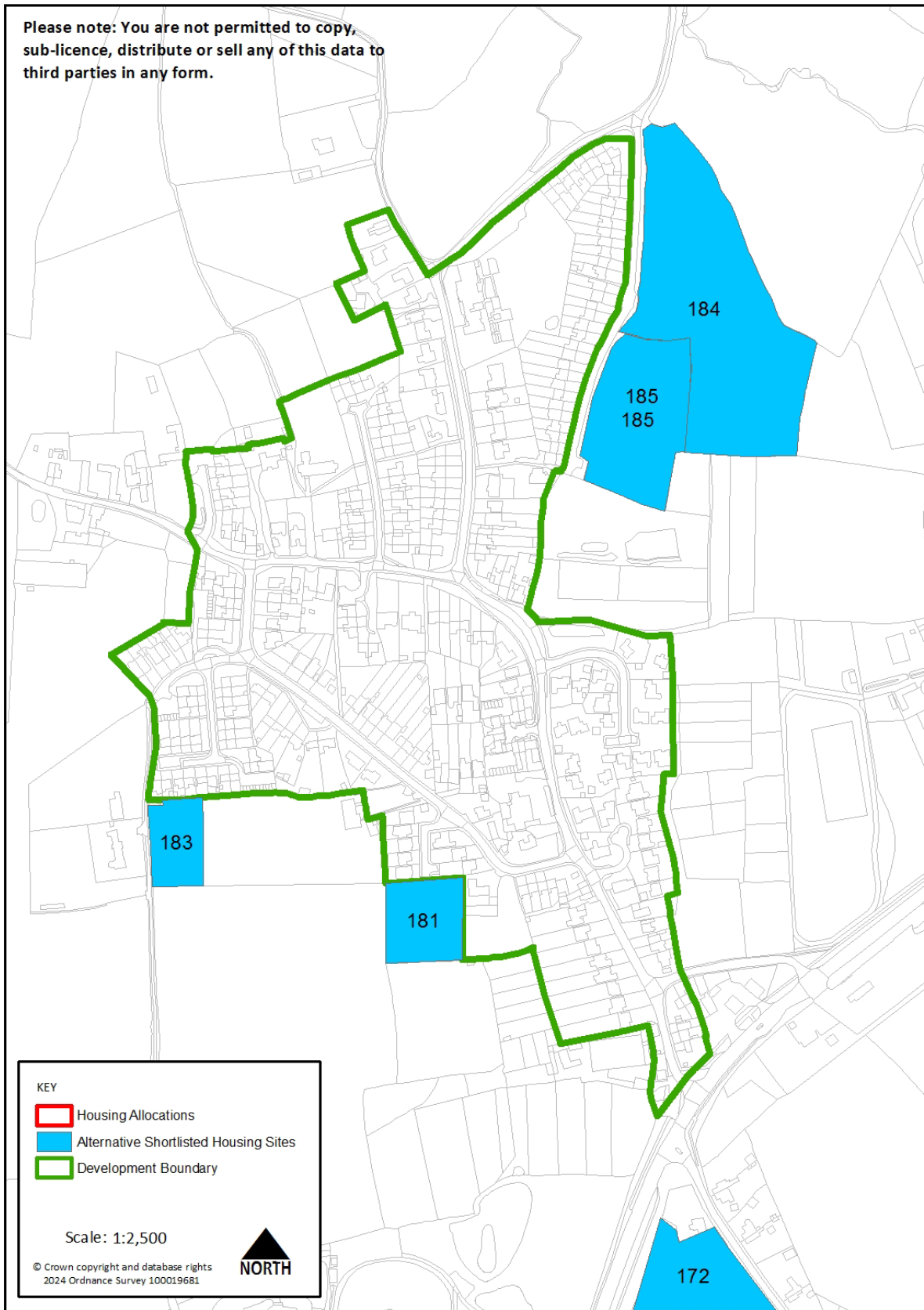
Reasons for lack of safeguarded land allocations

- 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 The Council's preferred spatial housing strategy does not include releasing Green Belt in Shareshill. No sites performed so well as to warrant departing from the preferred strategy.

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5.14 Wheaton Aston

5.14.1 Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations. This is to recognise the village’s more limited level of facilities and public transport links. Also of relevant consideration is the proximity of Wheaton Aston to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve.

5.14.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 30 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 2023 - 2041
Existing planning permissions			
LY/100	Bridge Farm, Wheaton Aston	21/00660/FUL	12
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

New allocations in Open Countryside around Wheaton Aston
- none

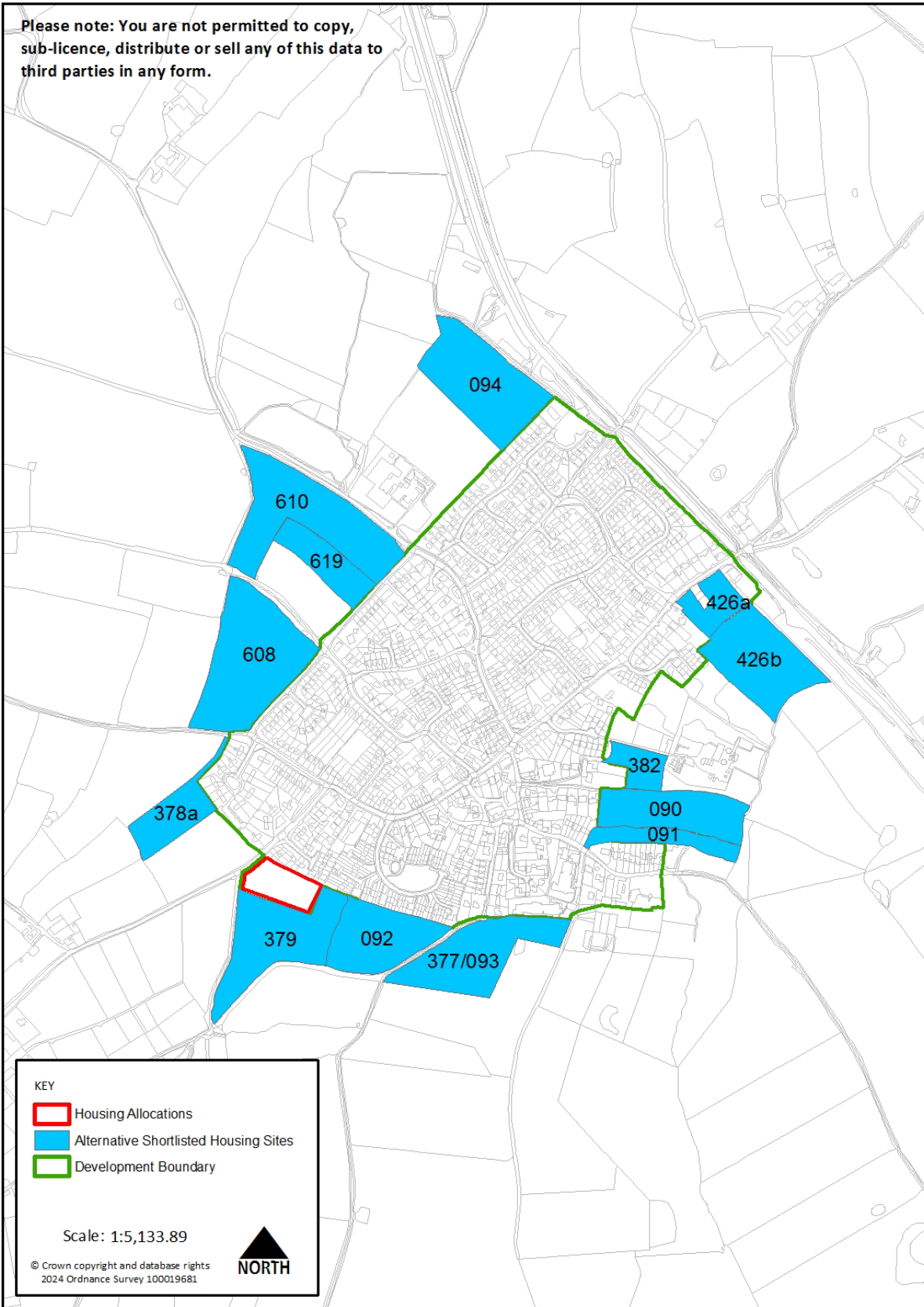
5.14.4 To assist in explaining the Council’s reasons for allocation summary narrative reasons for the selection of the sites are also summarised below. These should be read alongside the site assessment pro-formas in Appendix 3, which have been considered in full by the Council before reaching any decisions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

Reasons for lack of additional Open Countryside allocations

- 5.14.6 No open countryside sites were considered to perform so well as to warrant allocation in addition to existing commitments and the allocated site.



5.15 Pattingham

- 5.15.1 The Council’s preferred Spatial Housing Strategy seeks to limit housing growth in Pattingham to existing suitable sites within the village’s development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.15.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 9 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
- none

