

LOCALITY 2

Site Ref	Address	Settlement	Parish	Land Owner/Developer/Agent	Planning Status/ Proposed Use	Gross Site Area (Ha)	Net Site Area - using SHELAA assumptions	Capacity - using SHELAA assumptions	OC/GB/DB	Brownfield ?	SHLAA Category	Deliverability Comments	Deliverable 2018-2023	Developable 2023-2028	Developable 2023-2033	Not Currently Developable	Not Suitable	Key Constraints	Site assessment
<b>BREWOOD</b>																			
617	Land off Four Ashes Road	Brewood	BW	Touch Four Ashes Road Ltd C/O Pegasus Group	5a	12.7	7.62	243	GB/ Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Safeguarded Land.	0	0	0	243	0	- Flood Zone 3	Supersedes part of site 054. Directly adjoins the Brewood village development boundary and includes 3ha of safeguarded land identified in the SAD, with the remaining area of site 617 remaining within the Green Belt. Part of the site is within Flood Zone 3 and this has been excluded from the site area. Remaining gross site area, including safeguarded land but excluding area within Flood Zone 3, is 12.7ha. Village edge site modelled at 32 dwellings per hectare.
055	Four Ashes Rd	Brewood	BW	Touch Four Ashes Road Ltd C/O Pegasus Group	5a	10.46	6.28	200	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	200	- Flood Zone 3 - Disassociated from settlement	North western part of site superseded by site suggestion 617. Part of site lies within Flood Zone 3 and the gross site area has been reduced to 10.46ha accordingly. No current proposals to bring the site forward in conjunction with other sites, and Flood Zone 3 separates the site from the village development boundary. Therefore the site is considered to be disassociated from the village. PRoW runs through site. Site modelled at 32 dwellings per hectare.
376	land at Fallowfields Barn, Barn Lane	Brewood	BW	Private landowner C/O NextPhase Development	5a	2.23	1.34	42	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	42	0	-	Adjacent to village development boundary. Site extended in May 2014. Planning application for 8 dwellings refused and dismissed on appeal in 2014. Significant highway improvements required, no footway link and narrow road creating visibility issues. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
056	The Orchard	Brewood	BW	Mr N Woodfield- Housing Plus	5a	0.05	0.05	1	DB	No	NCD2	Suitable - not currently available	0	0	0	1	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently incidental open space. Within Conservation Area and several listed buildings nearby. Development boundary site modelled at 38 dwellings per hectare.
057	Garage and parking area Coneybere Gardens	Brewood	BW	Mr N Woodfield- Housing Plus	5a	0.45	0.32	1	DB	Yes	NCD2	Suitable - not currently available	0	0	0	1	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently garages and parking area. Site currently predominately occupied by residential dwellings (totalling 11 dwellings), which have been subtracted from the overall site yield. Development boundary site modelled at 38 dwellings per hectare.
062	Land adjacent to The Woodlands, Coven Rd	Brewood	BW	Private landowner C/O First City	5a	0.84	0.59	18	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	18	0	- SBI	Previously requested to redefine Green Belt boundary to include existing ribbon of development. Proposal for 5 bungalows. Site lies along an area of ribbon development which extends south-east from the village development boundary. Existing street lighting and footways are already established from this point into the village and the site does not read as being physically isolated from the rest of the village. Gross site area reduced to exclude land within an SBI to the south west, leaving a gross site area of 0.84ha. Village edge site modelled at 32 dwellings per hectare.
063	Land off Barn Lane	Brewood	BW	Private landowner	5b	15.92	9.55	305	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	305	- Disassociated from settlement	Also put forward for open space, community, education/health, sports/leisure facilities. Part of site within HEA area of 'particular sensitivity'. Adjacent to Conservation Area. Site does not adjoin village development boundary and no acceptable pedestrian access to the existing village has been demonstrated.
065	Land rear of St Mary's Row	Brewood	BW	Private landowner C/O AJM Planning Associates Ltd	5a	0.24	0.24	7	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	7	0	-	Within HEA area of 'particular sensitivity'. Adjacent to Conservation Area. Despite not directly adjoining the village development boundary, the site lies along a linear corridor of residential development which extends to the existing village development boundary and offers access to the village via well-lit footways. Village edge site modelled at 32 dwellings per hectare.
067	land off Coven Road, Brewood	Brewood	BW	Private landowner c/o Savills	5a	5.22	3.13	100	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	100	0	-	Site lies along an area of ribbon development which extends south-east from the village development boundary. Existing street lighting and footways are already established from this point into the village and the site does not read as being physically isolated from the rest of the village. Village edge site modelled at 32 dwellings per hectare.
687	The Builders Yard	Brewood	BW	Enzgo Limited	5a	0.39	0.39	12	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	12	- Disassociated from settlement	The site is remote from the development boundary of Brewood and lacks a footway or street lighting to connect it to the ribbon development which sits further to the north-west along the Coven Road. Site modelled at 32 dwellings per hectare.
