

**URBAN EDGE SITES AND POTENTIAL NEW SETTLEMENTS**

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
<b>NORTH OF WOLVERHAMPTON/WALSALL</b>																			
537 & 537a	North Wolverhampton (Moseley)/ Land East of Bushbury	Moseley	FS	Peverill Securities C/O WYG	5b	74	44.4	1554	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	1554	0	- Significant areas of tree cover (TPO) - Open Space (parks and garden)	Site forms part of a wider cross-boundary site suggestion which adjoins the Wolverhampton urban area. Part of the site has also been suggested for employment use and will be assessed through the Council's Economic Development Needs Assessment. Part of the site contains open space (parks and gardens) and TPO belts, which have been excluded from the gross site area. Site capacity estimated based on the remaining gross site area within the District (approximately 74ha) and standard developable area/density assumptions, but final capacity may be significantly affected by Grade II* heritage asset and its setting, as well as other nearby heritage assets and the proposal to accommodate significant employment provision within the site area. Woodland/tree belts and pylons in significant areas of the site, which may affect layout. Urban edge site modelled at 35 dwellings per hectare.
204	land adjacent 46 Cannock Road	Westcroft	ES	Private landowner	5a	0.4	0.4	14	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	14	0	-	The site is almost directly adjacent the Westcroft development boundary, lying 20m away with walking routes linking the site to Westcroft. This settlement effectively functions as an extension of the Black Country urban area. Urban edge site modelled at 35 dwellings per hectare.
205	land adj 164 Cannock Road	Westcroft	ES	Private landowner c/o AME Architecture	5a	0.15	0.15	5	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	5	0	-	The site is directly adjacent the Westcroft development boundary, which effectively functions as an extension of the Black Country urban area. Urban edge site modelled at 35 dwellings per hectare.
206	land adj 116 Cannock Road	Westcroft	ES	Private landowner c/o AME Architecture	5a	0.38	0.38	13	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	13	0	-	The site is directly adjacent the Westcroft development boundary, which effectively functions as an extension of the Black Country urban area. Urban edge site modelled at 35 dwellings per hectare.
637	Vernem Park	Essington	HT	Site suggested for employment development	7	2.74	1.64	57	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	57	0	-	Currently suggested for 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 Hilton Main development boundary, but is a short distance from the Westcroft development boundary via lit walking routes. As Westcroft effectively functions as an extension of the Wolverhampton urban area, the site has been considered as a potential urban extension option. Urban edge site modelled at 35 dwellings per hectare.
639	Land available within Hilton Cross Business Park (parcel 1)	Hilton Cross	FS	Site suggested for employment development	7	2.49	1.49	52	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	52	0	-	Currently suggested for 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 Hilton Cross development boundary, but is a short distance from the Westcroft development boundary via lit walking routes. As Westcroft effectively functions as an extension of the Wolverhampton urban area, the site has been considered as a potential urban extension option. Urban edge site modelled at 35 dwellings per hectare.
640	Land available within Hilton Cross Business Park (parcel 2)	Hilton Cross	FS	Site suggested for employment development	7	2.45	1.47	51	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	51	0	-	Currently suggested for 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 Hilton Cross development boundary, but is a short distance from the Westcroft development boundary via lit walking routes. As Westcroft effectively functions as an extension of the Wolverhampton urban area, the site has been considered as a potential urban extension option. Urban edge site modelled at 35 dwellings per hectare.

649	Land north of Bognop Road	Essington	ES	Evall Management Ltd c/o WSP	7	31.99	19.19	614	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	614	- Disassociated from settlement	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. Adjacent to the development boundary of Hilton Main, and contains numerous areas which are heavily wooded which may reduce capacity further. Subject to historic sand and gravel works, which site promoter estimates will delay site delivery into 10-15 year period. Site is disassociated from any nearby settlement, due to its relative proximity from the linear ribbon of development extending north of the urban area along the A460. Site modelled at 32 dwellings per hectare.
392	land at Westcroft Farm	Westcroft	ES	Private landowner	5a	1.26	0.88	30	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	30	0	- Flood Zone 3	The site is adjacent the urban area of the Black Country. Part of the site lies within Flood Zone 3, so gross site area has been reduced to 1.26ha. Appears to currently be used for horseculture. Backland site with unclear access. Urban edge site modelled at 35 dwellings per hectare.