- 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

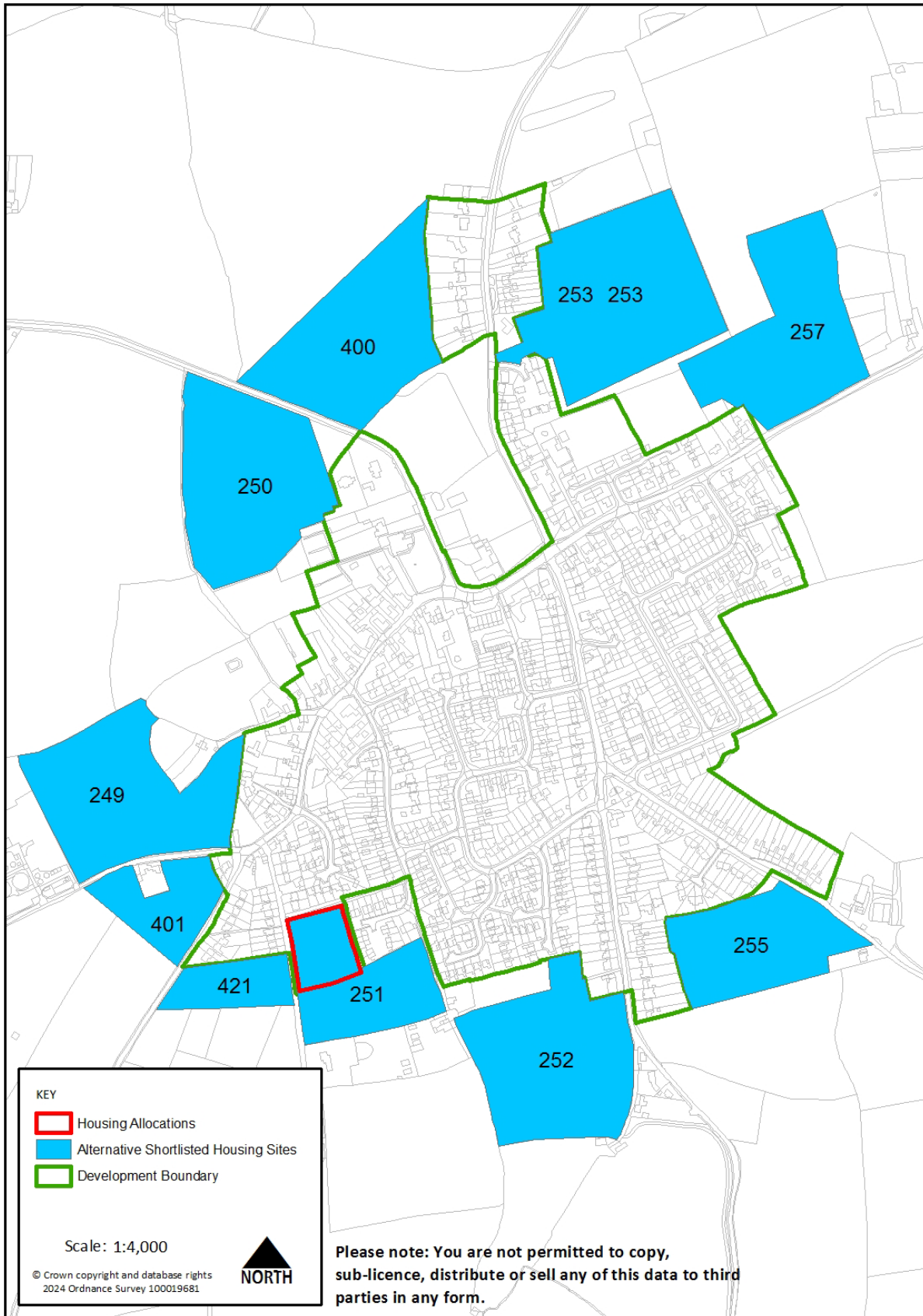
- 5.15.5 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 lack of additional Green Belt allocations

- 5.15.8 The Council's preferred spatial housing strategy does not include releasing Green Belt in Pattingham. No sites performed so well as to warrant departing from the preferred strategy.



5.16 Swindon

- 5.16.1 The Council’s preferred Spatial Housing Strategy seeks to limit housing growth in Swindon to existing suitable sites within the village’s development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.16.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 can deliver approximately 6 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 2023 - 2041
Existing allocations without planning permission			
SAD Site 313	Land off Himley Lane (north)	n/a	10 (approximately)

- 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) - to deliver approximately 10 dwellings within the current development boundary.

Allocations on existing safeguarded land
None

New allocations in Green Belt around Swindon
None

- 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

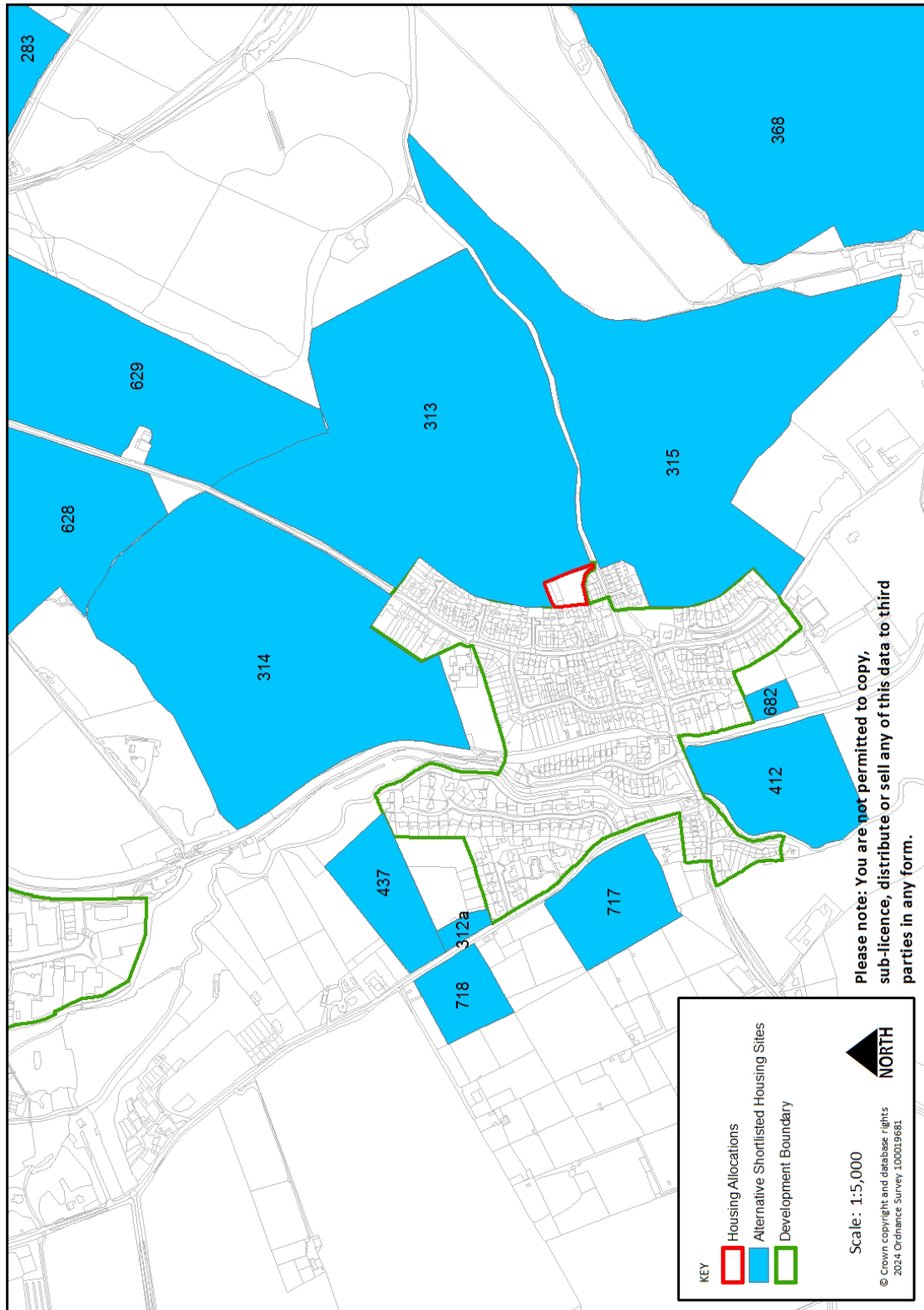
- 5.16.5 There is an existing allocated site (SAD Site 313), which is proposed for reallocation as it has not yet formally achieved planning permission. During previous correspondence, the landowner expressed concern over whether a minimum of 10 dwellings is achievable within the current allocation boundary. The Council consider that 10 dwellings is achievable on the site but propose to allocate the site for 'approximately' 10 dwellings rather than requiring a minimum of 10 dwellings to allow some flexibility through the development management process. 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

- 5.16.6 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 site is not considered to be deliverable and therefore not suitable for allocation.

Reasons for additional Green Belt allocations adjacent Swindon

- 5.16.7 The Council's preferred spatial housing strategy does not include releasing Green Belt in Swindon. No sites performed so well as to warrant departing from the preferred strategy.



5.17 Bednall

- 5.17.1 The Council's preferred Spatial Housing Strategy seeks to limit housing growth in Swindon to existing suitable sites within the village's development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.17.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 in Bednall can deliver approximately 8 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

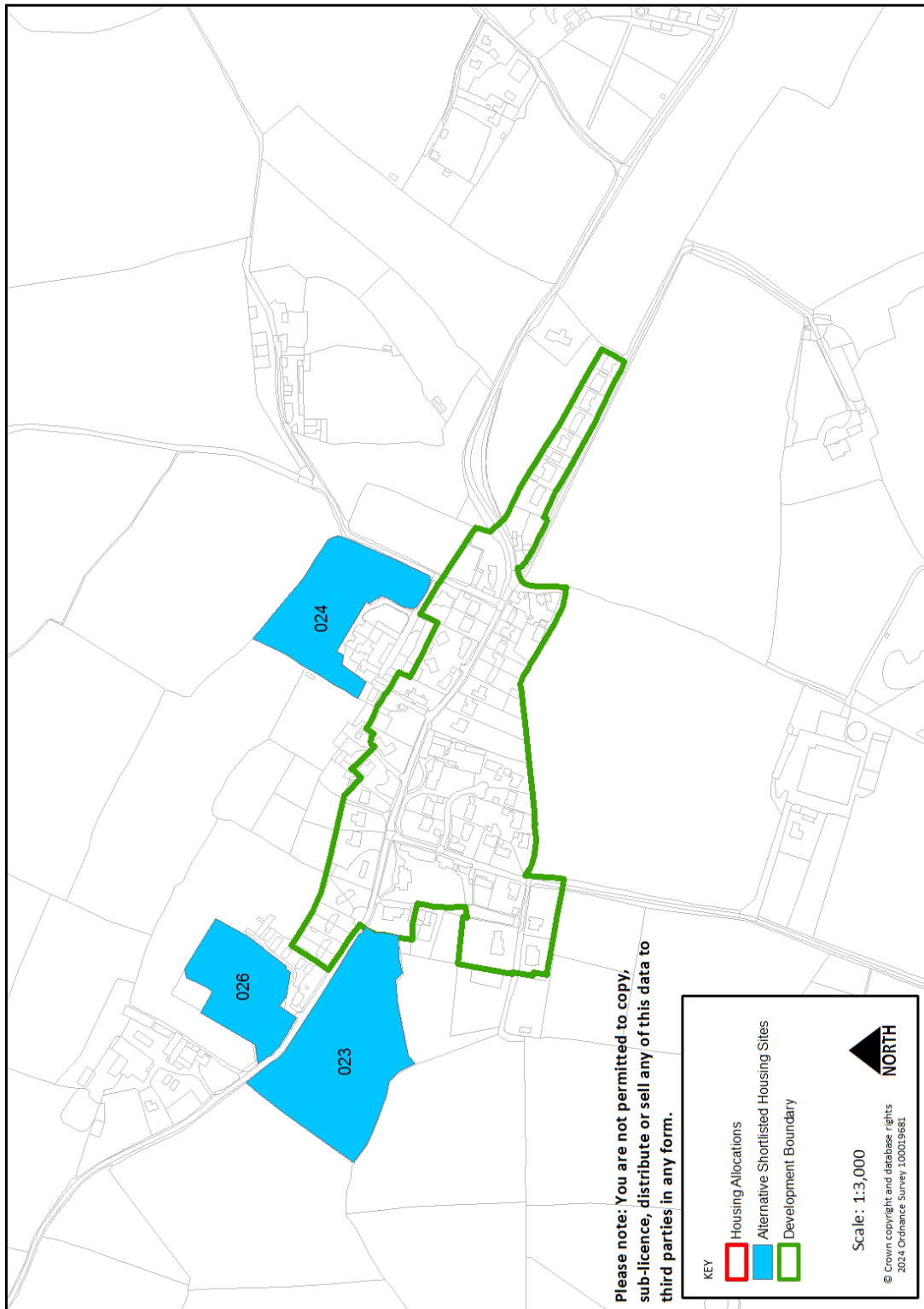
- 5.17.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 The Council's preferred spatial housing strategy does not include releasing Green Belt in Bednall. No sites performed so well as to warrant departing from the preferred strategy.



