

LOCALITY 3

Site Ref	Address	Settlement	Parish	Land Owner/Developer/Agent	Planning Status/Proposed Use	Gross Site Area (Ha)	Net Site Area - using SHELA A assumptions	Capacity - using SHELA A assumptions	OC/GB/DB	Brownfield ?	SHLAA Category	Deliverability Comments	Deliverable 2018-2023	Developable 2023-2028	Developable 2028-2033	Not Currently Developable	Not Suitable	Key Constraints	Site assessment
CHESLYN HAY																			
SAD Site 119	Land adjoining Saredon Road	Cheslyn Hay	CH	Private landowner C/O Advance Land & Planning Ltd	5a	3.3	1.98	0	DB	No	S1	Suitable	0	0	0	0	0	-	Site allocated as suitable for a minimum of 63 dwellings in the Site Allocations Document 2018. Site capacity reduced to 0 to avoid double counting with emerging planning permission.
119 a&b	Land adjoining Saredon Road	Cheslyn Hay	CH	Private landowner and Cameron Homes C/O Advance Land & Planning/Evolve	5a	2.02	1.21	38	Proposed safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	38	0	-	2.9ha of land proposed as Safeguarded land in the SAD, which is reflected in the site boundary, however correspondence with the site promoter confirms that only 2.02ha of land within the safeguarded land is currently available for housing development. Therefore, gross site area for estimating capacity has been reduced accordingly. May require mitigation against noise from adj commercial uses. Would need extension to existing footway and possible extension to speed limit. Site is currently being promoted by multiple parties. Village edge site modelled at 32 dwellings per hectare.
						2.95	1.77	56	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	56	0	-	Agent suggests potential for residential development, open space, overflow car parking for school and element of safeguarded land. May require mitigation against noise from adj commercial uses. Would need extension to existing footway and possible extension to speed limit. Site is currently being promoted by multiple parties. Village edge site modelled at 32 dwellings per hectare.
523/118	Land East of Wolverhampton Road	Cheslyn Hay	CH	Welcome Homes Ltd C/O AJM Planning Associates Ltd	5b	2.40	1.44	46	Proposed safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	46	0	-	2.3ha of land identified as Safeguarded land in the SAD. Village edge site modelled at 32 dwellings per hectare.
489	Claypit, Quarry and land at Hawkins Drive	Cheslyn Hay	CH	Tarmac Ltd C/O Carter Jonas	5b	5.50	3.3	105	DB	No	NCD2	Suitable but not currently available.	0	0	0	105	0	-	Site promoted as a single site, part in development boundary. Promoted for allocation now and safeguarding for future development. Operational quarry within minerals safeguarding area. No indication from landowners as to when the site within the development boundary will be brought forward, entirety of the site is currently in use as a quarry and no evidence has been submitted to suggest when this use will cease. Development boundary site modelled at 38 dwellings per hectare. Remaining Green Belt land treated as village edge site modelled at 32 dwellings per hectare.
						26.25	15.75	472	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt. Not currently available.	0	0	0	472	0	-	
120	land adj Wood Green	Cheslyn Hay	CH	Private landowner C/O First City	5a	0.48	0.34	10	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	17	0	- Flood Zone 3	Access from Woodgreen turning head possible, would need to provide pedestrian connectivity to existing footways. Small part of site within Flood Zone 3, site area reduced to 0.48ha to reflect this. Village edge site modelled at 32 dwellings per hectare.
116	Land South of Wolverhampton Rd - Campions Wood Quarry	Cheslyn Hay	CH	Axis	5a	23.00	13.8	441	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt. Not currently available.	0	0	0	441	0	-	Site also suggested for open space and Safeguarded Land. Site currently an operational quarry, landowners have indicated it can be brought forward and that they are in consultation with Staffordshire County Council but the County Council is yet to confirm that the information provided can demonstrate necessary restoration conditions and quarry lifespan do not affect availability. Site promoters indicate that site could be brought forward jointly with land to the south. Village edge site modelled at 32 dwellings per hectare.
424	land west of the canal, adj Campions Wood Quarry	Cheslyn Hay	CH	Private landowner	5a	4.05	2.43	73	GB	No	NS	Not suitable - The site is disassociated from Cheslyn Hay and Great Wyrley village development boundary and no means of pedestrian access has been demonstrated.	0	0	0	0	73	- Disassociated from settlement	Not currently deliverable due to lack of access, isolation and pedestrian connectivity. Mr Wootton has previously indicated a negotiated access through Site 116, but no correspondence from the latest agent representing site 116 has indicated this or that the sites are being jointly promoted. Adjacent HEA area of 'particular sensitivity' and SSSI. PRoW runs through western site corner. Village edge site modelled at 32 dwellings per hectare.
130	land adj 31 Wolverhampton Road	Cheslyn Hay	CH	Private landowner	5a	0.14	0.14	5	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	5	0	-	08/00663/FUL refused August 2008. The site is closely related to the built form of Cheslyn Hay, is a short distance from the development boundary and has existing walking access to the host settlement via well-lit footpaths. Previously developed land modelled at 38 dwellings per hectare.