486d	Land south of Blackhalve Lane, Wednesfield	Essington	ES	Taylor Wimpey C/O Barton Wilmore	5a	29.3	17.58	562	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	562	- Disassociated from settlement	Site is not directly adjacent the Essington development boundary and no satisfactory pedestrian access has been demonstrated to the site from the village. Site modelled at 32 dwellings per hectare.
486c	land off Linthouse Lane, Wednesfield	Essington	ES	Taylor Wimpey C/O Pegasus Group	5b	94.11	56.47	1976	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	1976	0	-	Site is adjacent to the Black Country urban area. Promoted as a potential urban extension in the review of the Local Plan for residential scheme including neighbourhood centre, primary school and public open space. PRoW bisects site and site includes areas of pylons and slightly undulating topography. Site promoters indicate potential for a country park on land to the north-east towards Essington. Urban edge site modelled at 35 dwellings per hectare.
486a/b	Land north of Blackhalve Lane, Wednesfield	Essington	ES	Taylor Wimpey C/O Pegasus Group	5a	21.33	12.8	447	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	447	0	-	Site is adjacent to the Westcroft development boundary, which effectively functions as an extension of the Black Country urban area. Site area excludes land within Black Country authority boundary. Promoted as a potential urban extension in the review of the Local Plan, site promoters indicate land could be brought forward as part of a wider scheme including site 486c. Urban edge site modelled at 35 dwellings per hectare.
520	Oakley Farm, Blackhalve Lane	Essington/Wednesfield	ES	St Philips c/o RCA Regeneration	5a	3.5	2.1	73	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	73	0	-	The site is adjacent the urban area of the Black Country, although approximately 1.2ha of the site which directly adjoins the conurbation sits within the local authority area of Wolverhampton. Urban edge site modelled at 35 dwellings per hectare.
679	Kitchen Lane	Essington	ES	South Staffordshire District Council	5a	0.75	0.53	18	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	18	0	-	The site is adjacent the urban area of the Black Country. Large mature tree and hedgerows separate the site from the adjacent urban area and site is affected by constrained shape and land level changes that may affect deliverability. Urban edge site modelled at 35 dwellings per hectare.
159a	Coppice Farm House, Kitchen Lane	Essington	ES	Private landowner C/O R E Griffiths	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	-	The site is adjacent the urban area of the Black Country. Large mature tree and hedgerows separate the site from the adjacent urban area which may require further investigation if the site is brought forward. Urban edge site modelled at 35 dwellings per hectare.
159b	Coppice Farm House, Kitchen Lane	Essington	ES	Private landowner C/O R E Griffiths	5a	0.58	0.41	14	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	14	0	-	The site is adjacent the urban area of the Black Country. Large mature tree and hedgerows separate the site from the adjacent urban area which may require further investigation if the site is brought forward. Urban edge site modelled at 35 dwellings per hectare.
393	land rear 3-65 Upper Sneyd Road	Essington	ES	Private landowner C/O Mr M Hawkins	5a	1.61	1.13	39	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	39	0	-	Site is adjacent to the Black Country urban area. Backland development with unclear access. Urban edge site modelled at 35 dwellings per hectare.
472	land off Broad Lane	Essington	ES	Touch Developments Ltd	5a	9.2	5.52	176	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	176	- Disassociated from settlement	The site is disassociated from the nearby urban area, from which it is separated by a robust green corridor. No satisfactory pedestrian link has been demonstrated to the adjacent urban area. Site also promoted as a Gypsy & Traveller site. Site modelled at 32 dwellings per hectare.
207	land at Broad Lane Farm	Bloxwich	ES	Quigley Property Services - Asbri Planning	5b	0.67	0.47	16	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	16	0	-	The site is adjacent the urban area of the Black Country. Mixed use proposed including extra care, B1 and leisure uses. Site only appears to have access off B4210 and requires access to pass under railway line. Urban edge site modelled at 35 dwellings per hectare.