069	land off Tinkers Lane	Brewood	BW	Private landowner c/o Savills	5a	3.00	1.8	57	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	57	- Disassociated from settlement	Within HEA area of 'particular sensitivity'. Adjacent to Conservation Area and within Conservation Area buffer zone. The site does not adjoin the development boundary of Brewood, but does form part of a residential area extending south east from Brewood. However, as the site can only be accessed off Tinkers Lane, there is unlikely to be any safe or suitable pedestrian access to the village from this point. Therefore, based on currently available evidence, the site is considered disassociated from the existing village. Site modelled at 32 dwellings per hectare.

070	land adj Brewood Hall Farm, Sparrows End Lane	Brewood	BW	Private landowner c/o Savills	5a	1.25	0.88	28	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	28	- Disassociated from settlement	Site adjoins village development boundary on its western side, but this area is within Flood Zone 3. Therefore, the site cannot be considered adjacent to the village without further development in Flood Zone 3, and is considered disassociated from the village. Remaining gross site area (excluding Flood Zone 3) is approximately 1.10 ha. No acceptable access solution demonstrated on site. Within HEA area of 'particular sensitivity'.
072	Site 1 land rear Dog Cottage, Kiddemore Green Road	Brewood	BW	c/o Mr Ian Smith, Smiths Gore	5a	1.14	0.8	25	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	25	- Disassociated from settlement	The site is over a mile from the Brewood development boundary and is disassociated from the village. Site modelled at 32 dwellings per hectare.
073	Site 2 land adj Yew Trees, Kiddemore Green Road	Brewood	BW	c/o Mr Ian Smith, Smiths Gore	5a	1.08	0.76	23	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	23	- Disassociated from settlement	The site is over a mile from the Brewood development boundary and is disassociated from the village. Site also suggested for open space. Site modelled at 32 dwellings per hectare.
074	Site 1 land rear Oak Cottage, Kiddemore Green Road	Brewood	BW	Private landowner	5a	2.27	1.36	43	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	43	0	-	Additional land added Sept 2013. Despite not directly adjoining the village development boundary, the site lies along a linear corridor of residential development which extends to the existing village development boundary and offers access to the village via well-lit footways. Village edge site modelled at 32 dwellings per hectare.
075 & 075a	Site 2 land adj 56 Kiddemore Green Road	Brewood	BW	Chillington Estate c/o Savills	5a	5.26	3.16	100	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	100	0	-	Despite not directly adjoining the village development boundary, the site lies along a linear corridor of residential development which extends to the existing village development boundary and offers access to the village via well-lit footways. Site is separated from the highway by a mature landscape buffer. Village edge site modelled at 32 dwellings per hectare.
658	Land at Oakwood	Brewood	BW	Private landowner	5a	1.98	1.39	44	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	44	0	-	Despite not directly adjoining the village development boundary, the site lies along a linear corridor of residential development which extends to the existing village development boundary and offers access to the village via well-lit footways. Site is separated from the highway by a mature landscape buffer. Village edge site modelled at 32 dwellings per hectare.
076	Site 3 land off Dirty Lane	Brewood	BW	Enzgo Limited	5a	1.75	1.23	39	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	39	0	-	Site directly adjoins the development boundary but has an unsuitable access with no acceptable solution currently being proposed. Within HEA area of 'particular sensitivity'. Adjacent to conservation Area. Village edge site modelled at 32 dwellings per hectare.
076a	Land off Dirty Lane	Brewood	BW	Staffordshire County Council	5a	0.62	0.43	13	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	13	0	-	Site directly adjoins the development boundary but has an unsuitable access with no acceptable solution currently being proposed. Within HEA area of 'particular sensitivity'. Adjacent to conservation Area. Village edge site modelled at 32 dwellings per hectare.
722	Land South of Dirty Lane	Brewood	BW	Staffordshire County Council	5a	4.59	2.75	88	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	88	- Disassociated from settlement - Flood Zone 3	The site is disassociated from the village development boundary. Significant parts of site are within flood zones 2 & 3. Site modelled at 32 dwellings per hectare.
077	land at Manor Croft, Tinkers Lane	Brewood	BW	Private landowner	5a	0.88	0.62	19	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	19	- Disassociated from settlement	The site does not adjoin the development boundary of Brewood, but does form part of a residential area extending south east from Brewood. However, as the site can only be accessed off Tinkers Lane, there is unlikely to be any safe or suitable pedestrian access to the village from this point. Therefore, based on currently available evidence, the site is considered disassociated from the existing village. Site modelled at 32 dwellings per hectare.
078	land at Port Lane and west of Coven Road	Brewood	BW	Charles Pugh Enterprise Ltd	5b	0.65	0.46	14	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	14	0	-	Site also suggested for burial ground. Part of site within HEA area of 'particular sensitivity'. Site lies between village development boundary and an area of ribbon residential development which extends south-east from the existing village development boundary. Existing street lighting and footways are already established from this point into the village and the site does not read as being physically isolated from the rest of the village. Partially superseded by site 611. Village edge site modelled at 32 dwellings per hectare.
079	land south Kiddemore Green Road	Brewood	BW	Enzgo Limited	5b	2.05	1.23	39	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	39	0	-	Primary Care centre with 50 car parking spaces, servicing and landscaping 12/00733/FUL completed 2015. To avoid the loss of this community facility, the gross site area has been reduced to exclude the care centre, leaving an area of 2.05ha. Within HEA area of 'particular sensitivity'. Adjacent to Conservation Area and within Conservation Area buffer zone. PRow runs through site. Despite not directly adjoining the village development boundary, the site lies along a linear corridor of residential development which extends to the existing village development boundary and offers access to the village via well-lit footways. Village edge site modelled at 32 dwellings per hectare.