131	land at Blacklees Farm, Warstone Road	Cheslyn Hay	CH	Mr D Morgan - Brock plc C/O Peacock Smith	5a	25.96	15.58	498	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	498	- Disassociated from settlement	The site, if considered in isolation, is disassociated from the existing settlement by virtue of the distance from the host settlement and the nature of walking links between the site and the village. Site promoter of adjacent site (116) has confirmed that Peacock Smith are not acting on behalf of their site and has not indicated that a shared scheme can be provided together, so this site is disassociated from the development boundary. Site modelled at 32 dwellings per hectare.
524	Wolverhampton Road - Part 2	Cheslyn Hay	CH	Welcome Homes Ltd C/O AJM Planning Associates Ltd	5a	1.82	1.27	40	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	40	- Disassociated from settlement	The site is disassociated from Cheslyn Hay as it does not directly adjoin the development boundary and, when considered in isolation, is not well related to the existing built form of the village. Village edge site modelled at 32 dwellings per hectare.
635	Hepworth Site, Warstones Road	Warstones	SA	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	3.84	2.3	73	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	73	- Disassociated from settlement	Currently in employment use, with no suggestion the site owner is currently willing to promote for housing development. 'Other' quality employment site as identified in the 2012 Employment Land Study. The site is disassociated from any nearby settlement. Site modelled at 32 dwellings per hectare.
660	Land at Laney Green	Cheslyn Hay	CH/SA	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	17.13	10.28	328	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	328	- Disassociated from settlement	The site is disassociated from any nearby settlement. PRoW runs through site. Site modelled at 32 dwellings per hectare.
636	Hawkins Drive Industrial Estate	Cheslyn Hay	CH	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	0.25	0.25	9	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Employment Land. Not currently available.	0	0	0	9	0	-	Currently in employment use, with no suggestion the site owner is currently willing to promote for housing development. Site identified as 'Best' quality employment land supply in the 2012 Employment Land Study. Site lies within the Cheslyn Hay development boundary. Development boundary site modelled at 38 dwellings per hectare.

530	Land at Middle Hill Part 3	Saredon	SA	Private landowner c/o Fisher German LLP	5b	3.38	2.03	64	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	64	- Disassociated from settlement	The site is isolated from the Chelsyn Hay development boundary. Site modelled at 32 dwellings per hectare.
GREAT WYRLEY																			
SAD Site 136	Land at Landywood Lane	Great Wyrley	GW	KGL Holdings C/O AJM Planning Associates Ltd	5a	2.2	1.32	46	DB	No	S2	Suitable	0	46	0	0	0	-	Site allocated as suitable for a minimum of 35 dwellings in the Site Allocations Document 2018. Indicative site capacity has also been considered using SHELAA assumptions, leading to an indicative capacity of 42, but this does not have regard to site specific constraints. Village edge site modelled at 32 dwellings per hectare.
SAD Site 141	154a Walsall Road	Great Wyrley	GW	Staffordshire County Council	5a	1.2	0.84	31	DB	Yes	S2	Suitable	0	31	0	0	0	-	Site allocated as suitable for a minimum of 25 dwellings in the Site Allocations Document 2018. Indicative site capacity has also been considered using SHELAA assumptions, leading to an indicative capacity of 31, but this does not have regard to site specific constraints. Development boundary site modelled at 38 dwellings per hectare.
SAD Site 139	Pool View, Churchbridge	Great Wyrley	GW	Seabridge Developments C/O Advance Land & Planning Ltd	5a	2.2	1.3	46	DB	No	S2	Suitable	0	46	0	0	0	-	Site allocated as suitable for a minimum of 35 dwellings in the Site Allocations Document 2018. Indicative site capacity has also been considered using SHELAA assumptions, leading to an indicative capacity of 42, but this does not have regard to site specific constraints. Village edge site modelled at 32 dwellings per hectare.
491	land at Landywood Enterprise Park, off Holly Lane	Great Wyrley	GW	Hansteen Holding c/o McGough Planning	5a	1.6	1.12	42	DB	Yes	NCD1	Potentially suitable but subject to policy constraints - Employment Land.	0	0	0	42	0	-	Currently in employment use, classed at a 'Good' site in the Council's ELS. Site promoter indicates that high vacancy rates and over 12 months of marketing for employment uses can be demonstrated, but indicates that the site is not viable for employment use. Detailed evidence to demonstrate this has yet to be provided. Development boundary site modelled at 38 dwellings per hectare.
134	Home Farm, Walsall Road/Jacobs Hall Lane	Great Wyrley	GW	Hawksmoor	5a	1.70	1.19	38	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	38	0	-	Land considered as a safeguarded site in SAD Preferred Options but not taken forward after re-assessment. Site is largely superseded by new site suggestion 526 - site area for site 134 has been reduced so as not to overlap with the new site suggestion. Some existing structures on the site but these appear to be agricultural. Village edge site modelled at 32
136	Land off Upper Landywood Lane (North)	Great Wyrley	GW	Cameron Homes c/o Evolve	5b	5.20	3.12	99	Proposed safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land.	0	0	0	99	0	-	Site area reflects the extent of land designated as safeguarded land in the SAD (5.2ha) and excludes the allocated SAD site. TPOs and a PRoW lie within the site. Village edge site modelled at 32 dwellings per hectare.