5.18 Dunston

- 5.18.1 Dunston is a Tier 4 village in the Council's settlement hierarchy. Under the Council's preferred Spatial Housing Strategy Dunston has not been identified for significant housing growth due to its limited level of facilities and public transport links.
- 5.18.2 At the 1 April 2023 there were no existing planning permissions or existing housing allocations without planning permission 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

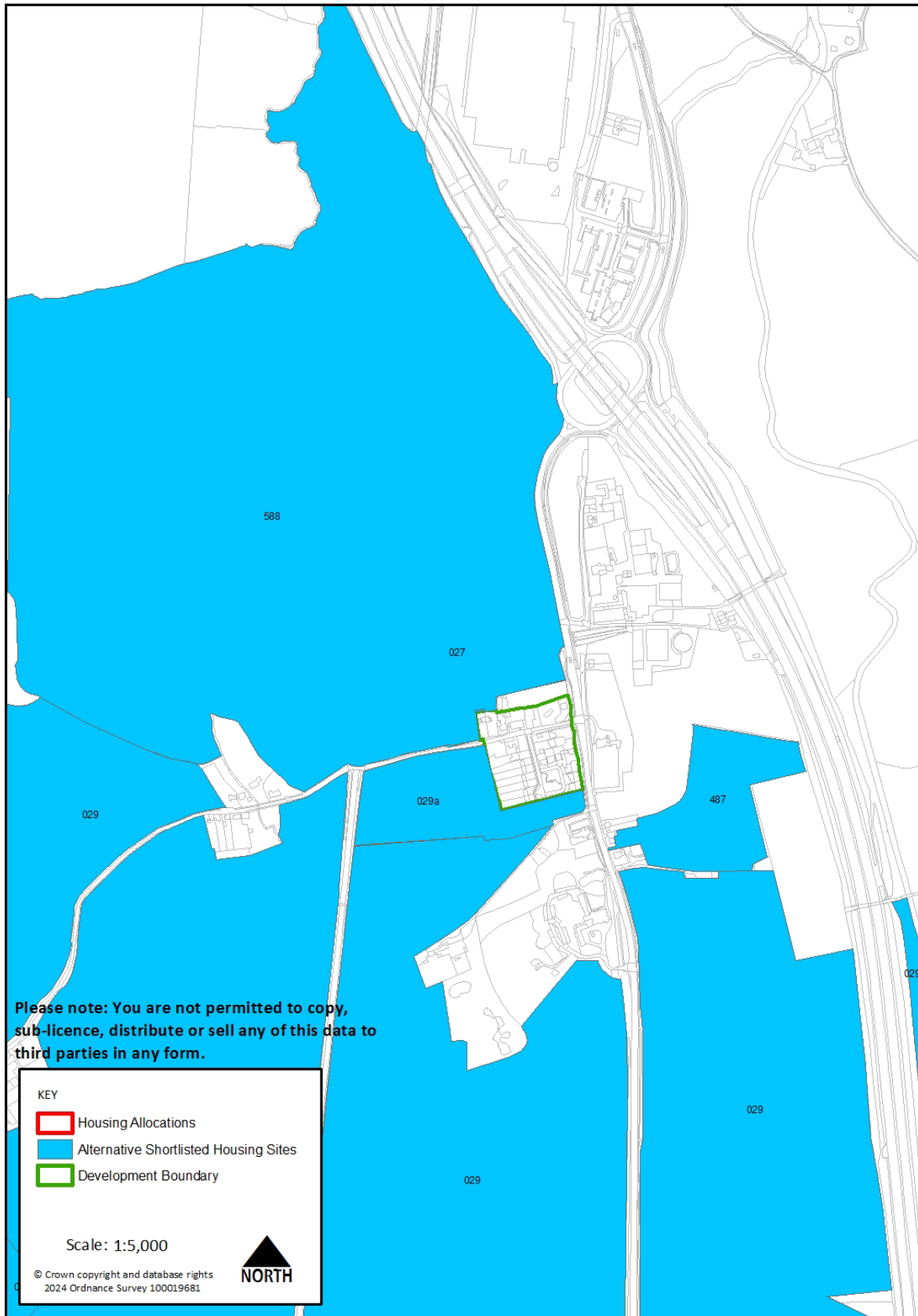
- 5.18.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 The Council's preferred Spatial Housing Strategy seeks to limit housing growth in Bishops Wood to existing suitable sites within the village's development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.19.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 in Bishops Wood can deliver approximately 2 dwellings during the plan period.
- 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

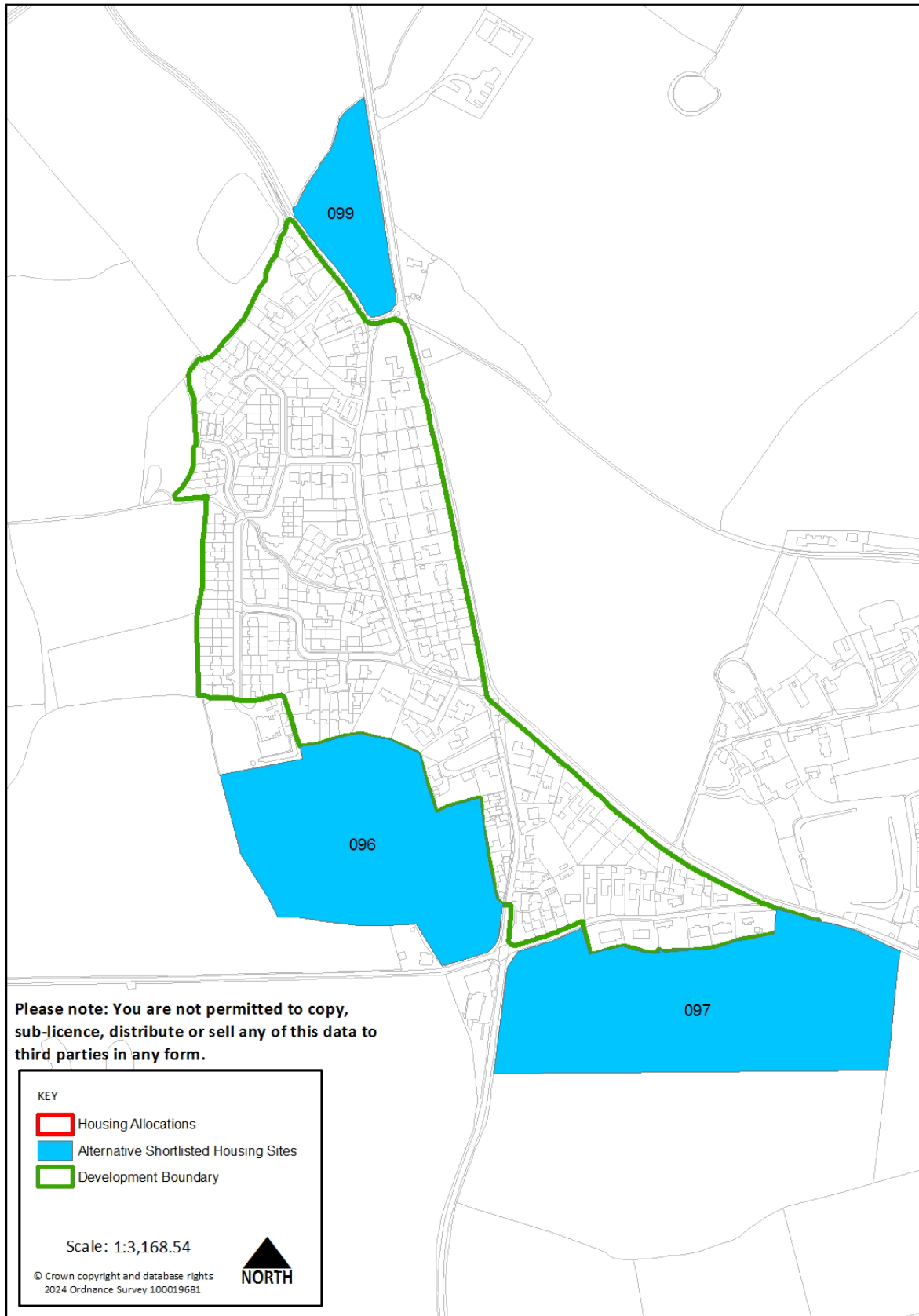
- 5.19.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 Green Belt allocations

- 5.19.6 The Council's preferred spatial housing strategy does not include releasing Green Belt in Bishops Wood. No sites performed so well as to warrant departing from the preferred strategy.