616	land at Melwood, Tinkers Lane	Brewood	BW	Private landowner C/O AJM Planning Associates Ltd.	5a	1.65	1.16	36	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	36	0	-	Within HEA area of 'particular sensitivity'. Adjacent to Conservation Area and within Conservation Area buffer zone. Site lies between village development boundary and an area of ribbon residential development which extends south-east from the existing village development boundary. Existing street lighting and footways are already established from this point into the village and the site does not read as being physically isolated from the rest of the village. Access may require substantial landscape buffer to be breached adjacent to Coven Road. Entirely supersedes previous site suggestion 375. Village edge site modelled at 32 dwellings per hectare.
432	land at Sparrows End House, Sparrows End Lane	Brewood	BW	Private landowner	5a	0.5	0.35	11	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	11	- Disassociated from settlement	The site does not adjoin the development boundary of Brewood, but does form part of a residential area extending south east from Brewood. However, the site's access to the village development boundary is along a lane with no footway. Therefore, there is unlikely to be any safe or suitable pedestrian access to the village from this point. As such, the site is considered disassociated from the existing village. Within HEA area of 'particular sensitivity'. Within Conservation Area. Site modelled at 32 dwellings per hectare.

436	land west Tinkers Lane	Brewood	BW	Private landowner	5a	0.87	0.61	19	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	19	- Disassociated from settlement	Site suggested for housing and/or care home or retirement housing. Within HEA area of 'particular sensitivity'. Within Conservation Area. The site does not adjoin the development boundary of Brewood, but does form part of a residential area extending south east from Brewood. However, as the site can only be accessed off Tinkers Lane, there is unlikely to be any safe or suitable pedestrian access to the village from this point. Therefore, based on currently available evidence, the site is considered disassociated from the existing village. Site modelled at 32 dwellings per hectare.
712	Land off Coven Road	Brewood	BW	Private landowner	5a	0.17	0.17	5	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	5	0	-	Site is not directly adjacent village development boundary lying within an area of ribbon residential development which extends south-east from the existing village development boundary. Existing street lighting and footways are already established from this point into the village although the site is accessed via a narrow strip of land off the Coven Road. Site modelled at 32 dwellings per hectare.
611	Land off Port Lane - Coven Road	Brewood	BW	Charles Pugh Enterprise Ltd	5a	2.63	1.58	50	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	50	0	-	Site lies between village development boundary and an area of ribbon residential development which extends south-east from the existing village development boundary. Existing street lighting and footways are already established from this point into the village and the site does not read as being physically isolated from the rest of the village. Site sits in close proximity to listed buildings and is adjacent to Canal Conservation Area and within Conservation Area buffer zone. Village edge site modelled at 32 dwellings per hectare.
<b>COVEN</b>																			
086	Land at School Lane, Coven	Coven	BW	Touch Developments C/O Pegasus Group	5b	4.01	2.4	76	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	0	0	-	Pylons run through site. Sports use (cricket) on part of site. Site area increased in May 2014. Site entirely superseded by new site suggestion (site 615), so no potential supply indicated from this site. Village edge site modelled at 32 dwellings per hectare.
082	Land between A449 Stafford Rd & School Lane	Coven	BW	Pegasus Group	5b	2.30	1.38	44	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	44	0	- Open Space - Playing Pitch	2.3ha of land identified as Safeguarded land in the SAD. Pylons will constrain development on part of site. Site also suggested for B1 use. Site suggested by Brewood PC. No suitable access off School Lane due to narrow road and insufficient visibility as well as no footway. Requires access to School Lane from outside of the site, requiring relocation of play facilities as per SAD policy. Sports pitch would also need to be relocated to the north for access. Village edge site modelled at 32 dwellings per hectare.
082a	Land between A449 Stafford Rd & School Lane	Coven	BW	Private landowner C/O Blackmoor Group	5b	3.17	1.9	60	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	60	0	- Open Space	Pylons will constrain development on part of site. Site also suggested for B1 use. Site suggested by Brewood PC. No suitable access off School Lane due to narrow road and insufficient visibility as well as no footway. Site is within the same landownership as safeguarded land to the south, so has the potential to be brought forward in conjunction with this land (therefore similarly requiring relocation of play facilities to achieve access). Village edge site modelled at 32 dwellings per hectare.
083	Greenacres, Light Ash Lane	Coven	BW	Private landowner	5a	0.13	0.13	4	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	4	0	-	Adjacent to the existing development boundary but access needs careful consideration; no footway or street lighting to site currently. Village edge site modelled at 32 dwellings per hectare.
085	Land at Grange Farm	Coven	BW	Bloor Homes c/o Evolve	5a	9.36	5.62	179	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	179	0	-	Existing access off Brewood Road may be unsuitable but possible access off A449 Stafford Road, would require discussion with Highways England. Developer indicate access to be achieved off School Lane. PRoW runs through site. Village edge site modelled at 32 dwellings per hectare.
