

LOCALITY 5

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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 2028-2033	Not Currently Developable	Not Suitable	Key Constraints	Site assessment
KINVER																			
SAD Site 274	land south of White Hill	Kinver	KV	Trebor Developments C/O Avison Young	5a	1.60	1.12	38	DB	No	S2	Suitable	0	38	0	0	0	-	Site allocated as suitable for a minimum of 30 dwellings in the Site Allocations Document 2018. Capacity based on submitted planning application (20/00621/OUT).
274	land south of White Hill	Kinver	KV	Trebor Developments C/O Avison Young	5a	3.90	2.34	74	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	74	0	-	Tenancy agreement in place for two years but agent considers could be developed within 5 years. (Previously considered as two separate sites 274a/b) Within HEA area of 'particular sensitivity'. PRoW runs through site. Village edge site modelled at 32 dwellings per hectare.
576	land off Hyde Lane (west)	Kinver	KV	Basterfield Group Ltd AND Bellway Homes C/O Turley	5b	8.49	5.09	163	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	163	0	-	Land levels may constrain development. Within HEA area of 'particular sensitivity'. Small number of TPOs within site. Site promoters indicate that if whole site was allocated it could accommodate new doctor's surgery adjacent Hyde Lane. Village edge site modelled at 32 dwellings per hectare.
272	Land East of Dunsley Drive	Kinver	KV	Turley for Bellway Homes	5a	1.16	0.81	26	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	26	0	-	Dunsley Road is a private road, access acceptable in principle. Within HEA area of 'particular sensitivity'. Adjacent to Conservation Area. Village edge site modelled at 32 dwellings per hectare.
273	North of White Hill	Kinver	KV	Trebor Developments C/O Avison Young	5a	3.94	2.36	75	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	75	0	-	Site suggested for extra care development. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
275	Hillboro Rise	Kinver	KV	Mr N Woodfield- Housing Plus	5a	0.09	0.09	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.
276	Hillboro Rise	Kinver	KV	Mr N Woodfield- Housing Plus	5a	0.09	0.09	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.
277	Churchill Road, The Compa	Kinver	KV	Private landowner	5a	0.40	0.28	8	GB	No	NS	Not suitable - heavily wooded and covered by TPO	0	0	0	0	8	- Majority tree cover (TPO)	Heavily wooded land with TPOs covering majority of the site. Sloping site with constrained access on junction with poor visibility. Within HEA area of 'particular sensitivity'. Within Conservation Area. Village edge site modelled at 32 dwellings per hectare.
278	Granary Farm	Kinver	KV	Granary Farm (Holdings) Ltd c/o Mr Plant, Mid West Planning Ltd	5a	0.63	0.44	14	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	14	- Disassociated from settlement	The site is disassociated from Kinver village development boundary. Within HEA area of 'particular sensitivity' and directly adjacent to a Conservation Area. Site contains numerous structures, but these are associated with agricultural uses so the site is not considered to be brownfield land. Site modelled at 32 dwellings per hectare.
409	land adj Edge View Home, Comber Road	Kinver	KV	Private landowner C/O Thomas White Associates	5a	0.46	0.32	12	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	12	0	-	Unlikely to be suitable due to narrow road and lack of footway. Within Conservation Area. Significant TPO belts within site. Village edge site modelled at 32 dwellings per hectare.
549	Land north of Dunsley Road	Kinver	KV	Baratt Homes C/O Savills	5a	13.08	7.85	252	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	252	0	-	Site is directly adjacent to the Kinver development boundary. Site promoters indicate the highground of the site could be left undeveloped. Village edge site modelled at 32 dwellings per hectare.
550	Land south of Dunsley Road	Kinver	KV	Baratt Homes C/O Savills	5a	3.83	2.3	73	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	73	- Disassociated from settlement	The site is not directly adjacent to the development boundary of Kinver, and can only access the village via a narrow lane and a road with no formal footway (Dunsley Road). Site promoters indicate a small development of 6 dwellings could be accommodated, reflecting the limited capacity of the existing site access. Site modelled at 32 dwellings per hectare.
546	Land at Church Hill	Kinver	KV	SBP Property Ventures Ltd C/O Harris Lamb	5a	1.85	1.3	41	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	41	0	-	The site contains TPOs on its borders and lies partially within a Conservation Area. Small part of the site lies within the development boundary in order to deliver access. Village edge site modelled at 32 dwellings per hectare.
542	Kinver Police Station	Kinver	KV	Office of the Police and Crime Commissioner for Staffordshire	5a	0.1	0.1	3	DB	Yes	S2	Suitable	0	3	0	0	0	-	The site sits within a Conservation Area and contains TPOs. Site owner confirms the site is available for development immediately. Development boundary site modelled at 38 dwellings per hectare.
677	Foley Street	Kinver	KV	South Staffordshire District Council	5a	0.13	0.13	4	GB	No	NCD2	Potentially suitable but subject to physical and policy constraints - Green Belt, tree cover and access	0	0	0	4	0	-	The site lies partially within a Conservation area and contains significant vegetation throughout the site. Narrow access to the site - unclear whether satisfactory highways access could be achieved. Village edge site modelled at 32 dwellings per hectare.
WOMBOURNE																			
416	land off Orton Lane (rear Strathmore Crescent)	Wombourne	WM	Bellway Homes c/o Wood PLC, St Philips	5a	2.75	1.65	52	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	52	0	-	Site area amended May 2014. Access acceptable in principle subject to extension to existing footway. Within HEA area of 'particular sensitivity'. Bellway Homes have indicated an interest in the southern part of the site, whilst St Philips have expressed an interest in the site's north-western portion. It is unclear whether both site promoters are working together to deliver a comprehensive scheme. Village edge site modelled at 32 dwellings per hectare.

416a	Land off Orton Lane	Wombourne	WM	St Phillips	5a	0.89	0.62	20	GB	Yes/No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	20	0	-	Site is proposed as an extension to the northern parcel of safeguarded land controlled by St Phillips (part of site 416). A small part of the site is occupied by a residential dwelling. Village edge site modelled at 32 dwellings per hectare.
708	Land west of Strathmore Crescent	Wombourne	WM	Bellway Homes Ltd & Eden Wood Ltd	5a	3.22	1.93	61	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	61	0	-	Site would be accessed through adjacent safeguarded land. Adjacent to a PRoW. Village edge site modelled at 32 dwellings per hectare.
285	Land off Poolhouse Road	Wombourne	WM	Taylor Wimpey C/O Lichfields	5a	10.40	6.24	200	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	216	0	-	Access acceptable in principle subject to new pedestrian footway. Within HEA area of 'particular sensitivity'. PRoW runs through sites 285/459. Village edge site modelled at 32 dwellings per hectare.