136a	Land off Upper Landywood Lane (North)	Great Wyrley	GW	Cameron Homes Ltd c/o Evolve	5a	22.77	13.66	437	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	437	0	- Open Space	The land previously included two areas allocated as Green Infrastructure in the 2018 Site Allocations Document, which are now excluded from the gross site area. This leaves a gross site area of 22.77ha. TPOs within site. Village edge site modelled at 32 dwellings per hectare.
137	Land off Upper Landywood Lane (South)	Great Wyrley	GW	Cameron Homes Ltd	5b	9.64	5.78	185	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	185	0	-	Site also suggested for community facilities. Additional parcel of land available in association with development of site to contribute to SANGS requirement for Cannock Chase SAC. Within HEA area of 'particular sensitivity'. TPOs within site. Village edge site modelled at 32 dwellings per hectare.
730	Fishers Farm	Great Wyrley	GW	BSA Environmental c/o Advance Planning	5a	0.43	0.3	10	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	10	0	-	Site currently occupied by garden centre use and associated yard. Village edge site modelled at 32 dwellings per hectare.
138	Leacroft Lane/Roman View	Great Wyrley	GW	John Church Planning	5a	0.76	0.53	17	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	17	0	- Flood Zone 3 - SBI	Access should be away from Nuthurst Drive. Large part of site lies within Flood Zone 3 and contains SBI. Gross site area has been reduced to take account of these constraints. Village edge site modelled at 32 dwellings per hectare.
418	land east of Norton Lane	Great Wyrley	GW	Private landowner C/O CT Planning	5a	0.26	0.26	8	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	8	0	-	Village edge site modelled at 32 dwellings per hectare.
704	Land off Norton Lane	Great Wyrley	GW	Private landowner c/o White Ridge Architecture	5a	1.27	0.89	28	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	28	0	-	May be subject to employment site policy restrictions. Site appears to be previously developed land in the Green Belt. Village edge site modelled at 32 dwellings per hectare.
490	ladj adj to site 139, Pool view	Great Wyrley	GW	Private landowner C/O First City Ltd	5a	0.17	0.17	5	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	5	0	-	Promoted as an extension to proposed allocation 139. Adjacent to SBI and PRoW. Village edge site modelled at 32 dwellings per hectare.
145	land south of M6 Toll, Churchbridge	Great Wyrley	GW	AA Homes & Housing C/O Indigo Planning	5a	0.18	0.18	5	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	5	0	- Flood Zone 3	Not currently developable. Part of site contains the protected route for the Hatherton Branch Canal. Access available from Lockside or Elliot Drive. Would need to provide pedestrian connectivity to existing footways. Site partially within Flood Zone 3 - gross site area reduced accordingly. Village edge site modelled at 32 dwellings per hectare.
741	Meadowbank Grange/Station Rd	Great Wyrley	GW	South Staffordshire District Council	5a	0.29	0.29	11	DB	Yes	NCD2	Suitable but not available.	0	0	0	11	0	-	Site is currently in use as a car park and it is not clear if this use can be satisfactorily removed or if it is available for redevelopment. Development boundary site modelled at 38 dwellings per hectare.
440	land east of Love Lane	Great Wyrley	GW	Private landowner	5a	1.93	1.35	43	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	43	0	-	Sewer easement running across site. Site reduced from previous site submission 440 to reflect extent of agreed land ownership. Village edge site modelled at 32 dwellings per hectare.
441	land north of Hazel Lane	Great Wyrley	GW	Private landowner C/O Advance Land & Planning Ltd	5a	1.65	1.155	36	GB	No	NS	Not suitable - the site is currently in use as a sports pitch and associated facilities.	0	0	0	0	36	- Sports and recreation facilities	Currently Site suggested for approx 36 dwellings. Would need provision of new footway to provide pedestrian connectivity to existing footways. Existing use as sports pitches and childrens centre would need to be relocated. Village edge site modelled at 32 dwellings per hectare.
470	land rear 25 Jacobs Hall Lane	Great Wyrley	GW	Private landowner	5a	0.18	0.18	5	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	5	0	-	Not currently developable due to access constraints and Green Belt. Village edge site modelled at 32 dwellings per hectare.
140	Park Lane	Great Wyrley	GW	Mr N Woodfield- Housing Plus	5a	0.06	0.06	2	DB	No	NCD1	Not suitable - the site is currently open space.	0	0	0	0	2	- Open space	Application 13/00337/FUL refused as land is an important area of POS and close to PROW. Development boundary site modelled at 38 dwellings per hectare.

