

# South Staffordshire Council Local Plan Review

## Spatial Housing Strategy & Infrastructure Delivery options October 2019

Appendix 3 Options for Growth & Rationale

**PERTON IS A TIER 2 VILLAGE - defined as a village with no train station, has bus access to employment, shops, schools and other facilities.**

### **Spatial Option A - Distribution of planned housing growth to Tier 1 and Tier 2 villages**

Tier 1 and 2 villages 30.7%. This level of growth reflects what could be realised by maximising all non-Green Belt options in Tier 1 and 2 villages, which are otherwise enclosed by Green Belt Spatial Option.

### **Spatial Option B – Prioritising Green Belt land release in areas of lesser Green Belt harm**

Perton 5.8% planned growth on existing sites – the delivery of a strategic site (150 dwellings) on ‘moderate-high’ and/or ‘low’ harm land adjacent to the settlement’s edge.

### **Spatial Option C – Carry forward existing Core Strategy strategic approach to distribution**

All Tier 1 and 2 settlements – new allocations (in addition to existing allocated and safeguarded land) are made to all Tier 1 and 2 settlements in order to ensure that approximately 90% of growth in the plan period is accommodated in such locations. All new allocations are split evenly between tier 1 and 2 settlements, meaning that each settlement receives an additional 6.5% of the plan target in the form of new housing allocations.

### **Spatial Option D – Maximising sites in areas identified in the Greater Birmingham Housing Market Area (GBHMA) strategic Growth Study**

Tier 2 villages – the extent of non-Green Belt land options in these settlements (including safeguarded land). The lack of strategic growth locations are identified in these areas by the GBHMA strategic Growth Study.

### **Spatial Option E – Addressing local affordability issues and settlements with the greatest needs**

Whilst Perton is more affordable than other Tier 2 villages, the village still holds a large proportion (10%) of the District’s 0-16 year old population, meaning additional housing may assist in providing new homes for these residents should they seek to remain in the area within which they grew up. The Settlement’s role as a Tier 2 settlement. Its potential to accommodate an additional strategic housing site (150 dwellings).

### **Spatial Option F – Giving first consideration to Green Belt land which is previously developed or well-served by public transport**

Other Tier 2 villages do not have the same public transport (i.e rail) opportunities as Tier 1 villages and do not have any significant areas of previously developed land within the Green Belt (unlike Wombourne).

### **Spatial Option G – Infrastructure-led developments with a garden village area of search beyond the plan period**

Perton is a large Tier 2 village with relatively large greenfield land options surrounding it, which are all constrained by the Green Belt but otherwise free from other environmental constraints. The opportunities for available sites in this area present to significantly increase the green infrastructure offer available on the edge of the village, through providing both housing and green infrastructure within a larger site area than is available on the edge of many other Tier 2 villages. The potential for additional growth to contribute to physical improvements to capacity at junctions along Wrottesley Park Road.

### **NEW VILLAGES**

Area of search for employment-led growth at Royal Ordnance Factory (ROF) Featherstone

North of Black Country conurbation

Western Edge of Black Country urban area

Western Edge of Cannock

**New settlement area of search (A449/West Coast Mainline corridor)**

The provision of a new settlement to ensure housing needs can be met in the longer term beyond the plan period is a key aspiration of the Council. An area search for a new settlement along the A449 corridor was identified in the GBHMA Strategic Growth Study, indicating there is a broad location which may, in principle, be capable of accommodating new settlement proposals. No growth from such settlements within the plan period is relied on under this option, reflecting the deliverability constraints identified in the GBHMA Strategic Growth Study, the ongoing uncertainty over the West Midlands Interchange proposal (which occupies the least harmful area of Green Belt within the area of search) and the current lack of proposals in this area which could demonstrate sufficient infrastructure delivery or public transport infrastructure provision to achieve a high degree of self-containment. Given the Council’s aspirations and the significant upfront work required for such proposals, it is appropriate to identify this strategic aspiration now for subsequent reviews of the Local Plan.

South Staffordshire Council preferred Option G

Settlement	% of planned growth on existing sites (including safeguarded land)	% of planned growth on new allocations	% of planned growth	What level of growth reflects
Perton	4.1	2.5	6.6	<ul style="list-style-type: none"> <li>• Perton is a large Tier 2 Village with relatively large greenfield land options surrounding it, which are all constrained by the Green Belt but are otherwise free from other environmental constraints</li> <li>• The opportunity for available sites in this area present to significantly increase the green infrastructure offer available on the edge of the village, through providing both housing and green infrastructure within a larger site area than is available on the edge of many other Tier 2 villages</li> <li>• The potential for additional growth to contribute to physical improvements to capacity at junctions along the Wrottesley Park Road</li> </ul>
No. of Dwellings this implies between 2018-2037				
	366	221	587	