562/415	land off Pool House Road/Clap Gate Road	Wombourne	WM	Touch Developments/Lovell Homes c/o Evolve				No		0			0	0	0				
459	land off Poolhouse Road (2)	Wombourne	WM	Touch Developments/Lovell Homes c/o Evolve				No		0			0	0	0				
283	land off Bridgnorth Road	Wombourne	WM	Bloor Homes c/o Marrons	5a	9.57	5.74	183	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	183	0	-	Village edge site modelled at 32 dwellings per hectare.
284	land off Gilbert Lane	Wombourne	WM	Trustees of EMP Shaw Hellier Settlement C/O Nock Deighton Agricultural Ltd	5b	2.10	1.26	40	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	40	0	- Flood Zone 3	Access acceptable in principle from High Street and which does not conflict with existing PH. Part of site lies within Flood Zone 3 and is adjacent to the Conservation Area. Entirety of the site is within a Conservation Area buffer. Gross site area has been reduced to remove land in Flood Zone 3. Village edge site modelled at 32 dwellings per hectare.
286	land adj 62 Sytch Lane	Wombourne	WM	Private landowner C/O Madeleys	5a	0.62	0.43	13	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt. Not currently available.	0	0	0	13	0	-	The site owner has indicated they will not make the site available for housing development. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
298	land off Bratch Lane/Trynull Road	Wombourne	WM	Private landowner C/O Amcanu'n Uchel Ltd	5a	1.95	1.365	43	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	43	0	-	Within HEA area of 'particular sensitivity'. Adjacent to Canal Conservation Area. Village edge site modelled at 32 dwellings per hectare.
417	land adj Hartford House Pool House Road	Wombourne	WM	Private landowner	5a	0.56	0.39	12	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	12	0	-	Detailed highways assessment required to demonstrate deliverability. Within HEA area of 'particular sensitivity'. Site is predominantly undeveloped. Village edge site modelled at 32 dwellings per hectare.
438	land off Bratch Lane	Wombourne	WM	Private landowner C/O PJ Planning	5a	0.57	0.4	12	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	12	0	- Flood Zone 3	Detailed highways assessment required to demonstrate deliverability. Appears unsuitable due to access and pedestrian connectivity. Within HEA area of 'particular sensitivity'. Part of site is within Flood Zone 3; gross site area has been reduced to 0.57ha to exclude land within Flood Zone 3. Village edge site modelled at 32 dwellings per hectare.
738	Wagon and Horses public house	Wombourne	WM	Marstons Estates Ltd c/o Cerda Planning Ltd	5a	0.72	0.5	19	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Community Facility.	0	0	0	19	0	- Loss of community facility	The site was previously granted planning permission for 11 dwellings in 2011, which lapsed, and has recently been refused permission for 9 dwellings due to conflict with the existing public house use. Site is currently occupied by a public house which has not been proved suitable for an alternative use. Development boundary site modelled at 38 dwellings per hectare.
626	land off Bridgnorth Road/Wombourne Road - Parcel A	Wombourne	WM	Richborough Estates c/o RCA Regeneration	5a	1.78	1.25	39	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	39	0	-	Site forms part of a wider site suggestion including Sites 627, 628 and 629, which site promoter indicates could be brought forward as part of a comprehensive scheme, or separately, depending on the Council's housing and infrastructure requirements. Village edge site modelled at 32 dwellings per hectare.
627	land off Bridgnorth Road/Wombourne Road - Parcel B	Wombourne	WM	Richborough Estates c/o RCA Regeneration	5a	7.03	4.22	134	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	134	0	-	Site forms part of a wider site suggestion including Sites 626, 628 and 629, which site promoter indicates could be brought forward as part of a comprehensive scheme, or separately, depending on the Council's housing and infrastructure requirements. Village edge site modelled at 32 dwellings per hectare.
628	land off Bridgnorth Road/Wombourne Road - Parcel C	Wombourne	WM	Richborough Estates c/o RCA Regeneration	5a	9.37	5.62	179	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	179	0	-	Site forms part of a wider site suggestion including Sites 626, 627 and 629, which site promoter indicates could be brought forward as part of a comprehensive scheme, or separately, depending on the Council's housing and infrastructure requirements. Part of site 628 includes proposal for a country park. Village edge site modelled at 32 dwellings per hectare.
629	land off Bridgnorth Road/Wombourne Road - Parcel D	Wombourne	WM	Richborough Estates c/o RCA Regeneration	5a	12.46	7.48	239	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	239	0	-	Site forms part of a wider site suggestion including Sites 626, 627 and 628, which site promoter indicates could be brought forward as part of a comprehensive scheme, or separately, depending on the Council's housing and infrastructure requirements. Part of site 629 includes proposal for a country park. Site is directly adjacent to an SBI. Village edge site modelled at 32 dwellings per hectare.
460	land at Bridgnorth Road (Tata)	Wombourne	WM	Rosedale Property Holdings C/O Colliers International	5b	2.34	1.4	53	DB	Yes	NCD1	Potentially suitable but subject to policy constraints - Employment Land.	0	0	0	53	0	- Flood Zone 3 - SBI	Significant highways works required, existing access needs consideration with respect to visibility and may need reconfiguring. Site suggested for mixed use and currently occupied by Tata Steel thus in employment use. Available once Tata relocate. All of the Green Belt area of the land promoted sits within Flood Zone 3 and/or an SBI. Therefore, gross site area has been reduced to solely reflect the area of land within the development boundary. Development boundary site modelled at 38 dwellings per hectare.
463a	land off Billy Buns Lane (N)	Wombourne	WM	Trustees of EMP Shaw Hellier Settlement C/O Nock Deighton Agricultural	5a	2	1.2	38	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	38	0	-	Detailed highways assessment required to demonstrate deliverability, significant access and pedestrian connectivity issues. Village edge site modelled at 32 dwellings per hectare.
463b	land between Billy Buns Lane and Smallbrook Lane	Wombourne	WM	Trustees of EMP Shaw Hellier Settlement C/O Nock Deighton Agricultural	5a	3.43	2.06	65	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	65	0	-	Detailed highways assessment required to demonstrate deliverability, significant access and pedestrian connectivity issues. Village edge site modelled at 32 dwellings per hectare.
463c	Land adj to Billy Buns Lane and Smallbrook Lane	Wombourne	WM	Trustees of EMP Shaw Hellier Settlement C/O Nock Deighton Agricultural	5a	1.03	0.72	23	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	23	0	-	Detailed highways assessment required to demonstrate deliverability, significant access and pedestrian connectivity issues. Village edge site modelled at 32 dwellings per hectare.

463d	land off Smallbrook Lane and Gilbert Lane	Wombourne	WM	Trustees of EMP Shaw Hellier Settlement C/O Nock Deighton Agricultural	5a	4.08	2.45	78	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	78	0	-	Detailed highways assessment required to demonstrate deliverability, significant access and pedestrian connectivity issues. Village edge site modelled at 32 dwellings per hectare.