146/147	Land at Sutherland Farm, Jacobs Hall Lane	Great Wyrley	GW	Private landowner c/o Gareth Holland	5b	12.66	7.6	243	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	243	0	-	The site sits within close proximity to the village development boundary and is only a short distance away from the village along a well-lit footpath. Site also suggested for retail/leisure/community facilities. Within HEA area of 'particular sensitivity'. Amalgamation of previous site suggestions 146 and 147, which were both suggested by the same landowner. Village edge site modelled at 32 dwellings per hectare.
469	land off Hazel Lane	Great Wyrley	GW	Private landowner C/O Mr S T Wright	5a	1.16	0.81	25	GB	No	NS	Not suitable - The site is disassociated from Great Wyrley village development boundary	0	0	0	0	25	- Disassociated from settlement	Site is disassociated from the village development boundary and lies away from the village down a narrow unlit road with no footway. TPOs on site border. suggested for 6-8 detached homes. Site modelled at 32 dwellings per hectare.
536a	Land off Holly Lane Part 1	Great Wyrley	GW	Miller Homes c/o Pegasus	5a	11.79	7.07	226	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	226	0	-	The site adjoins the development boundary of Great Wyrley. Train line borders site to the east. Village edge site modelled at 32 dwellings per hectare.
536b	Land off Holly Lane Part 2	Great Wyrley	GW	Miller Homes c/o Pegasus	5a	12.74	7.64	244	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	244	0	-	The site adjoins the development boundary of Great Wyrley. Train line borders site to the west. Village edge site modelled at 32 dwellings per hectare.
525	Land north of Jones Lane	Great Wyrley	GW	The Holdford Farm Partnership c/o Cerda Planning	5a	14.24	8.54	273	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	273	0	- Flood Zone 3	The site is disassociated from Great Wyrley when considered in isolation from other site suggestions, but is put forward as part of a comprehensive scheme including site 526, which is not disassociated from the Great Wyrley development boundary. Consequently the site is considered as a potentially suitable option, provided that it comes forward alongside site 526. Small part of the site sits within Flood Zone 3 and the gross site area has been reduced to affect this. Site modelled at 32 dwellings per hectare.
526	Land south of Jones Lane	Great Wyrley	GW	The Holdford Farm Partnership c/o Cerda Planning	5a	22	13.2	422	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	422	0	- Flood Zone 3	The site is almost directly adjacent the Great Wyrley development boundary, and is connected to the village via existing footways. Supersedes some of the previous extent of site 134. Promoted conjointly with site 525. Village edge site modelled at 32 dwellings per hectare.
638	Loades PLC	Great Wyrley	GW	Loades PLC c/o DBA Estates Ltd.	5a	1.05	0.74	27	DB	Yes	NCD1	Potentially suitable but subject to policy constraints - Employment Land.	0	0	0	27	0	-	Site identified as 'Good' quality employment land supply in the 2018 EDNA. Site promoter indicates site is currently vacant and in poor condition, and a marketing exercise has been undertaken to evidence the site is not suitable/viable for its current employment use. Site lies within the Great Wyrley development boundary. Development boundary site modelled at 38 dwellings per hectare.
696	Land East of A34	Great Wyrley	GW	Private landowner c/o Doorbars	5a	35.5	21.3	681	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	681	0	-	Site contains large area of TPO'd woodland at its centre. Once this is removed the remaining gross site area is 35.5ha.
ESSINGTON																			
149	land at Bognop Road	Essington	ES	Staffordshire County Council	5a	0.05	0.05	1	DB	No	S2	Suitable - within Development Boundary	0	1	0	0	0	-	Site lies within the development boundary and Staffordshire County Council confirms availability in short term for development. Development boundary site modelled at 38 dwellings per hectare.
150	Land adjoining High Hill Rd	Essington	ES	Private landowner C/O Carter Jonas	5a	5.66	3.4	108	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	75	0	-	Access possible from High Hill, but significant highway improvements required, poor visibility and lack of footway, close to public transport links with Cannock and Wolverhampton. Village edge site modelled at 32 dwellings per hectare.
151 / 662	Land between M6 & Essington and adj. Bursnips Road	Essington	ES	Bovis Homes c/o Rapleys	5a	14.64	8.78	281	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	281	0	-	Potential access from Rowan Drive or directly onto Brownshore Lane, but significant highway works required. Access onto A462 has poor visibility and lack of footway, close to public transport links with Cannock and Wolverhampton. PRoW runs through site. Large planting buffer on the eastern part of the site fronting onto Brownshore Lane. Village edge site modelled at 32 dwellings per hectare.
154	South Side of High Hill	Essington	ES	Trustees of Bushbury Charities c/o Dallow & Dallow	5a	0.80	0.56	17	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	17	0	-	Significant highway works required. No access from High Hill, possible access from private road to Rugby Club which would need to be widened. Site close to public transport links with Cannock and Wolverhampton. Disused allotments. Village edge site modelled at 32 dwellings per hectare.