492a	land at Yieldfields Farm north of Bloxwich (west)	Bloxwich	ES	Gallagher Estates C/O Barton Wilmore	5a	30.6	18.36	642	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	642	0	-	The site is adjacent the urban area of the Black Country. Parcels of land part within South Staffordshire and part within Walsall (futher 39.6ha in Walsall) promoted as a comprehensive urban extension through the review of the SLP and the Black Country Core Strategy. As such the parcels have been treated as a single site suggestion. Site is mainly agricultural land with pylons running through it. More comprehensive access scheme and
492b	land at Yieldfields Farm north of Bloxwich (north)					6.2	3.72	130					0	0	0	130	0		

492c	land at Yieldfields Farm north of Bloxwich (east)					45.3	27.2	951		No			0	0	0	951	0	-	layout would require delivery alongside adjacent land parcel in Walsall. Site promoters indicate potential delivery of new local centre, primary school, large scale green infrastructure and potential rail link. Urban edge site modelled at 35 dwellings per hectare.
160	Upper Sneyd Road/Brownshore Lane	Essington	ES	Private landowner	5a	3.03	1.82	63	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	63	0	-	The site is adjacent to the Upper Sneyd development boundary, which effectively functions as an extension of the Black Country urban area. Site has an existing neighbouring use for car storage, which may raise amenity issues. PRoW runs through site. Urban edge site modelled at 35 dwellings per hectare.
163	Land off Sneyd Lane	Essington	ES	Private landowner	5a	17.20	10.32	361	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	361	0	-	Site is adjacent to the Sneyd Lane development boundary, which effectively forms an extension of the Black Country urban area. 2017 Call for Sites suggestion supersedes site's inclusion as part of wider site parcel for Site 165. Site also supersedes previous site suggestions 164 and 164a. M6 noise may require further investigation. Urban edge site modelled at 35 dwellings per hectare.
163a	Land off Sneyd Lane	Essington	ES	Private landowner	5a	2.09	1.25	43	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	43	0	-	Site is adjacent to the Sneyd Lane development boundary, which effectively forms an extension of the Black Country urban area. Majority of site has also been put forward as part of wider site suggestion 163. Urban edge site modelled at 35 dwellings per hectare.
163b	Land off Sneyd Lane	Essington	ES	Private landowner c/o JVH Town Planning Consultants	5a	0.44	0.31	10	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	10	0	-	Site is adjacent to the Sneyd Lane development boundary, which effectively forms an extension of the Black Country urban area. Urban edge site modelled at 35 dwellings per hectare.
165	Bursnips Road	Essington	ES	Private landowner	5b	12.78	7.67	268	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	268	0	-	Site is adjacent to the Sneyd Lane development boundary, which effectively forms an extension of the Black Country urban area. Mixed use proposed. Site has also been proposed by two other owners - it appears site 163 is now being proposed separately from this site. See 163/4 application for burial site on part of land 12/00510/COU. 2017 Call for Site suggestion for 163 supersedes site 165, so site 165's gross area has been reduced to exclude site 163. Urban edge site modelled at 35 dwellings per hectare.
166	Land at Holly Bank House, Bursnips Road	Essington	ES	Private landowner c/o Alderton - Sambrook Planning	5a	1.07	0.75	26	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	26	0	-	Site is 30m from the urban area of the Black Country and the Upper Sneyd Road development boundary, and has well lit footways linking the site to these areas. Southern part of site may be constrained and not-suitable, as it is completely covered by well established mature trees and scrub. Northern part of site is covered by an existing residential dwelling and associated curtilage. Urban edge site modelled at 35 dwellings per hectare.
652	Land to the west of i54	i54	BI	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	39.64	23.78	832	DB	No	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	832	0	-	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. Site allocated as an extension to the strategic employment site of i54 in the 2018 Site Allocations Document and is therefore required for the Council's employment land supply. Site sits within the i54 development boundary, in close proximity to the residential area of Wolverhampton. PRoW runs through site. Urban edge site modelled at 35 dwellings per hectare.
641	Land available within i54 (parcel 1)	i54	BI	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	0.86	0.6	21	DB	No	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	21	0	- Flood Zone 3	Currently suggested for 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 sits within the i54 development boundary, in close proximity to the residential area of Wolverhampton. Part of the site is within Flood Zone 3, and the gross site area has been reduced accordingly. Urban edge site modelled at 35 dwellings per hectare.