280	land at The Bratch, Bratch Lane	Wombourne	WM	Severn Trent Water C/O G L Hearn	5b	7.27	4.36	165	DB	No	NCD2	Potentially suitable but subject to access constraints.	0	0	0	165	0	- Flood Zone 3	Not currently developable. Restricted visibility at possible access. No footway exists and difficult to construct due to existing railway bridge. Access must be resolved to ensure site can be considered suitable. Previous Bratch Policy Area was reviewed as part of the Site Allocations process and deleted. Also suggested for tourism and open space. Site is adj Staffs and Worcs Canal conservation area and contains Bratch Pumping Station which is listed and which will constrain potential developable area. Site promoter confirms intention to respect the setting of the Bratch II* listed building, therefore the gross site area has been calculated without the listed building and associated Canal Conservation Area (resulting in a gross site area of 7.27ha). Within HEA area of 'particular sensitivity'. Final site capacity would require additional investigation of impacts on the Conservation Area/listed building setting. Development boundary site modelled at 38 dwellings per hectare.
681	Mount Road	Wombourne	WM	South Staffordshire District Council	5a	2.12	1.27	48	DB	No	NS	Not suitable - the site is entirely within a Local Nature Reserve	0	0	0	0	48	- Local Nature Reserve	The site lies entirely within a Local Nature Reserve (South Staffordshire Railway Walk) and is also unlikely to be accessible. Development boundary site modelled at 38 dwellings per hectare.
290	Garage court off Dickinson Road	Wombourne	WM	Mr N Woodfield- Housing Plus	5a	0.16	0.16	6	DB	Yes	NCD2	Potentially suitable but subject to access constraints.	0	0	0	6	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently garages and parking area. Improved access required, may need to purchase no. 39. Within HEA area of 'particular sensitivity'. Development boundary site modelled at 38 dwellings per hectare.
286	land adj 62 Sytch Lane	Wombourne	WM	Private landowner c/o Acorus Rural Property Services Ltd	5a	0.65	0.46	14	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	14	0	-	Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
477	land off Woodford Lane	Wombourne	WM	Private landowner	6	2.03	1.22	38	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt. Not currently available.	0	0	0	38	0	-	Not currently developable. Potentially suitable, however suggested by third party, no agreement to sell. Site appears to be in use for agriculture, therefore is not previously developed land. Village edge site modelled at 32 dwellings per hectare.
300	land off Bratch Lane/Flash Lane	Wombourne	WM	Private landowner C/O John Challenor Associates	5a	20	12	384	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	384	- Flood Zone 3 - SBI	Detailed highways assessment required to demonstrate deliverability. Access off either Bratch Lane or Flash Lane unsuitable. Site is adj Staffs and Worcs Canal conservation area and South Staffordshire Railway Walk. Within HEA area of 'particular sensitivity'. No indication from landowners that site is being brought forward jointly alongside site 438 (which directly adjoins development boundary). Part of site lies within Flood Zone 3, which cuts down the middle of the site and a small part of the site in the north western corner sits within an SBI. Gross site area has been reduced so that the site does not cross Flood Zone 3 (presuming access would likely be from southern end of site through site 438), leaving 20ha approx gross site area. Site modelled at 32 dwellings per hectare.
304	land at Dunedin House, Stourbridge Road	Wombourne	WM	Thamesway Property	5a	0.84	0.59	18	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	18	-	Site does not sit directly adjacent to Wombourne and no means of legible and safe pedestrian access has been demonstrated. Numerous TPOs run through site, particularly along site boundary with A449, which may significantly affect site capacity. Site modelled at 32 dwellings per hectare.
305	land at Bridgnorth Road/Heathlands	Wombourne	WM	Staffordshire County Council	5a	0.57	0.4	15	DB	No	NCD2	Potentially suitable but subject to physical constraints - access and existing tree cover	0	0	0	15	0	-	Access issues and proximity of brook course. Site heavily constrained by existing planting and site shape. 0.57ha remains once Flood Zone 3 is excluded. Development boundary site modelled at 38 dwellings per hectare.
306	land adj Redcliffe Drive (Park Mount)	Wombourne	WM	Private landowner c/o WDPG Ltd	5a	1.8	1.26	38	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt. Also constrained by ground levels.	0	0	0	38	0	-	Access and ground level issues - no current means of highways access to site and separated from existing built form by TPO belt. Site also suggested by Mr N Eadie and Mr C Wilson. Village edge site modelled at 32 dwellings per hectare.
701	Land at Longdon	Wombourne	WM	CJZ c/o RCA Regeneration	5a	1.24	0.87	27	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	27	0	-	TPOs sit between site and adjacent residential dwellings. Unclear whether access could be achieved to the site from Wombourne. Village edge site modelled at 32 dwellings per hectare.
307	land off Giggetty Lane	Wombourne	WM	F G Davis Ltd c/o Carter Jones	5a	0.55	0.35	20	DB	No	NS	Not suitable - Open Space	0	0	0	0	20	- Open Space - Majority tree cover (TPO)	Poor access, environmental impact (loss of trees), poor ground conditions. Forms part of existing public open space and entirely covered by TPO. Development boundary site modelled at 38 dwellings per hectare.
308	land off Giggetty Lane	Wombourne	WM	British Waterways	5b	0.97	0.68	25	DB	No	NS	Not suitable - Open Space	0	0	0	0	25	- Open Space	Site also suggested for formal open space, 5 dwellings suggested. Poor access, environmental impact (loss of trees), poor ground conditions. Proposal would result in loss of existing open space. Adjacent Canal Conservation Area. Development boundary site modelled at 38 dwellings per hectare.
309	land off Bridgnorth Road	Wombourne	TS/SW	Private landowner C/O Tyler Parkes Partnership	5a	4.48	2.69	143	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	143	0	-	The site does not directly adjoin the village development boundary. However, it does lie within close proximity of the boundary and there are existing well-lit footways which offer clear and legible walking links from the site to the village. Village edge site modelled at 32 dwellings per hectare.

310a	Smestow Bridge Works, Bridgnorth Road	Wombourne	TS	APT Group	5a	13.82	8.29	265	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Employment Land.	0	0	0	265	0	- SBI - Flood Zone 3	The site does not directly adjoin the village development boundary and is within the Green Belt. However, it does lie within close proximity of the boundary and there are existing well-lit footways which offer clear and legible walking links from the site to the village. Site is brownfield land, but new housing development is likely to significantly increase the extent of built form on the site compared to the existing site, therefore unlikely to be suitable under current GB policy. Site has an existing employment use (B8 car storage). Whilst the site promoter has previously indicated that successful relocation of the existing business is likely, although details of alternative sites and confirmation of this has yet to be secured. Until confirmed this leads to a risk of a loss of employment land if the site were developed for housing, contrary to Policy EV1. A small section of the northern part of the site lies within Flood Zone 3 and an Site of Biological Importance. Once excluded from the site area, these leave a remaining gross site area of approximately 13.82ha. Could be brought forward in conjunction with adjacent sites (310b and 458), although this would involve site crossing Flood Zone 3 to the east. Village edge site modelled at 32 dwellings per hectare.