5.20 Bobbington

- 5.20.1 The Council's preferred Spatial Housing Strategy seeks to limit housing growth in Bobbington to existing suitable sites within the village's development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.20.2 There are no existing planning permissions or existing housing allocations without planning permission at 1 April 2023 in Bobbington.
- 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

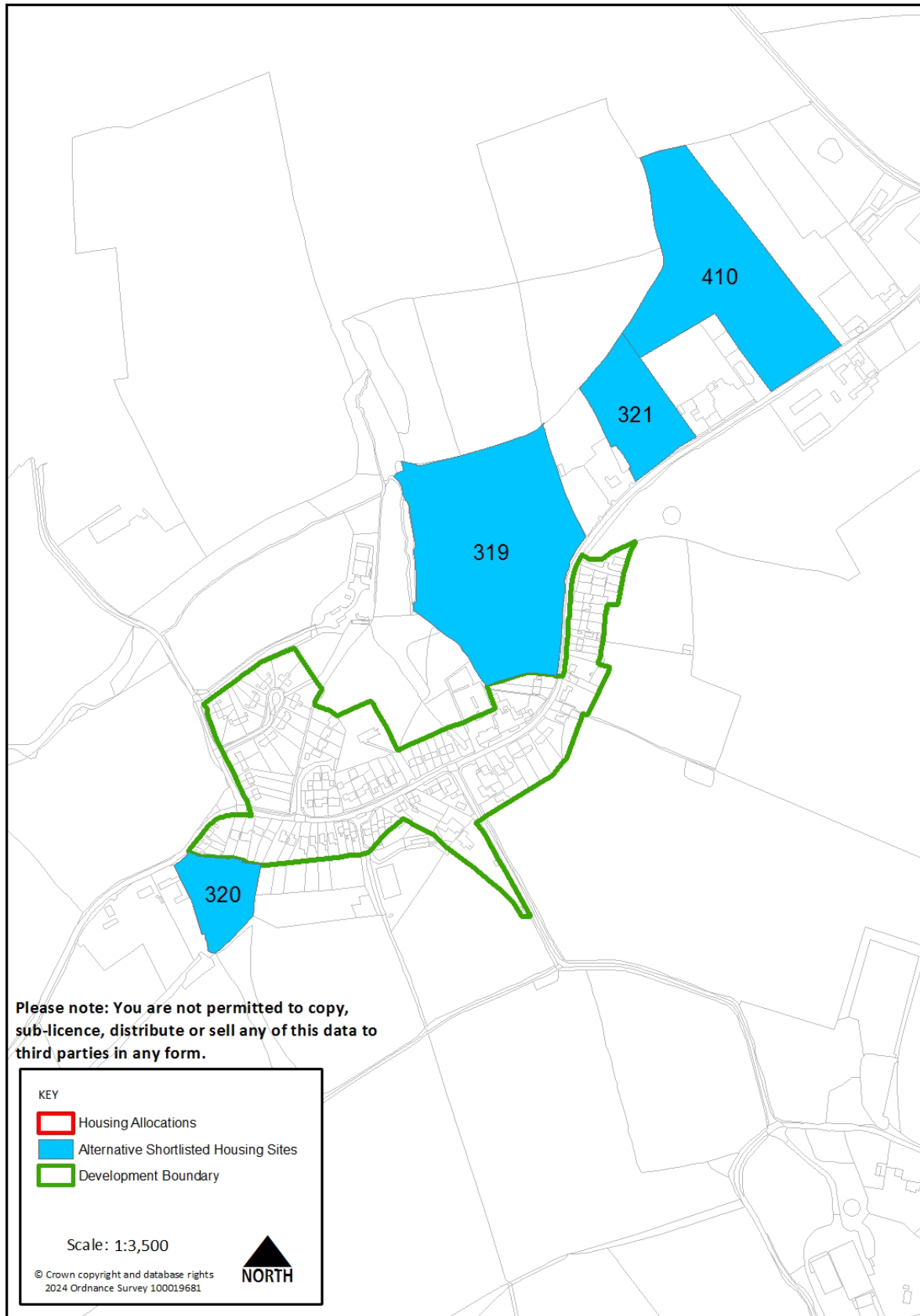
- 5.20.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 The Council's preferred spatial housing strategy does not include releasing Green Belt in Bobbington. No sites performed so well as to warrant departing from the preferred strategy.



5.21 Trysull

5.21.1 The Council’s preferred Spatial Housing Strategy seeks to limit housing growth in Trysull to existing suitable sites within the village’s development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.

5.21.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 in Trysull can deliver approximately 10 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 2023 - 2041
Existing planning permissions			
TS/93	The Plough Inn, School Road	19/00043/FUL	4

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

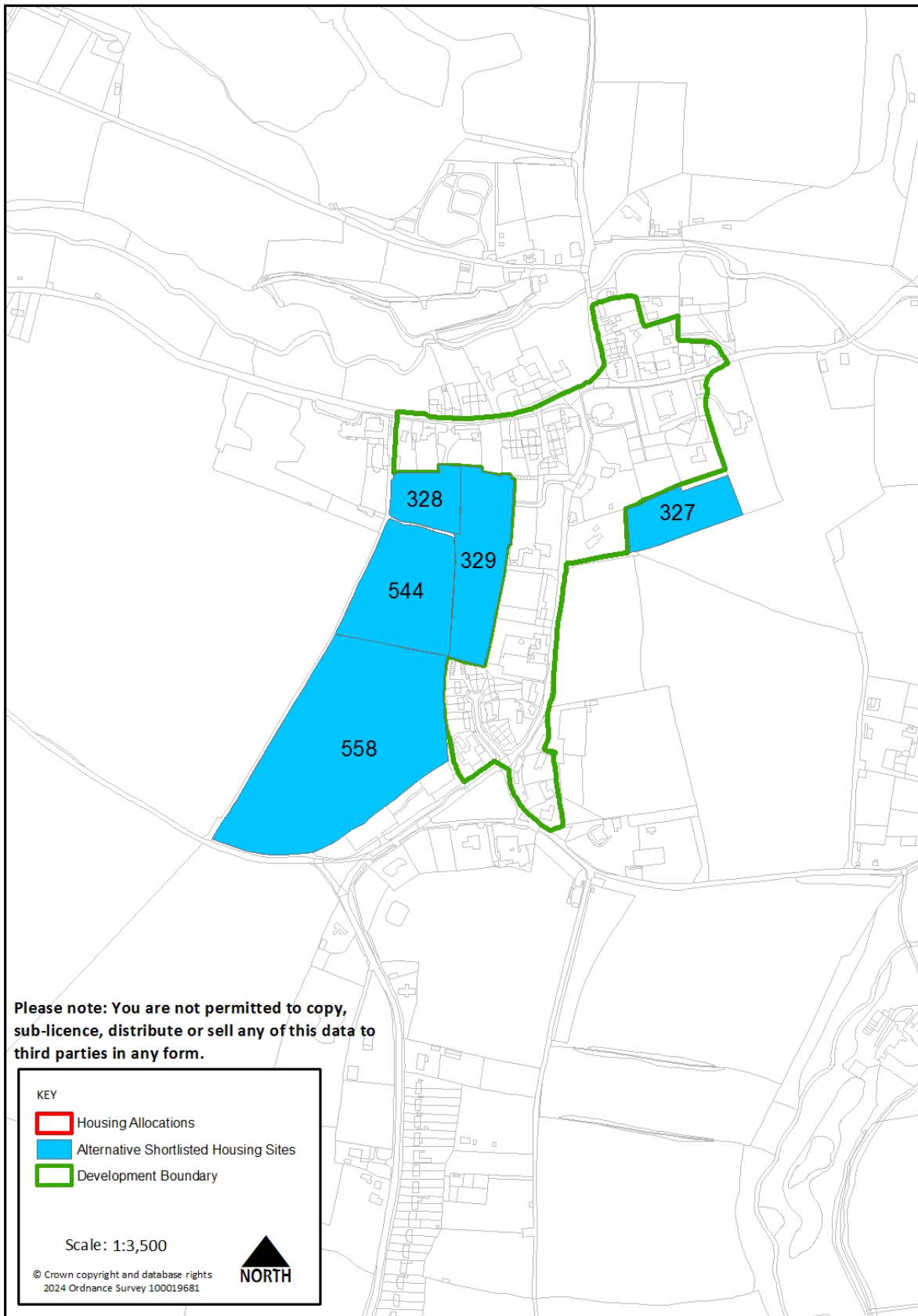
5.21.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 The Council’s preferred spatial housing strategy does not include releasing Green Belt in Trysull. No sites performed so well as to warrant departing from the preferred strategy.