087	land at Stadacona, Stafford Road, Coven	Coven	BW	Private landowner C/O CJZ Design	5a	0.80	0.56	17	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	17	0	-	No suitable access currently, but does adjoin village development boundary. Site includes dwelling but majority of site is greenfield. Village edge site modelled at 32 dwellings per hectare.
081	Darelyn Bungalow, Poplars Farm Way	Coven	BW	Private landowner	2	0.12	0.12	4	DB	No	NDC2	Suitable - not currently available	0	0	0	4	0	-	Full permission (03/00109/FUL) for 5 bungalows approved in 2003, expired 2008. Land owner contacted to see if site will come forward but no response. Therefore, not currently developable as no confirmation from landowner that site will be brought forward. Development boundary site modelled at 38 dwellings per hectare.
739	Croft Garage	Coven	BW	Private landowner	5a	0.30	0.3	11	GB	Yes	NDC2	Suitable - not currently available	0	0	0	11	0	-	Site refused reserved matters permission for 11 dwellings in 2007 (07/00288/REM) due to inadequate layout for road vehicles within the proposed site. Site has not been promoted for residential development since and remains in active use for personal training studios and other uses. Development boundary site modelled at 38 dwellings per hectare.
084	Land adjoining Star Mobile Home Park, Lawn Lane	Coven	BW	Private landowner	5a	1.89	1.32	42	GB	No	NS	Not suitable - The majority of the site is covered by Flood Zone 3	0	0	0	42	0	- Flood Zone 3	Site directly adjoins the development boundary of Coven, however it is unclear if an acceptable access can be delivered for the site. Any new access off Lawn Lane unsuitable due to lack of visibility and footway and would also involve development in Flood Zone 3. Existing access unlikely to be suitable to cope with additional traffic. Updated site suggestion form suggested for residential. Majority of the site lies within Flood Zone 3 and has been discounted because of this. Site also suggested by Brewood PC. Village edge site modelled at 32 dwellings per hectare.
084a	Land off Birchcroft	Coven	BW	Richborough Estates	5a	2.96	1.78	57	GB	No		Potentially suitable but subject to policy constraints - Green Belt	0	0	0	57	0	- Flood Zone 3	Site directly adjoins the development boundary of Coven and is partially within Flood Zone 3 at its southern and western extents. Once this is excluded from the site area a gross site area of approximately 2.96ha remains. Site modelled at 32 dwellings per hectare.

088	land at Lawn Lane, Coven	Coven	BW	Private landowner c/o cds Development Services	5a	4.15	2.49	79	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	79	- Disassociated from settlement	The site is disassociated from the village development boundary of Coven and can only be accessed via a narrow country lane. Gun Site has planning permission for storage of explosives. Site modelled at 32 dwellings per hectare.
618	Land west A449	Coven	BW	Private landowner c/o MTC Planning & Design	5a	2.06	1.24	39	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	39	0	-	Site almost adjoins the Coven development boundary at its northern corner and has existing footway access into the village from this point. As such, the site is not considered disassociated from the village. Village edge site modelled at 32 dwellings per hectare.
615	Land west of School Lane	Coven	BW	Touch Coven Ltd c/o Pegasus Group	5a	6.57	3.94	126	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	126	0	- Flood Zone 3	Site directly adjoins the development boundary of Coven. Supersedes existing site suggestion 086. Western extent of site is within Flood Zone 3, so gross site area has been reduced to exclude this land. Gross site area also excludes part of the site currently allocated for development within the SAD and also excludes the area proposed as open space in the current planning application on the site (18/00558/FUL), as this indicates this part of the site is not available for additional housing provision. Village edge site modelled at 32 dwellings per hectare.
<b>WHEATON ASTON</b>																			
SAD Site 379	Land east of Ivetsey Road	Wheaton Aston	LY	Beech Cole Design & Management	5a	0.80	0.56	18	DB	No	S2	Suitable	0	18	0	0	0	-	Site allocated as suitable for a minimum of 15 dwellings in the Site Allocations Document 2018. Indicative site capacity has also been considered using SHELAA assumptions, leading to an indicative capacity of 18. Village edge site modelled at 32 dwellings per hectare.
379	land off Back Lane/Ivetsey Close	Wheaton Aston	LY	Lichfields	5a	2.09	1.25	40	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	40	0	-	Would need to ensure adequate visibility splays, extension of footway and possible extension to 30mph speed limit. Within HEA area of 'particular sensitivity'. Supersedes previous site suggestion 614. Village edge site modelled at 32 dwellings per hectare.
426a	Bridge Farm 54 Long Street	Wheaton Aston	LY	Keon Homes C/O Harris Lamb	5a	0.59	0.41	15	DB	No	NCD2	Suitable but may not be currently available.	0	0	0	15	0	-	Application 12/00458/FUL approved subject to S106 28/11/12 for land within development boundary, however S106 not agreed. Another application submitted in 2017 (17/00597/OUT) for 34 dwellings on the site, but this was subsequently withdrawn due to landowner being unwilling to release site for a lower density. Therefore, whilst a suitable scheme could be realised on the site for a lower number of dwellings, there is no current indication that the landowner is willing to make the site available for this level of development. Site extended in SHLAA in 2015 Within HEA area of 'particular sensitivity'. In close proximity to Canal Conservation Area. Development boundary site modelled at 38 dwellings per hectare.