310b	Smestow Bridge Works, Bridgnorth Road, Parcel 2	Wombourne	TS	APT Group	5a	5.87	3.52	112	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt and Employment Land. Not currently available.	0	0	0	112	0	- Flood Zone 3	The site does not directly adjoin the village development boundary and is within the Green Belt. However, it does lie within close proximity of the boundary and there are existing well-lit footways which offer clear and legible walking links from the site to the village. Site is brownfield land which could be brought forward with adjacent sites (310a and 458), although this would involve the site crossing Flood Zone 3 to the east. Site is currently occupied by employment uses and site promoter has not indicated any plans to relocate these. This raises doubts about the site's availability and may lead to a loss of employment land if the site were developed for housing, contrary to Policy EV1. Village edge site modelled at 32 dwellings per hectare.
458	land off Poolhouse Road (former landfill site)	Wombourne	WM	APT Group	5a	10	6	192	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	192	0	- Flood Zone 3	Significant highways works required due to poor access, isolation and pedestrian connectivity. Former landfill site. Site promoter has indicated it could be brought forward with sites 310a and 310b. Would likely need to be considered with site 285 or 459 to provide suitable layout. Small part of western boundary of site lies within Flood Zone 3 and site area has been reduced accordingly. Village edge site modelled at 32 dwellings per hectare.
413	land north of Smestow Bridge	Wombourne	TS	Plato Estates Ltd	5a	5.05	3.03	96	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	96	- Disassociated from settlement	Part of site within HEA area of 'particular sensitivity'. Site is disassociated from village development boundary and no confirmation has been offered to substantiate landowner agreement for site being brought forward comprehensively alongside nearby sites which do adjoin development boundary. Site modelled at 32 dwellings per hectare.
478	former Sewage Works off Bridgnorth Road	Wombourne	WM	Severn Trent Water C/O Lambert Smith Hampton	5b	8.11	4.86	155	GB	Yes/No	NS	Not suitable - The majority of the site is within Flood Zone 3 and a Site of Biological Importance.	0	0	0	0	155	- Flood Zone 3 - SBI	Majority of site lies within flood plain and/or an SBI, very limited scope for any development on the site outside of these designations. Approximately 2.5ha of the site adjacent the village development boundary is previously developed land, with the remainder being greenfield. Village edge site modelled at 32 dwellings per hectare.
551	Land off Woodford Lane North	Wombourne	WM	Private landowner	5a	6.72	4.03	129	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	129	- Disassociated from settlement	Site lies approximately 250m away from the Wombourne development boundary and only has access to the village via a narrow unlit country lane with no footway. Site modelled at 32 dwellings per hectare.
572	Land at the Shielings	Trysull	TS	Private landowner C/O Miss A.M. Grieve	5a	2.64	1.58	50	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	50	- Disassociated from settlement	The site does not directly adjoin the Wombourne development boundary and has not demonstrated it can provide acceptable pedestrian access to the village and is therefore considered to be disassociated. Site modelled at 32 dwellings per hectare.
563	Land north of Pool House Road	Wombourne	WM	APT Group	5a	6.88	4.13	132	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	132	-	Site suggestion includes Site 459, 458, part of 413 site 477. However, conflicting site suggestions have been provided in this area indicating that APT may not be in control of all of the land suggested, and the site promoter has (to-date) failed to confirm they have the agreement of the landowners in question to promote the suggested comprehensive parcel. Therefore, site area has been redrawn to include remaining site area not within parcels 459, 458, 413 and 477 or Flood Zone 3. Site modelled at 32 dwellings per hectare.
554	Land off Trysull Road - Bratch Common	Wombourne	WM	St Philips c/o WYG	5a	12.81	7.69	245	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	245	0	-	Village edge site modelled at 32 dwellings per hectare.
SWINDON																			
SAD Site 313	Land off Himley Lane	Swindon	SW	Private landowner C/O Marsh Associates	5a	0.30	0.3	10	DB	No	NCD2	Suitable but not currently available.	0	0	0	10	0	-	Part of site identified as an allocation in the Site Allocations Document but recent correspondence suggests the landowner may not deliver the allocation. The remaining 0.8ha are proposed for safeguarded land. Site capacity reflects the land area allocated in the Site Allocations Document and the SHELAA density assumptions.
312a	land off Church Road/St John's Close	Swindon	SW	Private landowner C/O Lever, Turner & Cowdell Ltd	5a	0.28	0.28	8	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	8	0	-	Previously considered as an allocated site in the SAD Preferred Options consultation. Village edge site modelled at 32 dwellings per hectare.
312b	Land at Church Farm	Swindon	SW	Private landowner	5a	4.79	2.87	91	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	91	- Flood Zone 3 - SBI	Part of the site sits within Flood Zone 3 and an SBI, so the gross site area has been reduced accordingly to 4.79ha. Site is disassociated from Swindon development boundary and there is no current indication that the landowners have agreement for site to be included as part of a wider scheme incorporating sites which do adjoin the development boundary. Site modelled at 32 dwellings per hectare.
						0.80	0.56	17	Proposed Safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land.	0	0	0	17	0	-	Access acceptable in principle, presumed to be constructed from existing constructed as part of exceptions site scheme. Would require footway link. Village edge site modelled at 32 dwellings per hectare.

313	Land off Himley Lane (Site 1)	Swindon	SW	Private landowner C/O Doorbars	5a	18.16	10.9	348	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	348	0	-	Green Belt site area represents the remaining area of Site 313 excluding the safeguarded land allocation. Access acceptable in principle, presumed to be constructed from existing constructed as part of exceptions site scheme. Village edge site modelled at 32 dwellings per hectare.
314	Land off Wombourne Road (Site 2)	Swindon	SW	Private landowner C/O Doorbars	5a	17.02	10.21	326	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	326	0	-	Significant highways works required, visibility splay to the north impracticable, would require extension to existing footway. PRow runs through site and Canal Conservation Area adjacent to western end of site. Village edge site modelled at 32 dwellings per hectare.
315	Land off Himley Lane (Site 3)	Swindon	SW	Private landowner C/O Doorbars	5a	18.27	10.96	350	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	350	0	-	Part of site has been developed for affordable housing and has been excluded from the site area. Topography means that remainder of site has limited potential and will constrain development. Access acceptable in principle off Hinksford Lane opposite entrance to cricket club. Would need extension to existing footway and speed limit. Village edge site modelled at 32 dwellings per hectare.