471	land at Bognop Road	Essington	ES	Private landowner C/O Bruton Knowles	5a	11.05	6.63	212	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	212	0	- Sports and recreation facilities	Land within the parcel is currently used as a rugby pitch (3.52ha). The total site area is 14.57ha, so removing the sport and recreation area from the gross site area leaves 11.05ha. Village edge site modelled at 32 dwellings per hectare.
155	Hill Street	Essington	ES	Mr N Woodfield- Housing Plus	5a	0.07	0.07	2	DB	No	NCD2	Suitable but not currently available.	0	0	0	2	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently parking area and incidental open space. Development boundary site modelled at 38 dwellings per hectare.
156	Hawthorn Road	Essington	ES	Mr N Woodfield- Housing Plus	5a	0.04	0.04	1	DB	No	NCD2	Suitable but not currently available.	0	0	0	1	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently parking area. Development boundary site modelled at 38 dwellings per hectare.
157	Hill Street	Essington	ES	Housing Plus	5a	0.28	0.28	10	DB	Yes	NCD2	Suitable but not currently available.	0	0	0	10	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently 30 garages and parking area. 3 houses previously proposed with 12 car parking spaces and garages retained. Good access but concerns over relocation of vehicles. Unclear if whole site can be redeveloped and recent correspondence with landowner confirms no intention of bringing forward through the planning application process in the foreseeable future. Development boundary site modelled at 38 dwellings per hectare.
158	land at Hobnock Rd (former brickworks site)	Essington	ES	Black Country Reclamation c/o Mr Sweeney - WYG	5b	17.43	10.46	334	GB	Yes/No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	334	- Disassociated from settlement	The site is disassociated from Essington village development boundary, lying some distance away from the village, from which it is also separated by a motorway. Identified as 'Good' site in ELS 2012. Site has an area of brownfield land but is majority greenfield so has been categorised as such. Has recently been the subject of further applications for employment use, which were refused, but site area has been amended to reflect the area of land used in these planning applications. Includes application 15/00722/FUL for Proposed New Distribution Centre and Head office Facility. Erection of Warehousing and Distribution building (circa 32,992m2 - Use Class B8); Head Office building (Circa 2,515m2 B1 Use). Site modelled at 32 dwellings per hectare.

661	Land at Bursnips Road p1	Essington	ES	Tardis Environmental UK Ltd c/o Stansgate Planning	5a	28.99	17.39	556	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	556	- Disassociated from settlement	The site is disassociated from Essington and the urban edge of the Black Country. PRow runs through the site. Site modelled at 32 dwellings per hectare.
162	Bursnips Road	Essington	ES	Private landowner	5a	0.08	0.08	2	GB	Yes	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 nearby settlement. Site modelled at 32 dwellings per hectare.
FEATHERSTONE																			
SAD Site 168	Land at Brinsford Lodge	Featherstone	FS	Berrywood Estates C/O Firstplan	5a	2.80	1.68	81	DB	Yes	S2	Suitable	0	81	0	0	0	-	Suitable - part of site identified as an allocation in the Site Allocations Document. The remaining 2.20ha are proposed to remain in the Green Belt but be identified for community use including sports pitches. Site capacity reflects the planning permission granted on the site following 1st April 2020
397	land adj to Brinsford Lodge, Brookhouse Lane	Featherstone	FS	First City	5a	1.60	1.12	35	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	35	0	-	1.6ha of land identified as Safeguarded land in the SAD. Remainder to be used for open space and recreation. Significant highway improvements required - narrow road and lack of footway, but SAD examination confirms that these could be achieved. Potential to provide vehicular access to the site from the adjacent housing site allocation. May need speed limit to be reduced. Remainder of site to be identified as public open space. Environment agency confirmed through the SAD examination that site may lie within Flood Zone 3 despite not being within Flood Zone 3 on the current mapping, but with the appropriate assessments, the site can be designed to avoid encroachment into the area of flood risk. Village edge site modelled at 32 dwellings per hectare.
169	Featherstone Hall Farm, New Road	Featherstone	FS	Private landowner c/o Mr G Robson	5b	1.27	0.89	28	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	28	0	-	Mixed use proposed to include community facilities. Access from New Road, close to public transport links with Cannock and Wolverhampton. Site contains significant built form, but this appears to be for agricultural uses and as such does not qualify as previously developed land. Village edge site modelled at 32 dwellings per hectare.
170	land east of Brookhouse Lane	Featherstone	FS	Persimmon Homes c/o Pleydell Smithyman	5b	16.70	10.02	320	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	320	0	-	Site area extended to included potential safeguarded land. Mixed use proposed to include community facilities including sports facilities, car park and access road. Directly adjacent the Featherstone development boundary, with access from Brookhouse Lane, would require new footway. Establishing an eastern access onto the A460 would appear to result in loss of an existing travelling showpersons site (Dobson's Yard). Village edge site modelled at 32 dwellings per hectare.
172	Land at Cannock Road	Featherstone	HT	Brownejacobson LLP	5a	12.70	7.62	243	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	243	0	-	Detailed highways assessment required to demonstrate deliverability. Directly adjacent Featherstone development boundary but poor visibility along A460, lack of footway. Within HEA area of 'particular sensitivity' and Historic landscape area. TPOs surround north-western and north-eastern site boundary. Village edge site modelled at 32 dwellings per hectare.