5.22 Seisdon

- 5.22.1 The Council's preferred Spatial Housing Strategy seeks to limit housing growth in Seisdon to existing suitable sites within the village's development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.22.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 in Seisdon can deliver approximately 2 dwellings during the plan period.
- 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

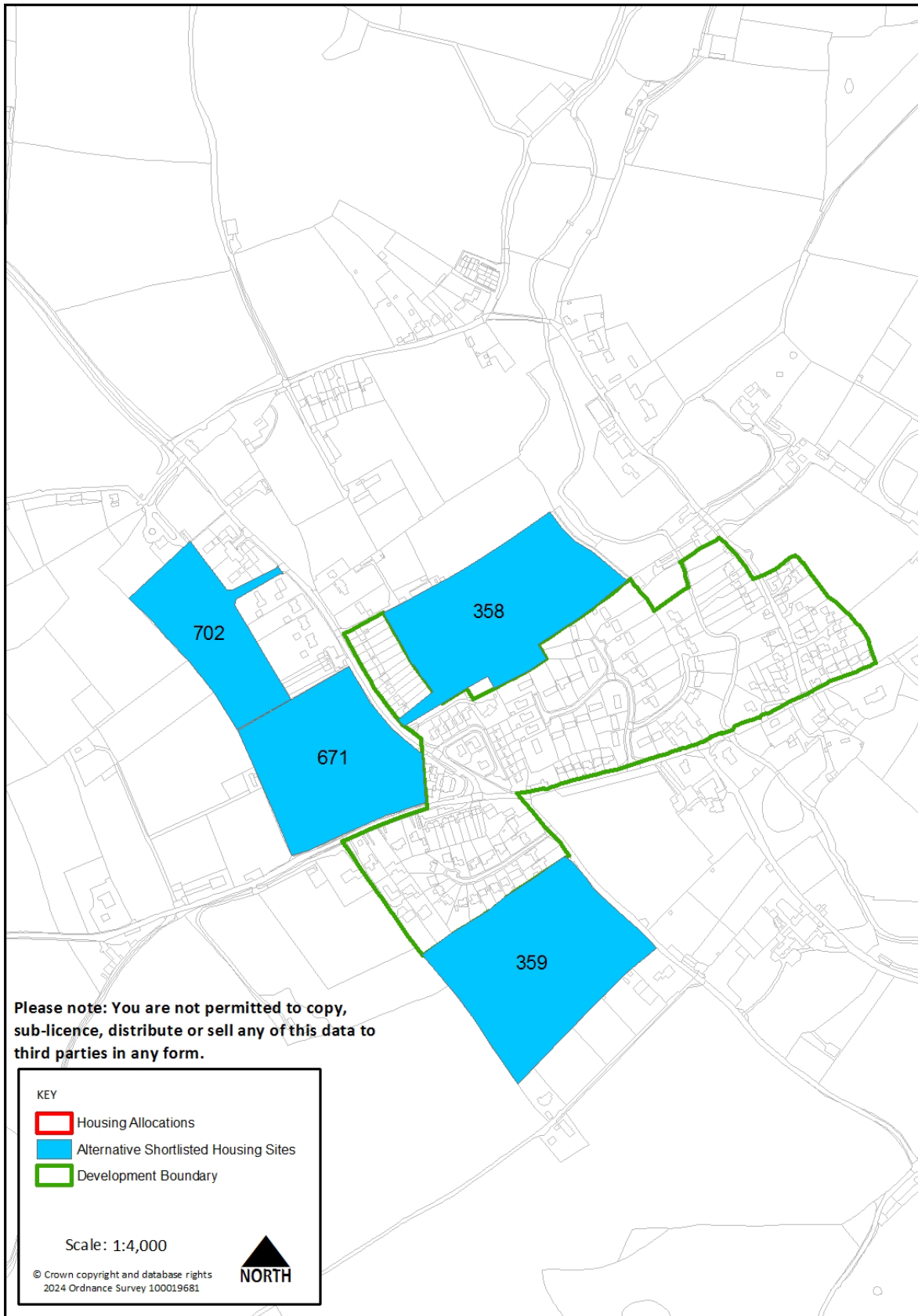
- 5.22.4 No large site suggestions with capacity to accommodate residential growth have been identified within the development boundary. Therefore, no development boundary locations are proposed for new housing allocations.

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 The Council's preferred spatial housing strategy does not include releasing Green Belt in Seisdon. No sites performed so well as to warrant departing from the preferred strategy.



5.23 Himley

- 5.23.1 The Council's preferred Spatial Housing Strategy seeks to limit housing growth in Himley to existing suitable sites within the village's development boundary. The preferred strategy being to consider Green Belt release in Tier 1 Settlements within walking distance of a railway station.
- 5.23.2 Existing planning permissions, existing housing allocations without planning permission and dwellings completed after 1 April 2023 in Himley can deliver approximately 8 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

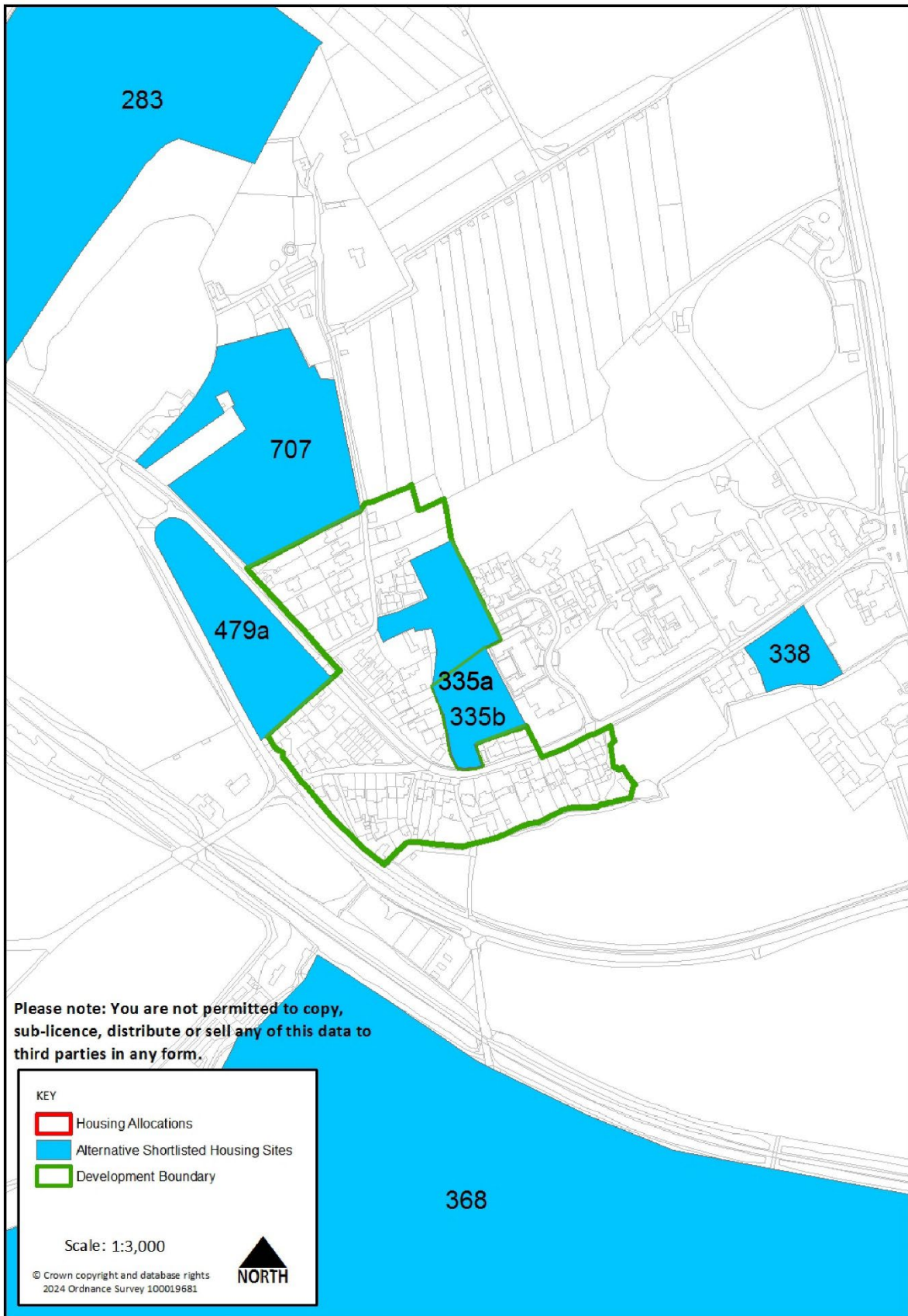
- 5.23.4 One site suggestion with capacity to accommodate residential growth has been identified within the development boundary of Himley (Site 335a). However, based on the initial views of the Highways Authority the site does not appear to have a suitable access and would also be predicted to result 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 The Council's preferred spatial housing strategy does not include releasing Green Belt in Himley. No sites performed so well as to warrant departing from the preferred strategy.