729	Himley Woodland	Swindon	SW	Private landowner c/o Hobart Design Services	5a	0.94	0.66	21	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	21	- Disassociated from settlement	The site is disassociated from any nearby settlement. Site modelled at 32 dwellings per hectare.
437	land off Church Road/rear Baldwin Way	Swindon	SW	Private landowner	5a	2.14	1.28	41	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	41	0	- Flood Zone 2	Previously part of a larger site (312) Detailed highways assessment required to demonstrate deliverability, lack of pedestrian connectivity. A very small part of the site's eastern corner lies within Flood Zone 2. However, an area of the site outside of Flood Zone 2 still adjoins the development boundary, so the site as a whole is not considered unsuitable. Village edge site modelled at 32 dwellings per hectare.
316	Land off Wombourne Road	Swindon	SW	Private landowner	6	0.08	0.08	2	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	2	- Disassociated from settlement	Not currently developable. Site overlaps with site suggestion with 314, but site 316 has been suggested by third party, no agreement to sell. Therefore, it is assumed that site 314 is in control of the access adjacent to the highway, and site 316's gross site area has been reduced to exclude this land. Remaining area of site is disassociated from village development boundary, with no demonstrated footpath access to link the site to the village. Site modelled at 32 dwellings per hectare.
318	former Hinksford Quarry, Hinksford Lane	Swindon	SW	Private landowner	6	2.39	1.43	45	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	45	- Disassociated from settlement	Site suggested by third party (Mr G Fathom) for affordable housing and for mixed use to include sports/recreation/conservation. Site lies away from the Swindon development boundary down national speed limit road with no footway/street lighting. Substantial tree and hedgerow planting at front of site. Site modelled at 32 dwellings per hectare.
411	old bus stop site, High Street	Swindon	SW	Private landowner	6	0.02	0.02	0	GB	Yes	NS	Not suitable - The site is of insufficient capacity to accommodate a dwelling	0	0	0	0	0	-	CCTV column and lighting column obstruct site. Suggested by third party, no agreement to sell. Aside from the site's lack of availability, it does not appear to have capacity to accommodate a dwelling owing to its size and narrow shape.
412	land off High Street/Brooklands	Swindon	SW	Private landowner	6	2.20	1.32	42	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt. Not currently available.	0	0	0	73	0	- Flood Zone 3	Suggested by third party, no agreement to sell. 10/00312/FUL 199 berth marina approved May 2011. Large part of site lies within Flood Zone 3 and is adjacent Canal Conservation Area. Village edge site modelled at 32 dwellings per hectare.
682	Reynolds Close	Swindon	SW	South Staffordshire District Council	5a	0.34	0.34	10	GB	No	NCD1	Potentially suitable but subject to physical and policy constraints - Green Belt, tree cover and access	0	0	0	10	0	-	Site appears landlocked and currently has no highways access to the village. Heavily vegetated site that would result in significant tree and planting loss from the site. Village edge site modelled at 32 dwellings per hectare.
717	Land west of Church Road	Swindon	SW	Nick Hall Land and Estate Agents	5a	2.55	1.53	49	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	49	0	-	Greenfield site currently occupied by equestrian uses. Village edge site modelled at 32 dwellings per hectare.
718	Land west of Church Road 2	Swindon	SW	Private landowner	5a	1.36	0.95	30	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt.	0	0	0	30	0	-	Greenfield site currently occupied by equestrian uses. Village edge site modelled at 32 dwellings per hectare.
429	Land at former Blackhill Quarry, Bridgnorth Road, Swindon	Swindon	SW	Private landowner C/O Mr A Robinson	5a	4.18	2.51	80	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	80	- Disassociated from settlement	The site is disassociated from any nearby settlement. Site modelled at 32 dwellings per hectare.

BOBBINGTON

319	land west of Six Ashes Rd	Bobbington	BB	Private landowner	5b	3.93	2.36	75	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	75	0	-	Site also suggested for mixed use to include employment, community and open space. Site is directly adjacent the settlement boundary of Bobbington, PRow runs through site and site contains small areas of TPOs. Village edge site modelled at 32 dwellings per hectare.
320	land rear of 19 Six Ashes Road	Bobbington	BB	Private landowner C/O Finchfield Estates Ltd	5a	0.64	0.45	14	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	14	0	-	Site proposed for retirements units. Site is directly adjacent the settlement boundary of Bobbington. Site appears to be comprised of structures associated with an agricultural use, therefore not brownfield land. Village edge site modelled at 32 dwellings per hectare.
321	land adj Bannockburn, Six Ashes Road	Bobbington	BB	Private landowner	5a	0.99	0.69	22	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	22	0	-	Site is not directly adjacent to the Bobbington settlement boundary, but lies within close proximity of village by routes which benefit from existing footways and street lighting. Adjacent to primary school which also has walking links to village. Village edge site modelled at 32 dwellings per hectare.
410	land adj Corbett Primary School, Six Ashes Road	Bobbington	BB	Private landowner	5a	1.02	0.71	22	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	22	0	-	Site is not directly adjacent to the Bobbington settlement boundary, but lies within close proximity of village by routes which benefit from existing footways and street lighting. Adjacent to primary school which also has walking links to village. Part of site is within adjacent LPA. Village edge site modelled at 32 dwellings per hectare.

TRYSULL

324	Former British Legion Club, Seisdon Road	Trysull	TS	Private landowner	5a	0.70	0.49	15	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	15	- Disassociated from settlement	Landowner indicates interest from Gypsy families. TPOs within the site and heavy scrub/tree cover within the site. TPOs are disassociated from Trysull village development boundary and has no established footway to the village. Adjacent Conservation Area and within Conservation Area buffer zone. Site modelled at 32 dwellings per hectare.
325	land adj Trysull Village Hall, Trysull Green	Trysull	TS	Private landowner	5a	0.22	0.22	7	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	7	0	-	Site is not directly adjacent Trysull development boundary, but benefits from existing lit footways linking the site to the village, and sits adjacent the village's hall. Within Trysull Conservation Area. Village edge site modelled at 32 dwellings per hectare.
326	land at Feaishill Road	Trysull	TS	Private landowner	5a	2.48	1.49	47	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	47	- Disassociated from settlement	The site is disassociated from any development boundary. Site modelled at 32 dwellings per hectare.
737	land west of Feaishill Road	Trysull	TS	Private landowner	5a	1.22	0.85	27	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	27	- Disassociated from settlement	The site is disassociated from any development boundary. Site modelled at 32 dwellings per hectare.
327	land adj the Vicarage, School Road	Trysull	TS	Lichfield Diocesan Board of Finance Inc c/o Fisher German	5a	0.61	0.43	13	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	13	0	-	Site suggested for affordable housing. Site is within the Trysull Conservation Area and contains TPOs. Village edge site modelled at 32 dwellings per hectare.