395	land off New Road	Featherstone	FS	Richborough Estates C/O Pegasus Group	5a	5.14	3.08	98	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	0	0	-	Superseded entirely by site suggestion 527 - therefore no potential supply is included to avoid double counting. Access from New Road, lack of footway but close to public transport links with Cannock and Wolverhampton. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
396	land off New Road/East Road	Featherstone	FS	David Wilson Homes c/o Turley	5a	25.49	15.29	489	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	489	0	-	Access from New Road, lack of footway but close to public transport links with Cannock and Wolverhampton and directly adjacent Featherstone development boundary. Agents indicate that a lower capacity with a gap between Brinsford and Featherstone could be maintained within site. Village edge site modelled at 32 dwellings per hectare.
433	land at New Road/Featherstone Lane	Featherstone	FS	Private landowner C/O Mr J Price	5a	3.64	2.548	76	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	0	0	-	Superseded entirely by site suggestion 527 - therefore no potential supply is included to avoid double counting. Access from New Road, close to public transport links with Cannock and Wolverhampton. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
174	adj 10 Brookhouse Close	Featherstone	FS	Mr N Woodfield- Housing Plus	5a	0.08	0.08	3	DB	Yes	NCD2	Suitable but not currently available.	0	0	0	3	0	-	Not currently developable- no current confirmation site will be made available within 5 years. Currently parking area and incidental open space/hardstanding. Development boundary site modelled at 38 dwellings per hectare.
176	adj 3 Brookhouse Close	Featherstone	FS	Mr N Woodfield- Housing Plus	5a	0.08	0.08	3	DB	Yes	NCD2	Suitable but not currently available.	0	0	0	3	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently garages and parking area. Development boundary site modelled at 38 dwellings per hectare.
742	Red White and Blue public house	Featherstone	FS	Mathew Phillips Surveyors	5a	0.49	0.34	12	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Community Facility. Not currently available.	0	0	0	12	0	- Community facility	Site is primarily composed of a vacant public house and surrounding grounds, with some additional vacant land to the rear. Public house is an asset of community value which has been marketed since November 2021. Unclear if the site is currently available for residential development and it has not been demonstrated that the site is suitable for alternative uses to the existing community facility. Development boundary site modelled at 38 dwellings per hectare.
450	land at Moss Glen, Cannock Road	Featherstone	FS	Private landowner C/O First City Ltd	5a	0.55	0.385	12	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	0	0	-	Superseded by site suggestion 527. Highways concerns due to proximity to existing pedestrian crossing and access would be over current bus stop markings. Little room to relocate crossing. Would require detailed highways assessment to demonstrate deliverability. Site suggested for approx 10 dwellings. Village edge site modelled at 32 dwellings per hectare.
394	land at Paradise Lane/New Road	Featherstone	FS	Bickfords Truck Hire C/O Concept Town Planning	5a	2.68	1.61	51	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	51	- Disassociated from settlement	The site is isolated from any nearby settlement. Site also suggested for B1/B2/B8 uses. Site modelled at 32 dwellings per hectare.
656	Land at Manor Farm	Featherstone	FS	Private landowner	5a	14.18	8.51	272	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	272	- Disassociated from settlement	The site is isolated from any nearby settlement. Landowner makes clear the site is available for development but does not specify what type. Site modelled at 32 dwellings per hectare.

178	Royal Ordnance Factory	Featherstone	FS	St Francis Group	5b/7	25.00	14	448	DB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	448	- Disassociated from settlement	The site is disassociated from the Featherstone development boundary and also forms part of a strategic employment land allocation supported by the Council's Employment Land Review. Identified as a strategic employment site in Core Strategy. Part of site within Flood Zone 3. Site subject of major planning application and appeal/inquiry for MDA. Appeal dismissed. Site suggested for 300 dwellings. Site modelled at 32 dwellings per hectare.
427	land north New Road	Featherstone	FS	Private landowner C/O Mr H R Stevens	6a	3.34	2	64	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	64	- Disassociated from settlement	The site is disassociated from the Featherstone development boundary. PRoW runs through site. Site modelled at 32 dwellings per hectare.
527	Land north of New Road	Featherstone	FS	Richborough Estates C/O Pegasus Group	5a	20.68	12.41	397	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	397	0	-	The site directly adjoins the settlement boundary of Featherstone. 527 supersedes existing site suggestions made on sites 433, 395, 171 and 450. PRoW runs through north eastern corner of the site. Village edge site modelled at 32 dwellings per hectare.
647 & 648	Land south east of ROF Featherstone	Featherstone	FS	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	12.1	7.26	232	DB	Yes/No	NCD2	Potentially suitable but subject to policy constraints - Employment Land. Not currently available.	0	0	0	232	0	- Open space	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. Site has access to Featherstone via a short walk along well lit footways and sits in close proximity to the housing allocation site for the village in the SAD. Part of the site is currently allocated through the 2018 Site Allocations Document as a landscape buffer between the strategic employment site and the village and the gross site area has been reduced accordingly to reflect this open space designation. Village edge site modelled at 32 dwellings per hectare.