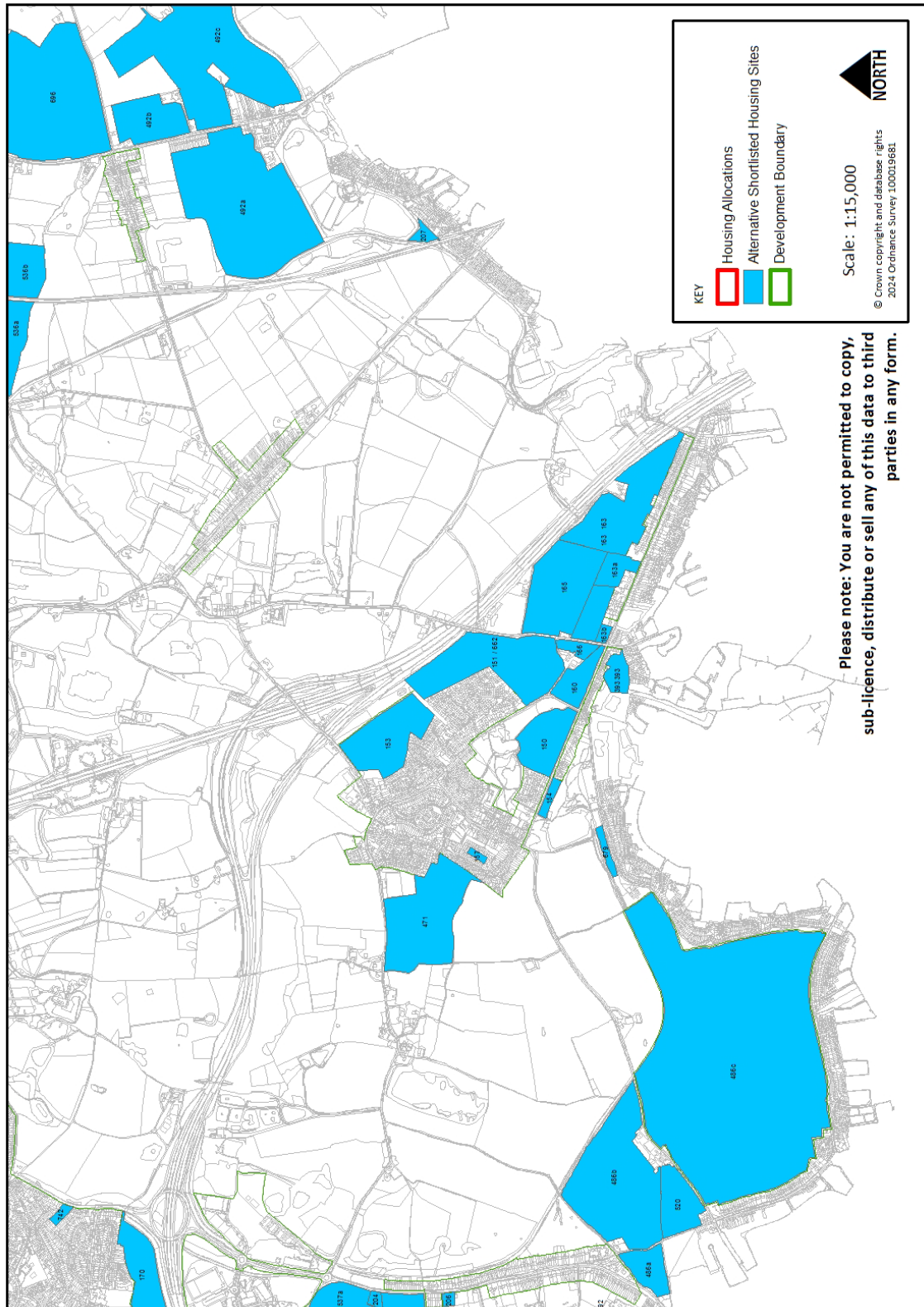


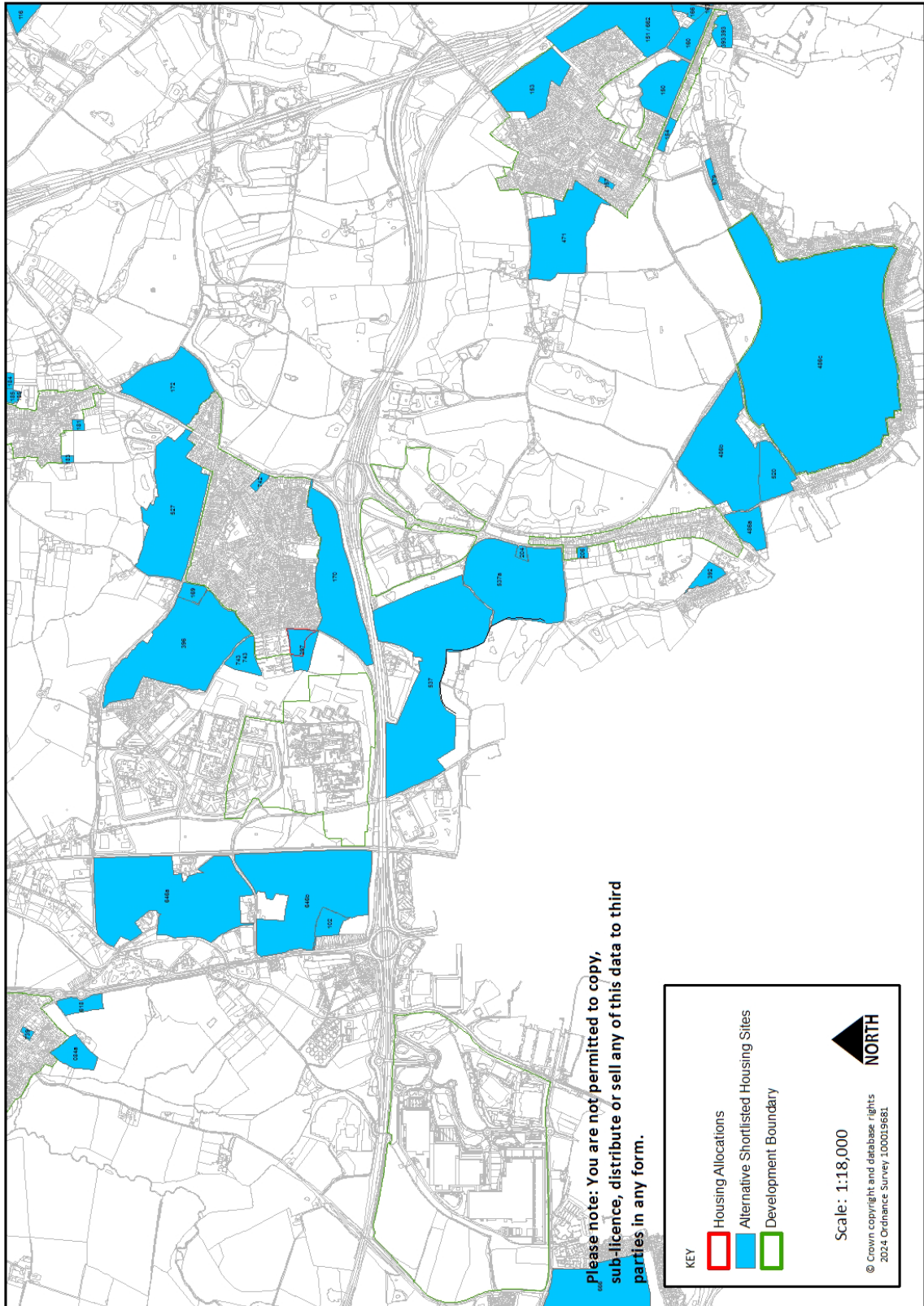
5.24 Northern Edge of the Black Country

- 5.24.1 The Council's preferred Spatial Housing Strategy, as set out in the Council's Spatial Strategy Topic Paper is to release Green Belt adjacent to Tier 1 settlements within 2km walking distance of a railway station. The northern Edge of the Black Country has not been identified as a location for Green Belt release.
- 5.24.2 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.

Reasons for lack of Green Belt allocations

- 5.24.3 The Council's preferred spatial strategy does not identify Green Belt release in this location. No sites performed so well as to warrant departing from this strategy.