642	Land available within i54 (parcel 2)	i54	BI	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	2.06	1.24	43	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	43	0	-	Currently suggested for 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 sits within the i54 development boundary, in close proximity to the residential area of Wolverhampton. Urban edge site modelled at 35 dwellings per hectare.
643	Land available within i54 (parcel 3)	i54	BI	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	2.83	1.7	59	DB	No	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	59	0	-	Currently suggested for 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 sits within the i54 development boundary, in close proximity to the residential area of Wolverhampton. Urban edge site modelled at 35 dwellings per hectare.

666	Upper Pendeford Farm		BI	Wolverhampton City Council	5b	31.4	18.84	659	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	659	0	- Flood Zone 3	Suggested for mixed use development. Part of the site lies within Flood Zone 3, leaving 31.4ha once this is excluded from the site area. Urban edge site modelled at 35 dwellings per hectare.
		Bilbrook																	
667	Land at Upper Pendeford		BI	Wolverhampton City Council	5b	9.44	5.66	198	GB	No	NS	Not suitable - The site is entirely within a natural/semi-natural open space.	0	0	0	0	198	- Open Space	The site lies entirely within a recorded area of natural/semi-natural open space that includes densely wooded areas and which also functions as a nature reserve, raising a significant constraint to the site's delivery. Urban edge site modelled at 35 dwellings per hectare.
		Bilbrook																	
646 (a & b)	Land to the West of ROF Featherstone	Featherstone	BW	Taylor Wimpey c/o Evolve	5b	55.84	33.5	1172	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1.	0	0	0	1172	0	- Flood Zone 3	Site promoter indicates two parcels west of train line (646a and 646b) could be brought forward as a comprehensive housing scheme with associated services
653	Land to the north of i54, M54	Coven Heath	BW	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	4.3	2.58	82	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	82	- Flood Zone 3 - Disassociated from settlement	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. A large part of the site is within Flood Zone 3, which has been excluded from the gross site area. Remaining site area is approximately 4.3ha. Site is disassociated from any nearby settlement and has no satisfactory walking access to any nearby settlements. Site modelled at 32 dwellings per hectare.
467	land at Coven Heath Farm, Ball Lane	Coven Heath	BW	Private landowner C/O GVA	5b	1.80	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	Agent suggests potential for mobile homes and/or marina development. The site is not directly adjacent an existing development boundary or urban area and can only access the urban area of Wolverhampton via Ball Lane, which has no footway. As such, the site is disassociated from the urban area to the south.
101a	land off Ball Lane (parcel A)	Coven Heath	BW	Penk Ltd c/o Mr Surtees-Dawson - Savills	5a	0.65	0.46	14	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and is currently public open space/SBI land.	0	0	0	0	14	- Open Space - SBI - Disassociated from settlement	The site is not directly adjacent an existing development boundary or urban area and can only access the urban area of Wolverhampton via Ball Lane, which has no footway. As such, the site is disassociated from the urban area to the south. Site suggested for affordable housing. Site modelled at 32 dwellings per hectare.
101b	land off Ball Lane (parcel B)	Coven Heath	BW	Penk Ltd c/o Mr Surtees-Dawson - Savills	5a	0.84	0.59	18	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and is within an SBI.	0	0	0	0	18	- SBI - Disassociated from settlement	The site is not directly adjacent an existing development boundary or urban area and can only access the urban area of Wolverhampton via Ball Lane, which has no footway. As such, the site is disassociated from the urban area to the south. Site suggested for affordable housing. Contains numerous TPOs which may further affect potential yield. Site modelled at 32 dwellings per hectare.
102	land at Garrick Works, Garrick Farm, Stafford Road	Coven Heath	BW	c/o J B Shirra	5a	2.06	1.24	43	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	43	0	-	The site is adjacent to a linear settlement extending north from the Wolverhampton conurbation and has existing footway access from its north-western corner to the urban area to the south (although access to the majority of the site may require further investigation). Therefore the site is not considered to be disassociated from the urban area. Urban edge site modelled at 35 dwellings per hectare.