426b	Bridge Farm 54 Long Street	Wheaton Aston	LY	Keon Homes C/O Evolve	5a	1.33	0.93	29	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	29	0	- Flood Zone 3	Site directly adjoins the settlement boundary and could be brought forward alongside site 426a if the Open Countryside policy restriction is removed through the Local Plan review. South eastern end of the site is within Flood Zone 3, and the site area has been reduced accordingly, leaving a gross site area of 1.33ha. Village edge site modelled at 32 dwellings per hectare.
380	land adj Rose Farm House	Wheaton Aston	LY	Private landowner	5a	0.05	0.05	0	DB	Yes	S2	Suitable	0	0	0	0	0	-	Within HEA area of 'particular sensitivity'. Site currently occupied by a dwelling, but only has the capacity to realise 1 dwelling on site using SHELAA density assumptions, therefore no net supply is indicated from this source. Development boundary site modelled at 38 dwellings per hectare.
090	The Paddock, Hawthorn Drive	Wheaton Aston	LY	Private landowner	5a	1.03	0.72	23	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	23	0	- Flood Zone 3	Site extended in May 2014. Proximity to Cordon Sanitaire for sewage works. Within HEA area of 'particular sensitivity'. Access issue re visibility, narrowness and lack of footway, would need significant highway improvements. TPOs. Eastern extent of site is within both Flood Zone 3 and Green Belt, so the gross site area has been reduced to 1.03ha to remove this land. Village edge site modelled at 32 dwellings per hectare.
091	Land at Brooklands	Wheaton Aston	LY	Private landowner	5a	0.40	0.4	12	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	12	0	- Flood Zone 3	Part of site lies within Flood Zone 3, and the remaining site area is 0.4ha once this is excluded. Within HEA area of 'particular sensitivity'. Access may be an issue with visibility and lack of footway, would need significant highway improvements. Village edge site modelled at 32 dwellings per hectare.
092	Back Lane/Mill Lane	Wheaton Aston	LY	Private landowner	5a	1.53	1.07	34	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	34	0	-	Not currently developable. Previous highways comments indicate access via Mill Lane unsuitable for more than 5 dwellings due to insufficient width and lack of footway, would need detailed highways assessment to demonstrate deliverability. Within HEA area of 'particular sensitivity'. Capacity indicated as having potential capacity of 34 dwellings but this is subject to a satisfactory highways solution being provided, which may not be achievable. Village edge site modelled at 32 dwellings per hectare.
377/093	land adj Brook House Farm	Wheaton Aston	LY	Private landowner c/o Halls Surveyors	5a	1.91	1.34	42	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	42	0	-	Not currently developable. Previous highways comments indicate access via Mill Lane unsuitable for more than 5 dwellings due to insufficient width and lack of footway, would need detailed highways assessment to demonstrate deliverability. Within HEA area of 'particular sensitivity'. PRoW runs through site. Capacity indicated as having potential capacity of 42 dwellings but this is subject to a satisfactory highways solution being provided, which may not be achievable. Village edge site modelled at 32 dwellings per hectare.
094	land off Primrose Close	Wheaton Aston	LY	Private landowner C/O Bruton Knowles	5a	2.24	1.34	43	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	43	0	-	Not currently developable. Site is potentially suitable subject to access, could be achieved from existing hammerhead and/or reduction in play area. Within HEA area of 'particular sensitivity'. Site is in close proximity to Canal Conservation Area. Village edge site modelled at 32 dwellings per hectare.

378a	land off Broadholes Lane/Badgers End	Wheaton Aston	LY	Beech Cole Design & Management	5a	0.93	0.65	20	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	20	0	-	Agent states that site has potential for open space, GP surgery and parking. Suitable access would need to be established as there doesn't appear to be one currently. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
378b	land off Broadholes Lane/Badgers End	Wheaton Aston	LY	Beech Cole Design & Management	5a	2.78	1.67	53	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	53	- Disassociated from settlement	Site does not adjoin village development boundary and is not connected to it by footways. Site promoter has requested this is considered separately from Site 378a so it has been assessed on its own merits. Site modelled at 32 dwellings per hectare.
385	land off Hawthorne Road (Telephone Exchange	Wheaton Aston	LY	Our Villages, Our Plan C/O Lapley, Stretton and Wheaton Aston Parish Council	6	0.12	0.12	2	DB	Yes	NCD2	Suitable but not currently available.	0	0	0	2	0	-	Not currently developable. Suitable, however suggested by third party, no agreement to sell. Relocation of telephone exchange required. Within HEA area of 'particular sensitivity'. Adjacent to Conservation Area. Development boundary site modelled at 38 dwellings per hectare.
386	land off Hawthorne Road/High Street	Wheaton Aston	LY	Our Villages, Our Plan C/O Lapley, Stretton and Wheaton Aston Parish Council	5a	0.03	0.03	1	DB	Yes	NS	Not suitable - The site is currently used as a community facility with no replacement proposed.	0	0	0	0	0	- Community facility	Not currently developable. Within development boundary however currently in use as Hall, alternative provision required. Within HEA area of 'particular sensitivity' and Conservation Area. Development boundary site modelled at 38 dwellings per hectare.