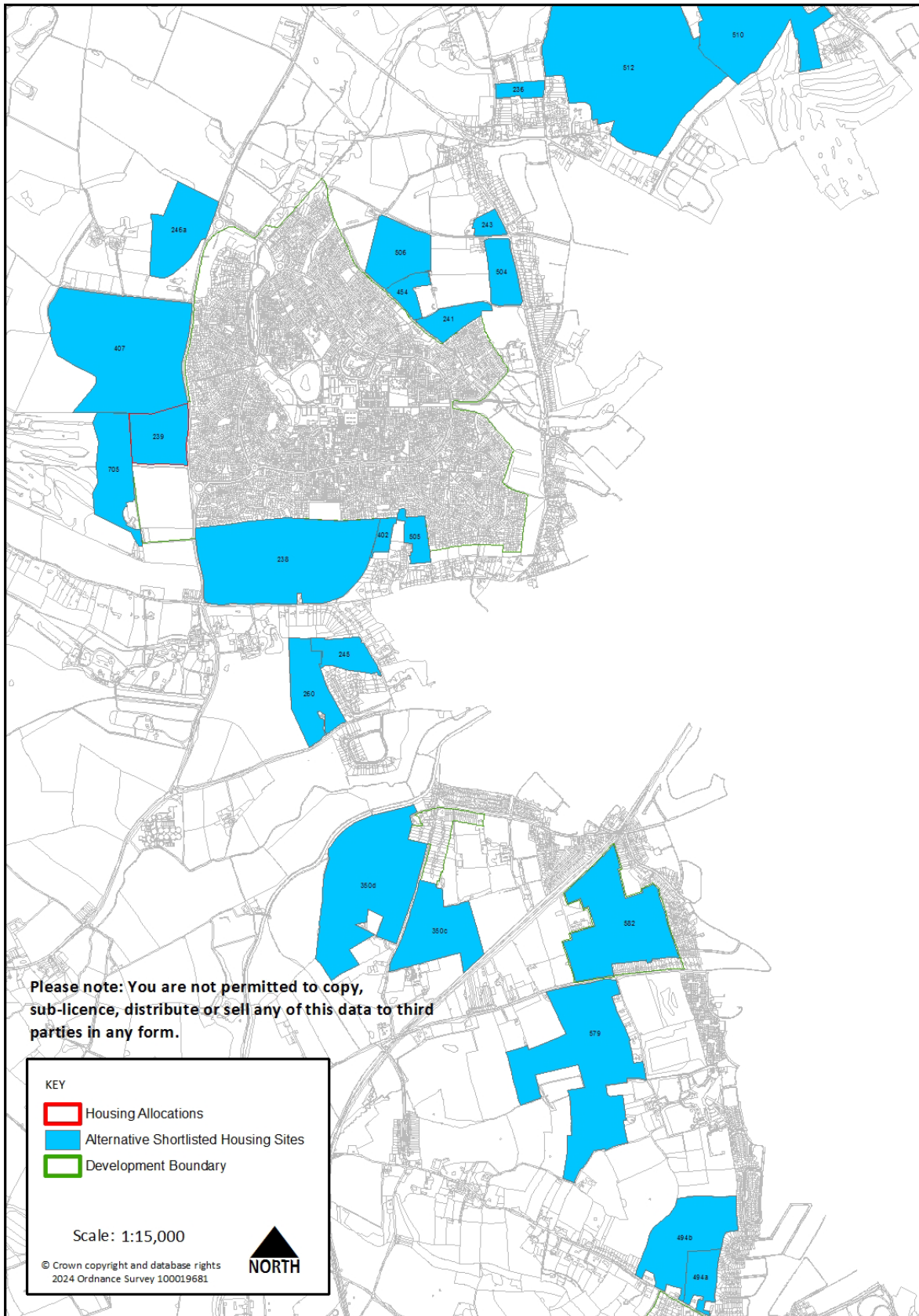


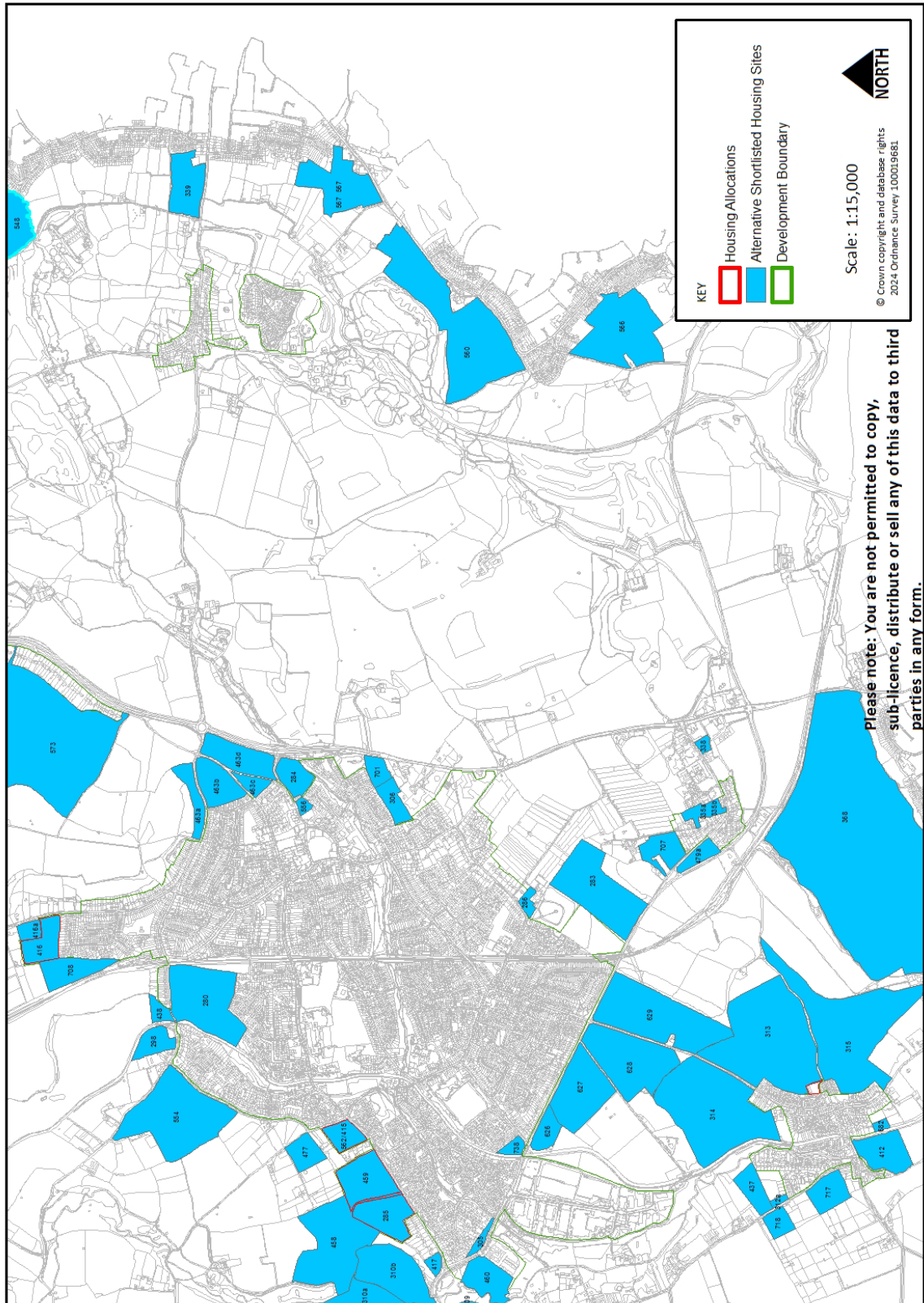
5.25 Western Edge of the Black Country

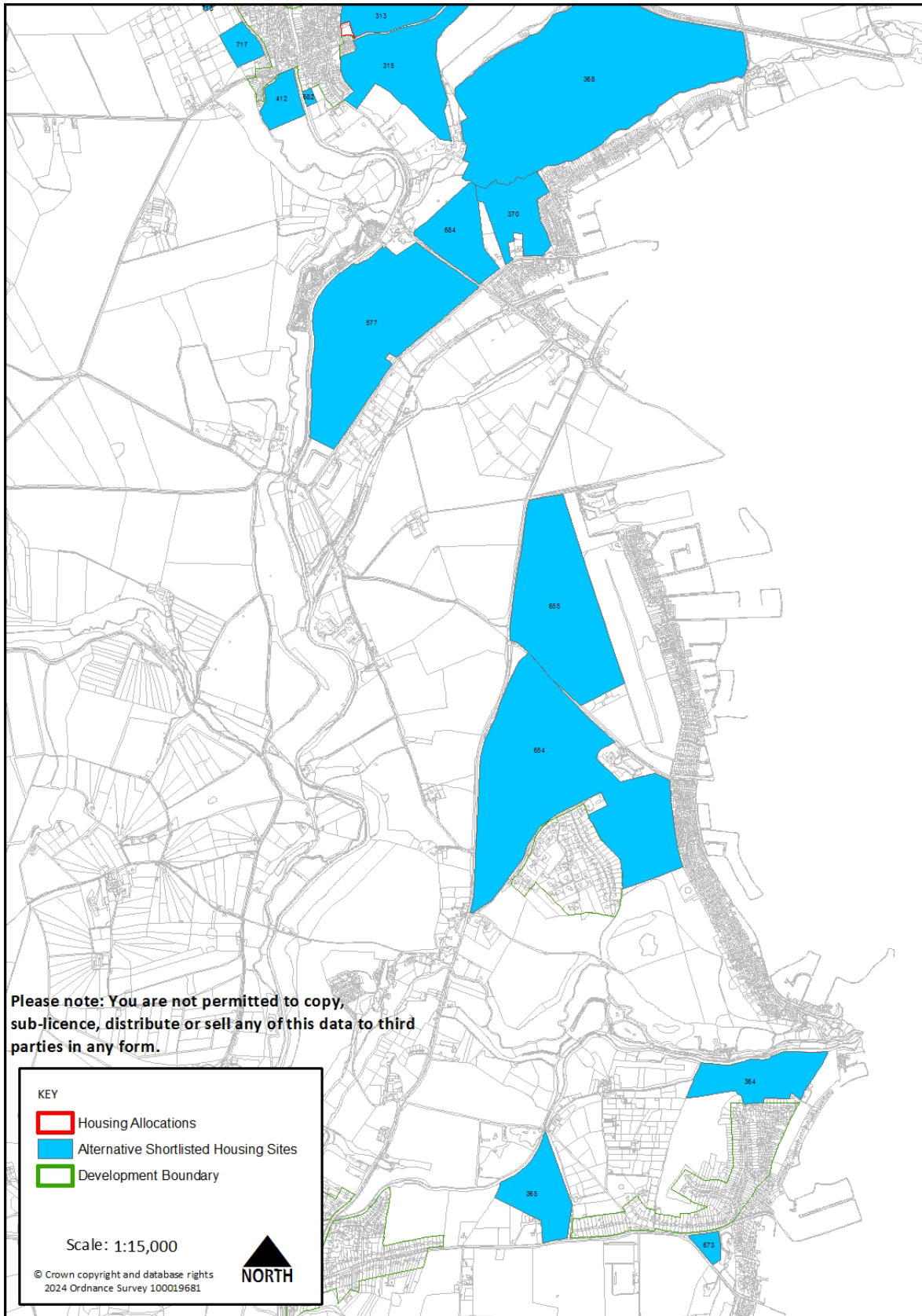
- 5.25.1 The Council's preferred Spatial Housing Strategy, as set out in the Council's Spatial Housing Strategy Topic Paper does not include Green Belt release on the Western Edge of the Black Country, instead preferring to only release Green Belt on suitable sites at Tier 1 settlements within 2km walking distance of a railway station.
- 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.

Reasons for lack of Green Belt allocations

- 5.25.3 The Council's preferred spatial strategy does not identify Green Belt release in this location. No sites performed so well as to warrant departing from this strategy.





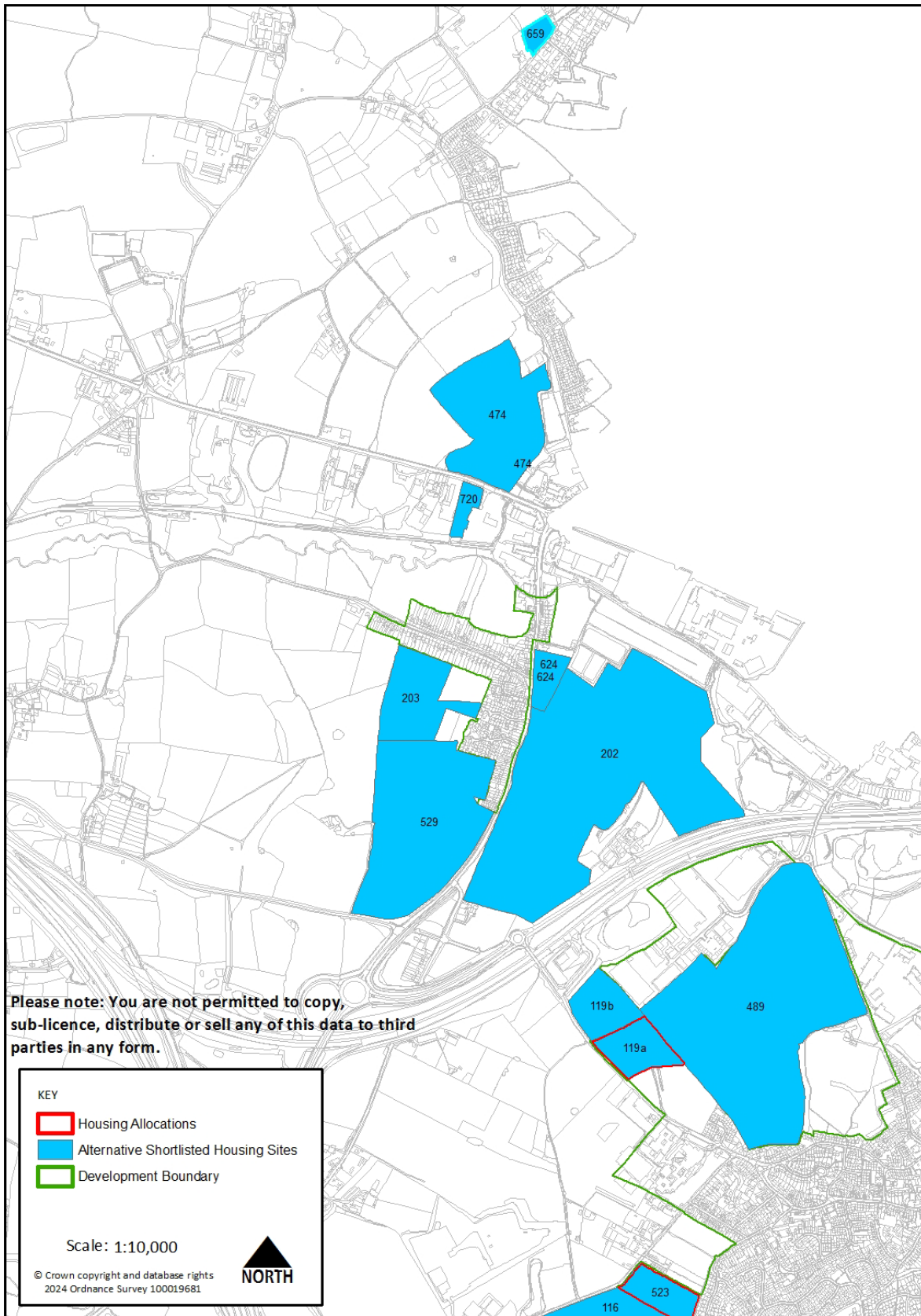


5.26 Cannock's Western Edge

- 5.26.1 The Council's preferred Spatial Housing Strategy, as set out in the Spatial Housing Strategy Topic Paper, does not include Green Belt release on Cannock's Western Edge, instead preferring to only release Green Belt on suitable sites at Tier 1 settlements within 2km walking distance of a railway station.
- 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.

