

Supplementary Note to the South Staffordshire Local Plan Examination 2025 – Matter 6 (Action 6.2)

This note has been produced by South Staffordshire Council to supplement the Examination of the South Staffordshire Local Plan. It directly responds to Action 6.2 to provide further evidence of the density of completions across sites which have completed in the district in the previous 10 years.

Action 6.2 – Council to provide additional evidence on average density of completions over the last 10 years by settlement and also aggregated to each settlement tier.

Table 1 sets out the average density of site completions over the last 10 years. It is broken down by settlement (in order of the proposed settlement hierarchy as set out in Policy DS5 of the Submission Plan). A full list of sites and their details that have been completed in the previous ten years and contribute to this note are included in Appendix 1.

A number of working assumptions have been used in order to address the action and target the most pertinent schemes to illustrate density. These are listed below.

- a. The schemes included are major sites only by number of dwellings as defined in the NPPF. The note only uses major schemes that have been completed based on number of dwellings and not site area. Therefore, only schemes with a delivering 10 or more dwellings (gross) have been included. Smaller sites in the district, and major sites by area only (0.5Ha or greater) are usually much more rural in typology and consequently deliver at much lower densities.
- b. The number of dwellings criterion does not include schemes which have been delivered specifically for C2 use. Completions of C2 apartments and care/residential/nursing homes have been excluded from this note as atypical in density terms, however C3 apartment developments are included as these are consistently delivered as part of mixed schemes and will likely be required in the strategic sites in order to provide a mixture of housing types (policies SA1 and SA2 of the Submission Plan).
- c. Only sites which are located within, or immediately adjacent to the respective settlement development boundary (as defined in the current adopted policy framework) have been included. Sites which lie outside of, or not directly abutting a development boundary have been excluded as they do not relate to a settlement density pattern.
- d. The 10-year period used is between April 2014 and March 2024. This is because the residential monitoring data for 2024/25 has not been finalised yet, and therefore 2024 is the most up to date position.

Despite the time period stated in paragraph 1.3d, for the purposes of this note, sites which also meet the criteria set out above but are yet to be completed, such as applications which are significantly developed (i.e. close to completion) are also included. In total, 37 sites have been identified, as set out in both appendices.

Two appendices have been included, both showing the same sites. However, Appendix 1 is listed in development stage order (i.e. firstly by completion date, secondly by start date, and thirdly by approval date). Appendix 2 is listed by Settlement Hierarchy.

The density calculation (as dwelling per developable hectare [DpDH]) has been achieved by using the net developable area as identified in the planning application. Where this is not stated, it has been calculated using the approved site layout plan.

Settlement	Tier	Density (DpDH)	Settlement	Tier	Density (DpDH)
Bilbrook	1	69	Acton Trussell	5	-
Cheslyn Hay	1	36	Blymhill	5	-
Codsall	1	35	Brineton	5	-
Great Wyrley	1	44	Burnhill Green	5	-
Penkridge	1	46	Calf Heath	5	-
Tier 1 Average		46	Codsall Wood	5	31
Brewood	2	32	Coppenhall	5	-
Huntington	2	40	Enville	5	-
Kinver	2	58	Gospel End	5	27
Perton	2	25	Great Chatwell	5	-
Wombourne	2	36	Halfpenny Green	5	-
Tier 2 Average		43	Hatherton	5	-
Coven	3	35	Kingswood	5	-
Essington	3	31	Lapley	5	-
Featherston	3	35	Lawnswood	5	-
Pattingham	3	29	Lower Penn	5	-
Shareshill	3	-	Newtown	5	-
Swindon	3	49	Oaken	5	24
Wheaton Aston	3	34	Saredon	5	-
Tier 3 Average		35	Springhill	5	-
Bednall	4	-	Stourton	5	-
Bishops Wood	4	-	Stretton	5	-
Bobbington	4	-	Wedges Mills	5	-
Dunston	4	-	Weston-under-Lizard	5	-
Himley	4	-	Tier 5 Average		27
Seisdon	4	8	District Average		40
Trysull	4	21			
Tier 4 Average		15			

Table 1: Average density of sites completed by settlement.

A number of settlements show a relatively high DpDH by comparison to other settlements in their respective tier – and indeed the district more widely, namely, Great Wyrley, Huntington, and Swindon. In the cases of Great Wyrley and Huntington, each settlement includes a single development at a significantly higher density (12/00090/FUL, and 14/00608/FUL) – in the case of Huntington, it is the only completion in the 10-year period assessed. Swindon is slightly different insofar as there is only one site for the purposes of this note delivered in the settlement, which comprised a change of use, thus marginally increasing the density.

Further relatively high DpDH values set out in Table 1 reflect the densities of completions including schemes which are exclusively the delivery of flats/apartments. As such, the average densities in Tier 1 and 2 settlements shown in Table 1 do reflect these provisions of 100% apartment schemes which could be considered as outliers. More specifically, these residential typologies have been in Bilbrook, Penkridge, and Kinver. Should these sites (which are highlighted purple in both appendices) be removed from the density calculations, the Tier 1 DpDH average reduces to 38, whilst the Tier 2 average reduces to 33, and the district-wide

average reduces to 34. This is because a number of these sites are having a profound impact upon their settlement average density (and consequently respective Tier calculations). These lower densities still include circumstances where a proportion of flats have been delivered as part of a wider general housing development as these are not considered atypical and are representative of general housing and the type of development coming forward through the Local Plan's site allocations, as illustrated in the Housing Density Topic Paper.

Furthermore, historic permissions in the settlements with higher densities (and all the apartment schemes in question) are located within settlement boundaries, including on former employment sites (e.g. Lyne Hill – 15/01089/REM), which deliver higher densities that would be expected on edge of settlement greenfield locations. Such greenfield locations are by far the most common typology of sites allocated through the Local Plan.

At a settlement specific level, Bilbrook has delivered a McCarthy Stone retirement scheme (16/00407/FUL) at 100 DpH, whilst a similar Care Plus scheme has been completed in Penkridge (14/01026/FUL) at 71DpH, and apartments as part of the redevelopment of Lyne Hill (15/01089/REM) at 148DpH (apartments only). Together, this has significantly increased the DpH value of Tier 1 as a whole. Likewise in Kinver, another McCarthy Stone development (14/00158/FUL) at 112 DpH, and Housing Plus scheme (18/00322/FUL) at 83 DpH have significantly increased the Tier 2 DpH average.

Conversely, the Tier 4 average is relatively low, especially in comparison to the Tier 5 average due to the fact that that of the two schemes delivered in Tier 4 settlements (13/01014/FUL, and 19/00043/FUL), the former has an extraordinarily low DpDH of 8.

For the avoidance of doubt, settlements without a DpDH value have not had any qualifying completions.