SHARESHILL																			
180	land adj Home Farm, Church Road	Shareshill	SH	Private landowner c/o Mr N H Barrett	5a	0.13	0.13	4	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	4	0	-	The site is adjacent the Shareshill development boundary. Site appears to require access through use of land within curtilage of adjacent residential property. Listed building in close proximity to site to north west. Village edge site modelled at 32 dwellings per hectare.
181	land at the rear of Tanglewood, Elms Lane	Shareshill	SH	Private landowner c/o Mr N H Barrett	5a	0.39	0.39	12	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	12	0	-	The site is adjacent the Shareshill development boundary. Village edge site modelled at 32 dwellings per hectare.
182	Land west of Deanery Close	Shareshill	SH	Private landowner c/o First City Ltd	5a	0.13	0.13	4	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	4	0	-	The site is adjacent the Shareshill development boundary. Listed building in close proximity to west of site. Village edge site modelled at 32 dwellings per hectare.
183	land off Swan Lane	Shareshill	SH	Private landowner c/o Mr Woolner - Firstplan	5a	0.28	0.28	8	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	8	0	-	The site is adjacent the Shareshill development boundary. Highways access currently appears to be poor, as site can only be accessed through a narrow unadopted lane/PRoW. Village edge site modelled at 32 dwellings per hectare.
184	land east Manor Drive	Shareshill	SH	Private landowner c/o Mr Robinson CDS Development Services	5a	2.19	1.31	42	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	42	0	-	The site is adjacent the Shareshill development boundary. PRoW runs through site and TPO belts sit within southern extent of site. Village edge site modelled at 32 dwellings per hectare.
185	land off Manor Drive (south)	Shareshill	SH	Lockett Property Holdings c/o Pegasus Planning Group	5a	0.89	0.623	19	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	19	0	-	The site is adjacent the Shareshill development boundary. TPO belts bound site to east and south. Village edge site modelled at 32 dwellings per hectare.
186	North of Church Rd	Shareshill	SH	Welcome Homes	5b	2.89	1.73	55	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	55	- Disassociated from settlement	The site is disassociated from the Shareshill development boundary and there are no satisfactory pedestrian routes from the site to the village along Church Road. PRoW runs through site. Site proposed for mixed use including community and sports/leisure facilities and open space. Site modelled at 32 dwellings per hectare.
187	Land adjacent to Park View Hilton Lane	Shareshill	SH	Private landowner c/o Sutton & Wilkinson	5a	0.06	0.06	2	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	0	- Disassociated from settlement	The site is isolated from any nearby settlement. Superseded by site 521. Site modelled at 32 dwellings per hectare.
398	land off Hilton Lane	Shareshill	SH	Private landowner	5a	0.14	0.14	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 any nearby settlement. Site modelled at 32 dwellings per hectare.
ISOLATED SITES/SITES ADJACENT OTHER SETTLEMENTS																			
188	Wheatshaf Farm, Wolverhampton Road	Laney Green	SA	Private landowner C/O EPL Midlands Ltd	5b	2.11	1.27	40	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	42	- Disassociated from settlement	The site is isolated from any nearby settlement. Site suggested for 98 dwellings and/or mixed use, dementia care facility. Majority of site undeveloped and therefore not classed as previously developed land. Site modelled at 32 dwellings per hectare.
191	Wolverhampton Rd - Site 3	Middle Hill	SA	Middle Hill Estates C/O Fisher German	5a	3.77	2.26	72	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	72	- Disassociated from settlement	The site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.
192	land at Middle Hill/Middle Hill Farm off Wolverhampton Road	Middle Hill	SA	Middle Hill Estates C/O Fisher German	5a	0.83	0.58	18	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	0	- Disassociated from settlement	Superseded by site suggestion 531. The site is isolated from any nearby settlement. Site suggested for affordable housing. Site modelled at 32 dwellings per hectare.
473	land at Middle Hill (north)	Middle Hill	SA	Middle Hill Estates C/O Fisher German	5a	0.65	0.46	14	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	0	- Disassociated from settlement	Superseded by site suggestion 533. The site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.
194	land at Warstone Farm, Warstone Road	Saredon	SA	Private landowner - Wienerberger Ltd	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	Small part of wider 22ha site proposed for housing. Site contains agricultural structures, which are not considered to fall within the definition of PDL. The site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.
195	Long Lane	Springhill	ES	Private landowner c/o Gareth Holland	5b	12.90	7.74	247	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	247	- Disassociated from settlement	The site is isolated from any nearby settlement. Mixed use proposed including retail and leisure uses. Site modelled at 32 dwellings per hectare.
196	Long Lane Park	Springhill	ES	Wyrley Rangers FC Ltd	5b	4.10	2.46	78	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	78	- Disassociated from settlement	The site is isolated from any nearby settlement. Mixed use proposed to retain existing sports pitches. Site modelled at 32 dwellings per hectare.