387	land off Hawthorne Road	Wheaton Aston	LY	Our Villages, Our Plan C/O Lapley, Stretton and Wheaton Aston Parish Council	5a	0.06	0.06	2	DB	Yes	NCD2	Suitable but not currently available.	0	0	0	2	0	-	Not currently developable. Suitable, however currently in use as car park, alternative provision required. Within HEA area of 'particular sensitivity' and Conservation Area. Development boundary site modelled at 38 dwellings per hectare.
095	land rear of Wheaton Aston Middle School	Wheaton Aston	LY	Private landowner	5a	1.68	1.18	37	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	37	- Disassociated from settlement	The site does not lie directly adjacent to the village development boundary and can only access Marston Road (which leads to the village) via a narrow unlit track. Therefore it is considered disassociated from the village development boundary. Within HEA area of 'particular sensitivity'. Site modelled at 32 dwellings per hectare.
381	land off Brick Kiln Lane	Wheaton Aston	LY	Mr Beech Beech Cole Design	5a	1.17	0.82	26	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	26	- Disassociated from settlement	The site does not directly adjoin the Wheaton Aston development boundary, has no satisfactory access to the village when considered in isolation, and there are no current proposals to bring the site forward in conjunction with another site adjoining the development boundary (e.g. site 378). Therefore the site is disassociated from the village. Within HEA area of 'particular sensitivity'. Site modelled at 32 dwellings per hectare.
382	land rear Meadowcroft Gardens/Hawthorne Road	Wheaton Aston	LY	Our Villages, Our Plan C/O Lapley, Stretton and Wheaton Aston Parish Council - no landowner agreement	6	0.50	0.35	11	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside. Not currently available.	0	0	0	11	0	-	Suggested by third party, owner unknown, no agreement to sell. Unlikely to be suitable due to proximity to sewage works and poor access. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
435	land adj canal, rear Primrose Close	Wheaton Aston	LY	Private landowner C/O Mr N Smallman	5a	0.54	0.38	12	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	12	- Disassociated from settlement	Site is not directly adjacent the village development boundary and despite its close proximity to the village has no existing satisfactory pedestrian/road access to the village. Therefore the site is disassociated from the village. Within HEA area of 'particular sensitivity'. Site modelled at 32 dwellings per hectare.
608	Land adj Fern House Lane	Wheaton Aston	LY	Private landowner	5a	2.83	1.7	54	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside.	0	0	0	54	0	-	The site is directly adjacent to the Wheaton Aston development boundary. PRoW runs through site. Village edge site modelled at 32 dwellings per hectare.
610	Land off Marston Rd - Fenton House Lane	Wheaton Aston	LY	Richborough Estates	5a	2.65	1.59	50	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside.	0	0	0	50	0	-	The site directly adjoins the Wheaton Aston development boundary. Village edge site modelled at 32 dwellings per hectare.
619	Land off Fenton House Lane 2	Wheaton Aston	LY	Private landowner	5a	0.87	0.61	19	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside.	0	0	0	19	0	-	The site directly adjoins the Wheaton Aston development boundary. Village edge site modelled at 32 dwellings per hectare.
623	Land off Magazine Lane	Wheaton Aston	LY	Private landowner	5b	0.69	0.48	15	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	15	- Disassociated from settlement	The site is not adjacent to the village development boundary and has no existing walking links to the village. Site modelled at 32 dwellings per hectare.
663	Land South of Lapley Road	Wheaton Aston	LY	Private landowner c/o Nock Deighton Agricultural LLP	5b	4.4	2.64	84	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	84	- Disassociated from settlement - Flood Zone 3	The site sits in close proximity to the village development boundary but is separated from Wheaton Aston by a strong landscape boundary (canal) that forms a clear end to the settlement. Pedestrians accessing village would also have to cross narrow bridge with no footway. Part of the site lies within Flood Zone 3, leaving a gross site area of 4.4ha once this is excluded. PRoW runs through site. Site modelled at 32 dwellings per hectare.
<b>BISHOPS WOOD</b>																			
096	land off Offoxey Road and Ivetsey Bank Road	Bishops Wood	BW	Offoxey Road Ltd c/o Cerda	5b	4.14	2.48	79	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Core Policy 1.	0	0	0	79	0	-	Site is directly adjacent to the development boundary of Bishops Wood, which is not allocated for growth under Core Policy 1 of the Core Strategy. Site also suggested for community facilities and open space. Also suggested by Brewwood Parish Council. Village edge site modelled at 32 dwellings per hectare.
097	land south of Bishops Wood	Bishops Wood	BW	Enzgo Limited	5b	5.13	3.08	98	GB	No	NS	Potentially suitable but subject to policy constraints - Green Belt and Core Policy 1.	0	0	0	98	0	-	Site is directly adjacent to the development boundary of Bishops Wood, which is not allocated for growth under Core Policy 1 of the Core Strategy. Site also historically suggested for community facilities and open space. Village edge site modelled at 32 dwellings per hectare.
099	land off Ivetsey Bank Road	Bishops Wood	BW	Private landowner	5a	1.15	0.8	25	GB	No	NS	Potentially suitable but subject to policy constraints - Green Belt and Core Policy 1.	0	0	0	25	0	-	Site is directly adjacent to the development boundary of Bishops Wood, which is not allocated for growth under Core Policy 1. Also suggested by Brewwood Parish Council. Village edge site modelled at 32 dwellings per hectare.