328	land to rear Manor House, Seisdon Road	Trysull	TS	Private landowner c/o MTC Planning	5a	0.47	0.33	10	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	10	0	-	Access to the site still to be agreed. Site is within the Trysull Conservation Area and contains some TPOs. Village edge site modelled at 32 dwellings per hectare.
329	land rear "The Plough" PH, School Rd	Trysull	TS	Private landowner C/O Mr M Alcock	5a	1.10	0.77	24	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	24	0	-	Site is within the Trysull Conservation Area and contains a PRoW and TPOs. Village edge site modelled at 32 dwellings per hectare.
330	land at The Summer House, Bell Road	Trysull	TS	Private landowner c/o M Davies	5a	0.18	0.18	5	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	5	0	-	Single dwelling proposed by site promoters. Site is within Trysull Conservation Area. Village edge site modelled at 32 dwellings per hectare.
558	land off Crockington Lane	Trysull	TS	Private landowner C/O Madeleys Chartered Surveyors	5a	3.79	2.27	72	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	72	0	-	Site is within the Trysull Conservation Area. Village edge site modelled at 32 dwellings per hectare.
543	Land adj the Manor House	Trysull	TS	KTB Holdings Limited C/O Madeleys Chartered Surveyors	5a	1.6	1.12	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 lies away from the Trysull development boundary, and only has access to the village via unit country lane with no footway. Site lies within Conservation Area buffer zone. Site modelled at 32 dwellings per hectare.
544	Land adj the Manor House 2	Trysull	TS	KTB Holdings Limited C/O Madeleys Chartered Surveyors	5a	1.36	0.95	30	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	30	0	-	The site lies adjacent to the development boundary of Trysull. It is currently unclear as to how access would be achieved to the site. Site lies within a Conservation Area buffer zone. Village edge site modelled at 32 dwellings per hectare.
547	Land at Trysull House	Trysull	TS	Private landowners C/O J Smith	5a	0.15	0.15	4	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	4	0	-	Site lies within Trysull Conservation Area and is in close proximity to grade II and II* listed buildings. Village edge site modelled at 32 dwellings per hectare.
HIMLEY																			
479a	land off Bridgnorth Road (East)	Himley	HM	Private landowner C/O RCA Regeneration	5a	1.30	0.91	29	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	29	0	-	Two separate areas of land either side of the B4176, which acts to disassociate the southwestern parcel from the Himley development boundary. Given this and the lack of established footways from the south western parcel to Himley, only the north-eastern parcel (1.3ha) is considered to be potentially suitable at this time. Village edge site modelled at 32 dwellings per hectare.
479b	land off Bridgnorth Road (West)	Himley	HM	Private landowner C/O RCA Regeneration	5a	3.25	1.95	62	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	62	- Disassociated from settlement	Two separate areas of land either side of the B4176, which acts to disassociate the southwestern parcel from the Himley development boundary. Given this and the lack of established footways from the south western parcel to Himley, only the north-eastern parcel (1.3ha) is considered to be potentially suitable at this time. Village edge site modelled at 32 dwellings per hectare.
707	Land at Himley	Himley	HM	Private landowner	5a	2.61	1.57	50	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	50	0	-	Site lies within Green Belt adjacent to the Himley settlement boundary. Village edge site modelled at 32 dwellings per hectare.
484	land at Bridgnorth Road/Himley Lane	Himley	HM	Private landowner C/O the Lee Shaw Partnership	5a	0.61	0.43	13	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	13	- Disassociated from settlement	The land is disassociated from the Himley development boundary by the B4176. The indicated extent of site ownership does not extend to existing footways along the B4176 (which is a national speed limit road), with the site sitting behind a well established landscape buffer. Site modelled at 32 dwellings per hectare.
335a	The Limes, Plantation Lane	Himley	HM	Taylor Reed Homes c/o RCA Regeneration	5a	0.70	0.49	18	DB	No	NCD1	Potentially suitable but subject to policy constraints - Core Policy 1	0	0	0	18	0	-	Site lies within Himley Development boundary and is currently being marketed. Himley is not allocated for growth under Core Policy 1 of the adopted Core Strategy. TPOs within site. Development boundary site modelled at 38 dwellings per hectare.
335b	The Limes, Plantation Lane	Himley	HM	Taylor Reed Homes c/o RCA Regeneration	5a	0.53	0.37	11	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	11	0	-	Site lies within Green Belt adjacent to the Himley settlement boundary. TPOs adjacent to the site. Village edge site modelled at 32 dwellings per hectare.
338	Land rear of The Dudley Arms, off School Road	Himley	HM	Marston's PLC c/o First City Ltd	5a	0.21	0.21	6	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	6	0	- Flood Zone 3	The site is not directly adjacent to the Himley development boundary, but sits within close proximity of the development boundary and is connected to Himley village via well-lit footpaths. Part of the site is within Flood Zone 3, and the gross site area has been reduced to take account of this (to 2.1ha). Village edge site modelled at 32 dwellings per hectare.
721	Land at Cherry Lane	Himley	HM	Purvis Dawes & Partners Ltd	5a	0.46	0.32	10	GB	No	NS	Not suitable - The site is blanket covered by tree planting.	0	0	0	0	10	- Blanket tree cover	The site is not directly adjacent to the Himley development boundary, but sits within close proximity of the development boundary and is connected to Himley village via well-lit footpaths. The site is entirely covered by well established tree planting. Site modelled at 32 dwellings per hectare.
368b	Land north of B4176	Himley	SW	CWC Group c/o Harris Lamb	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	Site partially covered by Flood Zones 2 and 3, which once excluded give a remaining gross site area of 4.59ha. Site is severed from Himley by areas of flood risk and does not adjoin the development boundary once these are excluded, and also has poor pedestrian connectivity to the settlement. Site modelled at 32 dwellings per hectare.
SEISDON																			
358	Land between Post Office Road & Fox Road	Seisdon	TS	Private landowner	5a	3.66	2.2	70	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	70	0	-	The site directly adjoins the development boundary of Seisdon. Village edge site modelled at 32 dwellings per hectare.

359	land adj Home Farm, Crockington Lane	Seisdon	TS	Private landowner	5a	4.09	2.45	78	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	78	0	-	The site directly adjoins the development boundary of Seisdon. Village edge site modelled at 32 dwellings per hectare.
671	Land West of Fox Road	Seisdon	TS	John Davies Farms Ltd c/o Berrys	5a	3.29	1.97	63	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	63	0	-	The site directly adjoins the development boundary of Seisdon. Village edge site modelled at 32 dwellings per hectare.
702	Land off Fox Road	Seisdon	TS	Hovi Development c/o RCA Regeneration	5a	2.08	1.25	40	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	40	0	-	The site directly adjoins the development boundary of Seisdon. Village edge site modelled at 32 dwellings per hectare.