713	Land south of Long Lane 1	Springhill	ES	Private landowner c/o Gareth Holland	5a	2.10	1.26	40	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	40	- Disassociated from settlement	The site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.
714	Land south of Long Lane 2	Springhill	ES	Private landowner c/o Gareth Holland	5a	4.27	2.56	82	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	92	- Disassociated from settlement	The site is isolated from any nearby settlement. A small part of the site's north eastern corner is in an SBI, leaving 4.27ha once excluded from the site area. Site modelled at 32 dwellings per hectare.

697	Land South of Hobble Lane	Newtown	ES	Private landowner c/o Doorbars	5a	8.50	5.1	163	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	163	- Disassociated from settlement	The site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.
698	Land North of Long Lane	Newtown	ES	Private landowner c/o Doorbars	5a	2.95	1.77	56	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	56	0	-	The site is adjacent to the Newtown development boundary. Village edge site modelled at 32 dwellings per hectare.
197	Pasture and Pool Landywood Lane	Springhill	ES	Private landowner	5a	10.98	6.588	210	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	210	- Disassociated from settlement	The site is disassociated from the Springhill development boundary. Northern part of site superseded by site suggestion 539 - site area therefore reduced to exclude site 539, leaving 10.98ha. Site modelled at 32 dwellings per hectare.
198	land at Long Lane/Broad Lane	Springhill	ES	Private landowner c/o Lewis Architecture	5a	3.99	2.39	76	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	76	0	-	The site is directly adjacent to the Springhill development boundary. Village edge site modelled at 32 dwellings per hectare.
199	Land adjacent to Barnfield, Long Lane	Springhill	ES	Private landowner c/o Gareth Holland	5a	0.35	0.35	11	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	11	0	-	The site is directly adjacent to the Springhill development boundary. Narrow triangular site - may affect site capacity. Village edge site modelled at 32 dwellings per hectare.
200	land at Long Lane/Broad Lane	Springhill	ES	Private landowner	5b	32.33	19.40	620	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	620	0	-	The site is directly adjacent to the Springhill development boundary. Mixed use proposed, no details given. Village edge site modelled at 32 dwellings per hectare.
201	land off A460 Wolverhampton Rd	Wedges Mills	SA	Middle Hill Estates C/O Fisher German	5b	11.23	6.74	235	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	0	0	-	Superseded by site suggestion 529 so no potential supply has been identified from site 201. The site is directly adjacent the Wedges Mills development boundary, which is effectively an extension of the Cannock urban area. Mixed use proposed including small scale retail and community services. Urban edge site modelled at 35 dwellings per hectare.
521	Land adj Park View, Hilton Lane	Shareshill	SH	Private landowner	5a	0.06	0.06	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 nearby settlements. Indicated as being promoted for self or custom build and as having capacity for 1 dwelling. Site modelled at 32 dwellings per hectare.
522	Land at Hatherton Marina	Calf Heath	SA/HA	Hatherton Marina c/o Berrys	5a	0.47	0.33	10	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	10	0	- Flood Zone 3	The site is adjacent the development boundary of Calf Heath. Supersedes site 045 for smaller parcel. Small part of southern end of the site is within Flood Zones 2 & 3, gross site area has been reduced to 0.47ha to reflect exclude flood zones 2 & 3. Village edge site modelled at 32 dwellings per hectare.
528	Land at Middle Hill Part 1	Saredon	SA	Private landowner c/o Fisher German LLP	5b	9.27	5.56	177	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	177	- Disassociated from settlement	The site is isolated from any nearby settlements. Site modelled at 32 dwellings per hectare.
538	Land off New Landywood Lane	Great Wyrley	GW	Private landowner c/o Mr C.F. Ford	5a	2.12	1.27	40	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	40	- Disassociated from settlement	The site is disassociated from the Great Wyrley development boundary. Supersedes previous site suggestion 423. Site modelled at 32 dwellings per hectare.
539	Landywood Lane, Springhill Part 1	Cheslyn Hay	CH	Private landowner	5b	6.54	3.924	125	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	125	- Disassociated from settlement	The site is disassociated from the Great Wyrley development boundary. Supersedes part of site 197. Site capacity may be lower due to the significant water body currently within the site. Site modelled at 32 dwellings per hectare.
540	Landywood Lane, Springhill Part 2	Great Wyrley	GW	Private landowner	5b	2.24	1.34	43	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	43	- Disassociated from settlement	The site is disassociated from the Great Wyrley development boundary. Site modelled at 32 dwellings per hectare.
651	Land at Junction 11 of Hilton Park	Hilton	SH	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	70	42	1344	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	1344	- Flood Zone 3 - SBI - Disassociated from settlement	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. The northern part of the site of the site is cut off from the remaining site by Flood Zone 3, and SBI and TPO belts. As such the gross site area has been reduced to 70ha to exclude the areas of Flood Zone 3, SBI and TPOs, and the land these cut off to the north. PRoWs cross site. Site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.