<b>ISOLATED SITES/SITES ADJACENT OTHER SETTLEMENTS</b>																			
468	land at Green View	Brineton	BL	Field Building Design Partnership	5a	0.28	0.28	8	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	8	- Disassociated from settlement	The site is in an isolated countryside location away from any village development boundary. Site modelled at 32 dwellings per hectare.
104	Old Stafford Rd	Coven Heath	BW	Private landowner	5a	0.05	0.05	1	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	1	- Disassociated from settlement	The site is isolated from the Coven village development boundary, lies a considerable distance away from the village and does not have satisfactory pedestrian access to the village. Site modelled at 32 dwellings per hectare.

691a	land off Old Stafford Road	Coven Heath	BW	Private landowner	5a	1.59	1.11	35	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	35	- Disassociated from settlement	The site is isolated from the Coven village development boundary, lies a considerable distance away from the village and does not have satisfactory pedestrian access to the village. Site modelled at 32 dwellings per hectare.
691b	land off Old Stafford Road	Coven Heath	BW	Private landowner	5a	0.07	0.07	2	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	2	- Disassociated from settlement	The site is isolated from the Coven village development boundary, lies a considerable distance away from the village and does not have satisfactory pedestrian access to the village. Site modelled at 32 dwellings per hectare.
105	Land adjoining Waterworks Old Stafford Rd	Coven Heath	BW	Private landowner C/O South and Stubbs	5a	0.13	0.13	4	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	4	- Disassociated from settlement	The site is isolated from the Coven village development boundary, lies a considerable distance away from the village and does not have satisfactory pedestrian access to the village. Site modelled at 32 dwellings per hectare.
373	land off Dark Lane	Coven Heath	BW	Private landowner	5a	1.03	0.72	23	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	23	- Disassociated from settlement	The site is not directly adjacent to the Coven village development boundary, lies a considerable distance away from the village's edge and can only access the village down narrow country lanes with no footway for pedestrians. As such it is considered to be disassociated from the village development boundary. Partially within Canal Conservation Area. Site modelled at 32 dwellings per hectare.
466	land off Old Stafford Road	Coven Heath	BW	Private landowner	5a	2.73	1.64	52	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	52	- Disassociated from settlement	The site is isolated from the Coven village development boundary, lies a considerable distance away from the village and does not have satisfactory pedestrian access to the village. Potential for canal moorings. Adjacent to Canal Conservation Area. Site modelled at 32 dwellings per hectare.
106	East of Codsall Wood	Codsall Wood	BW	Enzgo Limited	5a	6.80	4.08	130	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Core Policy 1.	0	0	0	130	0	-	Site also suggested for community facilities and open space. Site is directly adjacent to the development boundary of Codsall Wood. Village edge site modelled at 32 dwellings per hectare.
107	land adj The Woodlands, Stafford Rd	Four Ashes	BW	Private landowner	5a	0.22	0.22	7	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	7	- Open Space - SBI - Disassociated from settlement	Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. Site includes area of Open Space/SBI, which has been excluded from gross site area, leaving 0.22ha. Site modelled at 32 dwellings per hectare.
108	Station Road, Four Ashes	Four Ashes	BW	Private landowner c/o Savills	5b	14.83	8.9	284	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	284	- Flood Zone 3 - SSSI - Disassociated from settlement	Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. Site also suggested for tourism and sports/leisure facilities. Part of site within Flood Zone 3 and SSSI, which have both been excluded from gross site area, leaving 14.83ha. Site modelled at 32 dwellings per hectare.
374	land off Station Drive	Four Ashes	BW	Private landowner	5a	1.07	0.75	24	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	24	- Disassociated from settlement	Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. Site modelled at 32 dwellings per hectare.
434	Barn Farm, Gunstone	Gunstone	BW	Private landowner	5a	0.93	0.65	20	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	20	- Disassociated from settlement	Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. Site modelled at 32 dwellings per hectare.
111	land off Park Lane	Lapley	LY	Private landowner	5a	0.22	0.22	7	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Core Policy 1.	0	0	0	7	0	-	Site directly adjoins the development boundary of Lapley. Within Conservation Area and bounded by TPOs to west. Village edge site modelled at 32 dwellings per hectare.
112	land off Bickford Road	Lapley	LY	Private landowner c/o Savills	5a	3.15	1.89	60	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Core Policy 1.	0	0	0	60	0	-	Site directly adjoins the development boundary of Lapley. Within Conservation Area buffer zone. Village edge site modelled at 32 dwellings per hectare.
113	land off Park Lane	Lapley	LY	Private landowner c/o Savills	5a	2.72	1.63	52	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	52	- Disassociated from settlement	The site does not directly adjoin the Lapley development boundary and has no satisfactory pedestrian access to the village. PRoW runs through site and site sits within Conservation Area. Site modelled at 32 dwellings per hectare.
695	Three Angels Farm, Ivetsey Bank	Lapley	LY	Private landowner	5a	5.28	3.17	101	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	101	- Disassociated from settlement	The site does not directly adjoin any development boundary. Site modelled at 32 dwellings per hectare.