480	land rear The Cottage, Church Road	Seisdon	TS	Private landowner	5b	0.26	0.26	8	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	8	- Disassociated from settlement	Site also suggested for Gypsy & Traveller pitches and mixed use development. Site is disassociated from the village development boundary and only has access to the village/wider road network via an unlit public footpath. Site modelled at 32 dwellings per hectare.
ISOLATED SITES/SITES ADJACENT OTHER SETTLEMENTS																			
331	Almshouse, Enville Common Rd	Enville	EV	Mr N Woodfield- Housing Plus	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	Housing Plus states availability within 5 years for development. Site suggested as rural exceptions site. Site modelled at 32 dwellings per hectare.
332	Land off Bridgnorth Rd	Enville	EV	Private landowner	5a	0.12	0.12	3	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	3	- Disassociated from settlement	Two separate areas of land. Sites lie in isolated countryside locations. Site modelled at 32 dwellings per hectare.
333	land off Bradbury Lane	Enville	EV	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	Three separate areas of land. Sites lie in isolated countryside locations. Site modelled at 32 dwellings per hectare.
334	Land adjacent to Glebelands	Enville	EV	Lichfield Diocesan Board of Finance Inc c/o Fisher German	5a	0.40	0.28	8	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	8	0	-	Site suggested for affordable housing. Site adjacent Enville development boundary, is within a Conservation Area and sites in close proximity to listed structures. Village edge site modelled at 32 dwellings per hectare.
340	Former Gospel End Farmhouse, Gospel End Road	Gospel End	HM	Private landowner	5a	0.27	0.27	9	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	9	0	-	Site boundary directly adjoins the urban area of the Black Country. Heavily wooded site, although not covered by a TPO. Urban edge site modelled at 35 dwellings per hectare.
342	Norton Rd / County Lane	Iverley	KV	Private landowner	5a	3.65	2.19	70	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	70	- Disassociated from settlement	The site does not directly adjoin the urban area of Wolverhampton and lies over 500m from the existing urban form of the Black Country. Site modelled at 32 dwellings per hectare.
344	Land South of Lawnswood, off Little Oaks Drive	Kinver	KV	Private landowner	5a	1.47	1.03	33	GB	No	NS	Not suitable - heavily wooded and covered by TPO	0	0	0	0	33	- Majority tree cover (TPO)	Site lies adjacent to the Lawnswood development boundary, but is heavily wooded and blanket covered by a TPO. Village edge site modelled at 32 dwellings per hectare.
347	Land adj Greyhound Lane	Lower Penn	LP	Private landowner	5b	23.67	14.2	454	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	454	- Disassociated from settlement - Flood Zone 3 - LNR	Site also suggested for community facilities. The site is disassociated from any nearby village or urban area. Flood Zone 3 and an LNR (South Staffordshire Railway Walk) run through the centre of the site, so cannot easily be excluded from the overall site area. Part of the site is within a Conservation Area buffer zone and Lower Penn Conservation Area lies immediately to the south east. A PRoW runs through the site. Site modelled at 32 dwellings per hectare.
348	land at 83 Springhill Lane	Lower Penn	LP	Mr S Smith - Housing Plus	5a	0.04	0.04	1	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	1	- Disassociated from settlement	Housing Plus confirms availability within 5 years for development. The site is disassociated from any nearby settlement and has no footway access to the urban edge. Site modelled at 32 dwellings per hectare.
349	land at Langley House, Langley Road	Lower Penn	LP	Private landowner c/o Davico Properties	5a	1.50	1.05	33	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	33	- Disassociated from settlement	The site is disassociated from the urban area to the east, lying approximately 500m west of Langley Road development boundary. Site modelled at 32 dwellings per hectare.
350a	land east of Radford Lane	Lower Penn	LP	Private landowner c/o Enterprise Planning Services	5a	2.36	1.42	49	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	49	0	-	The land lies immediately adjacent the Radford Lane development boundary, which effectively functions as an extension to the adjacent urban area. TPOs are present within the site. Urban edge site modelled at 35 dwellings per hectare.
350b	land west of Radford Lane	Lower Penn	LP	Private landowner c/o Enterprise Planning Services	5a	2.79	1.67	58	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	58	0	-	The land lies immediately adjacent the Radford Lane development boundary, which effectively functions as an extension to the adjacent urban area. TPOs are present within the site. Urban edge site modelled at 35 dwellings per hectare.
351	land west of Radford Lane, adj Winander	Lower Penn	LP	Private landowner c/o Enterprise Planning Services	5a	0.19	0.19	6	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	6	0	-	The land lies immediately adjacent the Radford Lane development boundary, which effectively functions as an extension to the adjacent urban area. Unclear as to how site would be accessed. Urban edge site modelled at 35 dwellings per hectare.
352	Land off Manor Cottage, Greyhound Lane	Lower Penn	LP	Private landowner	5a	1.30	0.91	29	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	29	- Disassociated from settlement	Smaller part of site 347. The site is disassociated from any nearby village or urban area. Site modelled at 32 dwellings per hectare.
482	land adj Malthouse Cottage, Dirtyfoot Lane	Lower Penn	LP	Private landowner C/O ETC Design Ltd	5a	0.09	0.09	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 disassociated from any nearby village or urban area. Site lies within Lower Penn Conservation Area and sits in close proximity to listed buildings. Site modelled at 32 dwellings per hectare.
354	Sedgley Road	Penn Common	WM	Private landowner	5a	0.27	0.27	9	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	9	0	-	The site directly adjoins the Upper Penn (Sedgley Road) development boundary, which effectively functions as an extension of the adjoining urban area. Unclear how site will be accessed. Site directly adjoins an SBI. Urban edge site modelled at 35 dwellings per hectare.
355	land adj Rolleston, Prestwood Road	Prestwood	KV	Private landowner c/o M Davies	5a	2.27	1.36	43	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	43	0	-	The site directly adjoins the Stourton development boundary. Village edge site modelled at 32 dwellings per hectare.
357	land at junction of Ebstree Road and Trysull Holloway	Seisdon	TS	Private landowner	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 disassociated from any nearby development boundary. Site modelled at 32 dwellings per hectare.
360	land at Six Ashes Road (adj College Cottages)	Six Ashes	BB	Private landowner	5a	0.19	0.19	6	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	6	- Disassociated from settlement	The site lies away from any existing village/urban area. Site modelled at 32 dwellings per hectare.
361	land at Six Ashes Road (rear The Bungalow)	Six Ashes	BB	Private landowner	5a	4.20	2.52	80	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	80	- Disassociated from settlement	The site lies away from any existing village/urban area. Site modelled at 32 dwellings per hectare.