Reasons for lack of allocations

- 5.26.3 The Council's preferred spatial strategy does not identify Green Belt release in this location. No sites performed so well as to warrant departing from this strategy.



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5.27 Southern Edge of Stafford

- 5.27.1 The Council’s preferred Spatial Housing Strategy 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 location against other constraints 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 81 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.

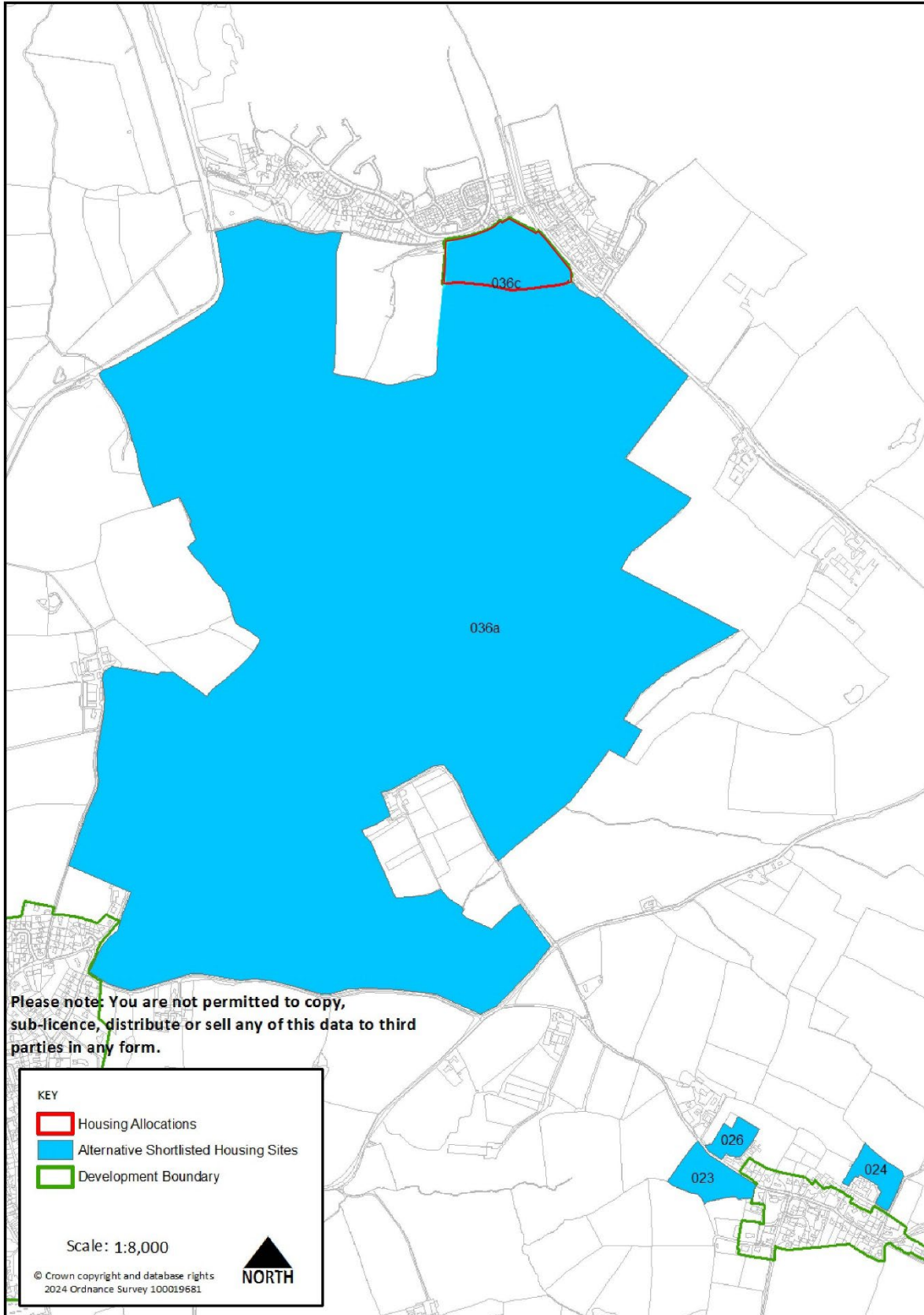
Reasons for additional Open Countryside allocations

- 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. However, to ensure that no unmitigable significant effects are caused by the site, the Historic Environment Site Assessment (Stage 2) indicates that the allocation should be contained to the lower ground to the north of the site. This recommendation has been reflected in the final allocation boundary and the reduced site capacity figure for Site 036c.

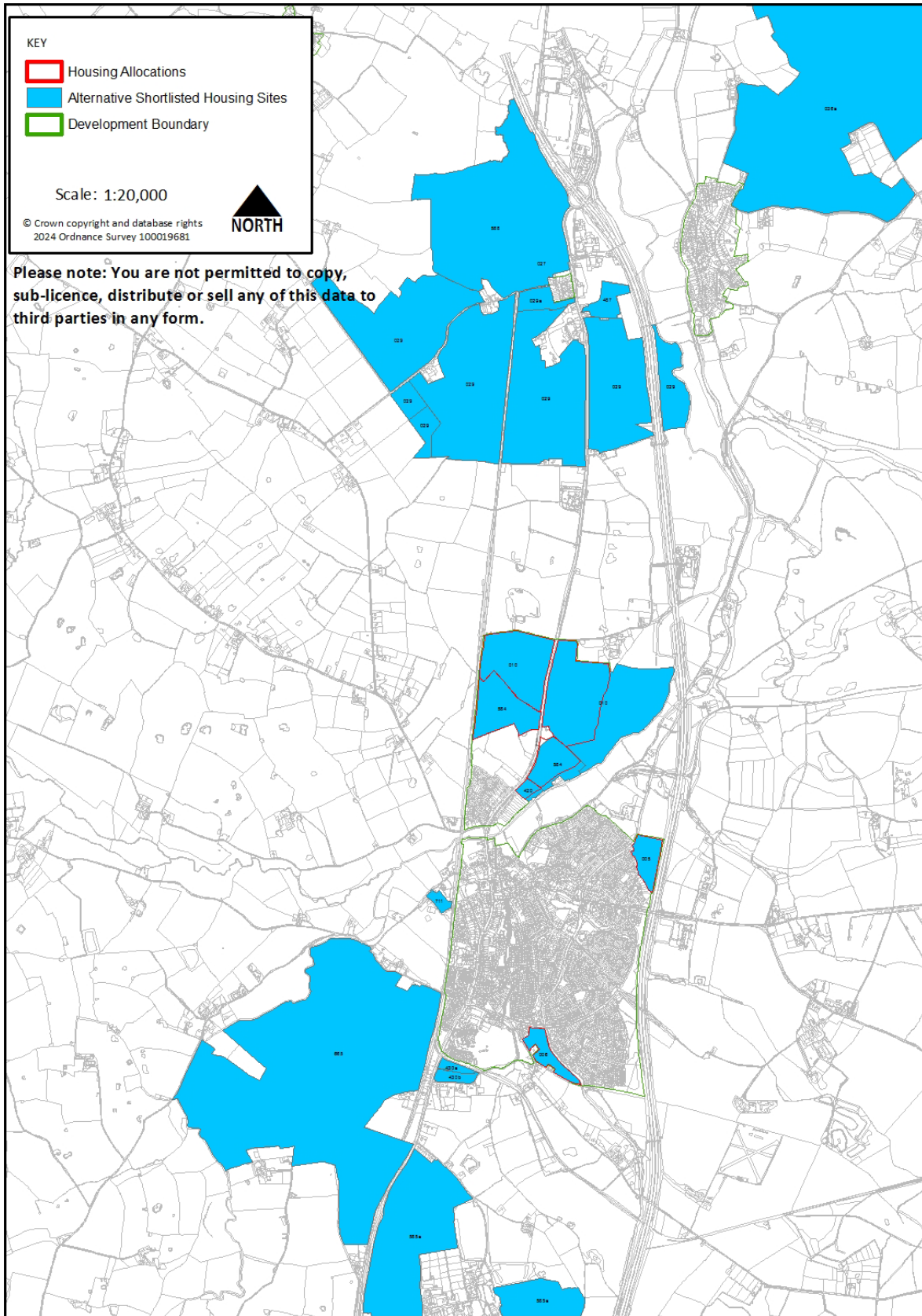


5.28 New settlement area of search - A449/West Coast Mainline corridor between Wolverhampton and Stafford

- 5.28.1 The preferred spatial strategy does not identify a new settlement as a preferred option to deliver growth. The Council's previous Regulation 19 consultation identified an area of search for a new settlement to deliver growth beyond the plan period. However, concerns were raised during the consultation over the Plan's ability to set a direction of growth beyond its plan period. This approach is therefore no longer being pursued.
- 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. 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 new settlement 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.
- 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.



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 194 dwellings towards supply during the plan period (2023 – 2041), primarily on small scale planning permissions.

APPENDICES 1-3 Published separately

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