114	land at Leafields Farm	Shutt Green	BW	Private landowner	5a	0.10	0.1	3	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	3	- Disassociated from settlement	The site is isolated from any village development boundary. PRoW runs through site. Site modelled at 32 dwellings per hectare.
605	Bridge Farm, Coven	Coven Heath	BW	Private landowner c/o Blackmoor Group	5a	1.23	0.86	27	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary. Also constrained by current employment use.	0	0	0	0	27	- Disassociated from settlement	The site is not adjacent to an existing development boundary and is a considerable distance away from the edge of the urban area. As such it is considered disassociated from nearby settlements/the urban area of Wolverhampton. Restricted by Policy EV1 also. Site modelled at 32 dwellings per hectare.
606	Coven Heath Nurseries	Coven Heath	BW	Private landowner c/o Northpoint Architects	5a	2.55	1.53	48	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	48	- Disassociated from settlement	The site is not adjacent to an existing development boundary and is a considerable distance away from the edge of the urban area. As such it is considered disassociated from nearby settlements/the urban area of Wolverhampton. Site functions as nursery, therefore considered greenfield under NPPF definition. Site modelled at 32 dwellings per hectare.
607	Land adj Carver House, Horsebrook Lane	Brewood	BW	Private landowner	5a	0.59	0.41	13	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	13	- Disassociated from settlement	The site is not adjacent to an existing development boundary, is physically remote from the nearest village and can only access Brewood via a narrow unlit country lane. Site modelled at 32 dwellings per hectare.

609	Paradise Lane	Coven Heath	BW	Private landowner c/o Mr M.P. Alcock	5a	0.09	0.09	2	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	2	- Disassociated from settlement	The site is isolated from any village development boundary. Site modelled at 32 dwellings per hectare.
612	Land south of Four Ashes	Brewood	BW	Private landowner c/o DEQ Associates	5b	51.89	31.13	996	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	996	- Flood Zone 3 - Disassociated from settlement	Parts of the northern and southern site boundary are within Flood Zone 3 and have therefore been excluded from the gross site area (leaving 51.89ha). Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. The site does have the capacity to accommodate nearly 1,000 dwellings, which is below the 1,500 dwelling threshold for new settlement options set out in the SHLAA methodology. Furthermore, the site promoter does not indicate that a local centre/school provision could be provided on site, and there are no existing public transport links to the site, with the site only being accessible via narrow country lanes. Therefore, based on current evidence, the site is not considered to be a potential new settlement option. Site modelled at 32 dwellings per hectare.
617	Land off Four Ashes Road	Brewood	BW	Four Ashes Road Ltd C/O Max Planning	5a	12.34	7.4	236	GB/ Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Safeguarded Land.	0	0	0	236	0	- Flood Zone 3	Supersedes sites 054, 055 and 068. Directly adjoins the Brewood village development boundary and includes 3ha of safeguarded land identified in the SAD, with the remaining area of site 617 (approximately 9.33ha) remaining within the Green Belt. Part of the site is within Flood Zone 3 and this has been excluded from the site area. Remaining gross site area, including safeguarded land but excluding area within Flood Zone 3, is 12.34ha. Village edge site modelled at 32 dwellings per hectare.
620	Ruma Saya Paradise Lane	Coven	BW	Private landowner c/o Penn Architectural	5a	0.35	0.35	11	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	11	- Disassociated from settlement	The site is isolated from any village development boundary.
621	Land at Four Ashes PH Station Road	Four Ashes	BW	NewRiver REIT	5a	3.68	2.21	70	GB	Yes/No	NS	Not suitable - The site is disassociated from any village development boundary and is currently public open space.	0	0	0	0	70	- Disassociated from settlement - Open space	Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. Majority of the site is greenfield land that includes a playing pitch, with small area of brownfield land to the south-west of the site. Site modelled at 32 dwellings per hectare.
622	Land at Four Ashes PH Station Road Part 2	Four Ashes	BW	NewRiver REIT	5a	0.05	0.05	1	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	1	- Disassociated from settlement	Site is not directly adjacent to a village development boundary and is not closely connected to an existing village via a route with satisfactory pedestrian access. As such it is considered disassociated from any existing settlement/urban area. Site modelled at 32 dwellings per hectare.
643	Land east of Four Ashes	Four Ashes	BW	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	9.94	5.96	190	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	190	- Disassociated from settlement	The site sits adjacent to the development boundary for a Strategic Employment Site (Four Ashes). There is no suggestion that the site promoter is willing to consider promoting a housing scheme on the site and the site would be considered disassociated from any nearby residential settlement. Site modelled at 32 dwellings per hectare.
733a	Land at Pendeford Hall Lane	i54	BW	Private landowner c/o DSP	5b	11.72	7.03	225	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	225	- Disassociated from settlement - Flood Zone 3	The site is isolated from any village development boundary. Site area reduced to reflect flood zones within site. Site modelled at 32 dwellings per hectare.
733b	Land at Pendeford Hall Lane	i54	BW	Private landowner c/o DSP	5b	13.75	8.25	264	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	264	- Disassociated from settlement - Flood Zone 3	The site is isolated from any village development boundary. Site area reduced to reflect flood zones within site. Site modelled at 32 dwellings per hectare.