362	Land off Bridgnorth Road/Stourton Crescent	Stourton	KV	Private landowner c/o Tweedales	5b	6.93	4.16	133	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	133	0	-	Mixed use proposed to include employment, retail, tourism, community/health/education/sports and leisure facilities and open space. Also put forward as Care Village Scheme (C2) by Care and Lifestyle Villages. The site directly adjoins the settlement boundary of Stourton. Village edge site modelled at 32 dwellings per hectare.

363	land to rear of Bridgnorth Road	Stourton	KV	JM Trimbee Architect	5a	2.10	1.47	44	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	44	0	-	The site directly adjoins the development boundary of Stourton. No indication of how highways access could be achieved. Heavily wooded nature may limit development capacity. Village edge site modelled at 32 dwellings per hectare.
366	Land adjacent to Clyndon House	Stourton	KV	Private landowner of Fellows Farms	5a	1.13	0.79	25	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	25	0	-	The site lies a short distance outside of the development boundary of both Stourton and New Wood, and is connected to both by short walks along lit footways. Village edge site modelled at 32 dwellings per hectare.
719	Land north of Bridgnorth Road	Stourton	KV	Private landowner	5a	3.80	2.28	73	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	73	0	-	The site lies a short distance outside of the development boundary of both Stourton and New Wood, and is connected to both by short walks along lit footways. Village edge site modelled at 32 dwellings per hectare.
367	land off Prestwood Road	Stourton	KV	Private landowner of Fellows Farms	5a	3.09	2.1	63	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	63	0	-	The site is separated from the development boundary by a main road (A449) but is well connected to the built form of the village by existing footways and sits close to existing built form in Stourton. Site is adjacent a Canal Conservation Area. Village edge site modelled at 32 dwellings per hectare.
493	land at Lawnswood Farm, Lawnswood Road	Lawnswood	KV	Private landowner C/O R A Watkins	5a	0.66	0.46	14	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	14	0	-	Subject to a number of planning applications for barn conversions. Site directly adjoins the development boundary of Lawnswood. Last use of the buildings on site appears to be for agricultural purposes, therefore the site is not previously developed land. Village edge site modelled at 32 dwellings per hectare.
541	High Acres, Ebstree Road	Seisdon	TS	Private landowner C/O Knarsboro Homes Limited	5a	4.53	2.72	86	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	86	- Disassociated from settlement	The site is isolated from Seisdon development boundary, and only has access to the village via a narrow unlit country lane with no footway. Site modelled at 32 dwellings per hectare.
688	Seisdon Landfill Site	Seisdon	TS	Seisdon UK Ltd c/o	5a	5.03	3.02	96	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and the majority of the site lies within a Site of Biological Importance.	0	0	0	0	96	- Disassociated from settlement - SBI	The site is isolated from Seisdon development boundary and only has access to the village via a narrow unlit country lane with no footway. Majority of the site is currently recorded as a Site of Biological Importance (SBI). Site modelled at 32 dwellings per hectare.
545	Land adj Prestwood Nursing Home	Stourton	KV	Completelink Limited	5a	1.22	0.85	27	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and the majority of the site lies within Flood Zone 3.	0	0	0	0	27	- Disassociated from settlement - Flood Zone 3 - Majority tree cover (TPO)	The site lies away from any settlement boundary and the majority of its area is covered by key constraints (i.e. Flood Zone 3 and TPOs). Site also suggested for a care facility. Site modelled at 32 dwellings per hectare.
736	Land at Prestwood House	Stourton	KV	Completelink Limited c/o Zesta Planning Ltd	5a	18.75	11.25	360	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and the majority of the site lies within Flood Zone 3 or is covered by blanket TPOs.	0	0	0	0	360	- Disassociated from settlement - Flood Zone 3 - Majority tree cover (TPO)	The site lies away from any settlement boundary and the majority of its area is covered by key constraints (i.e. Flood Zone 3 and TPOs). Site suggested for elderly accommodation use. Site modelled at 32 dwellings per hectare.
555	Westacres, Prestwood	Stourton	KV	Private landowner	5a	1.97	1.38	44	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and the majority of the site lies within Flood Zone 3.	0	0	0	0	44	- Disassociated from settlement - Flood Zone 3	The site lies away from any settlement boundary and the vast majority of the site is within Flood Zone 3. A small part of the site contains an existing built nursery, though it is not clear if this is brownfield land. The majority of the site is undeveloped. Site modelled at 32 dwellings per hectare.
568	Feiashill Road, Parcel 1	Trysull	TS	T/A Baker Farms C/O Madeleys Chartered Surveyors	5a	0.51	0.36	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 not directly adjacent to the Trysull village development boundary. Whilst there are potential walking links to the village from the site, the site lies a substantial distance from the existing development boundary and is physically remote from the main built extent of the village. Site modelled at 32 dwellings per hectare.
569	Feiashill Road, Parcel 2	Trysull	TS	T/A Baker Farms C/O Madeleys Chartered Surveyors	5a	0.96	0.67	21	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	21	- Disassociated from settlement	The site is not directly adjacent to the Trysull village development boundary. Whilst there are potential walking links to the village from the site, the site lies a substantial distance from the existing development boundary and is physically remote from the main built extent of the village. Site modelled at 32 dwellings per hectare.
570	Feiashill Road, Parcel 3	Trysull	TS	T/A Baker Farms C/O Madeleys Chartered Surveyors	5a	0.51	0.36	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 not directly adjacent to the Trysull village development boundary. Whilst there are potential walking links to the village from the site, the site lies a substantial distance from the existing development boundary and is physically remote from the main built extent of the village. Site modelled at 32 dwellings per hectare.
571	Land at Roadstone	Baggeridge	HM	Wienerberger Ltd C/O DBA Estates Ltd	5a	0.56	0.39	12	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Core Policy 1.	0	0	0	12	0	-	The site is within the Baggeridge/Gospel End development boundary (as reflected in the Council's Site Allocations Document) but is not within a village currently identified for residential growth in Core Policy 1 of the Core Strategy. Site benefits from prior approval under applications 17/00807/OFFRES and 17/00808/OFFRES. Site modelled at 32 dwellings per hectare.
690	Wyevale Garden Centre	Seisdon	TS	Wyevale Garden Centres c/o WYG	5b	1.25	0.88	28	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	28	- Disassociated from settlement	The site is a cross boundary site which straddles the South Staffordshire and Shropshire borders and is isolated from any nearby settlement. The gross site area reflects the portion of the site in South Staffordshire's area. The site is brownfield land occupied by an existing garden centre use. Site modelled at 32 dwellings per hectare.
574	New Road Farm	Swindon	SW	Private landowner C/O DJM Consulting	5a	0.95	0.67	21	GB	Yes/No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	21	- Disassociated from settlement	The site is isolated from any nearby settlement. Applicants indicate the site has been in equestrian use for many years, but the site's planning history indicates that historic changes of use from agriculture to equestrian uses only apply to part of the buildings on site. Site modelled at 32 dwellings per hectare.