644	Land to the West of ROF Featherstone	Featherstone	FS	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	6.09	3.65	116	DB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	116	- Disassociated from settlement	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. Site forms part of the Council's employment land allocation as set out in the 2018 Site Allocations Document. Site is disassociated from any nearby settlement. Site modelled at 32 dwellings per hectare.
<b>WESTERN EDGE OF BLACK COUNTRY CONURBATION BETWEEN WOLVERHAMPTON AND STOURBRIDGE</b>																			
503	Land North Codsall Palmers Cross	Codsall	BI	Private landowner (part owner of the site)	5a	11.43	6.86	240	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	240	0	- Flood Zone 3	Site is adjacent to the urban area of Wolverhampton. Scrubland with brook to the north and rail line adjacent to the east. Urban edge site modelled at 35 dwellings per hectare.
510	Land West of Codsall Road	Claregate	CD	Richborough Estates	5b	22.97	13.78	482	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	482	0	-	Site is adjacent to the urban area of Wolverhampton, and has established footpath connections to Codsall and Wolverhampton. Agricultural land adjacent conurbation. Supersedes site 232 and confirms that previous site suggestion site 231 to the north west would be proposed for Country Park use, rather than housing (should the site come forward for development). Adjacent farm. Site is bisected by PRoW. Site promoters indicate that if devliered the site could provide a country park on land to the north-west, though not currently clear if this adjacent land is available for this use. Urban edge site modelled at 35 dwellings per hectare.
512	Wergs Golf Club Keepers Lane	Codsall	CD	Wergs Golf Club c/o First City Ltd	5a	50.45	30.27	1059	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	1059	0	- Flood Zone 3	Currently in use as a golf course, brook to the north. Small part of site is within Flood Zone 3 and site area has been reduced to take account of this. Site is adjacent to the urban area of Wolverhampton. Urban edge site modelled at 35 dwellings per hectare.

236	Land adjacent Wergs Hall Road and Keepers Lane	Codsall	CD	Private landowner c/o AJM associates	5a	1.67	1.17	37	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	37	0	-	Adjacent to conurbation - site is adjacent to the urban area of Wolverhampton. Dense planting in parts of the site, including adjacent western boundary may be affected by development. Amended site suggestion supersedes previous Site 236/237 parcels. Urban edge site modelled at 35 dwellings per hectare.
260	land off Bridgnorth Road, Wightwick	Nr Perton	PN	Gallagher Estates C/O First City	5a	8	4.8	168	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1.	0	0	0	168	0	-	Site is adjacent to the urban area of Wolverhampton. Urban edge site modelled at 35 dwellings per hectare.
245	Wightwick Hall Special School, Tinacre Hill, Wightwick	Perton	PN	Staffordshire County Council	5b	3.74	2.24	78	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available.	0	0	0	78	0	-	Site is adjacent to the urban area of Wolverhampton. Not currently developable. Staffordshire County Council confirms availability in short term for development. Mixed use proposed including conversion to apartments, offices, hotel/spa, education/training facility and sports/leisure. Site is considered a good brownfield opportunity for a sensible rounding off of this residential area. Site suggested for removal from the greenbelt as part of the site allocations process and allocated for housing. Urban edge site modelled at 35 dwellings per hectare.
504	Land off Yew Tree Lane	Perton	PN	PlanIT	5a	4.08	2.45	85	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	85	0	-	Site is adjacent to the urban area of Wolverhampton. Urban edge site modelled at 35 dwellings per hectare.
238b	Land at Pattingham Road	Perton	PN	Lord Wrottesley Voluntary Settlement Trust c/o Ancer Spa	5a	6.68	4.01	140	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	140	0	-	Site adjacent to the urban form of the Black Country. Site modelled at 35 dwellings per hectare.
243	land at Yew Tree Lane/Wrottesley Road West	Perton	PN	PlanIT	5a	1.37	0.96	33	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	33	0	-	Site is adjacent to the urban area of Wolverhampton. Agent suggests potential for specialist elderly, affordable or self build development. Encircled by TPO. Urban edge site modelled at 35 dwellings per hectare.
350c	Land East of Radford Land (b)	Lower Penn	LP	Redrow Homes c/o Harris Lamb	5a	10.99	6.59	230	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	230	0	-	The site is directly adjacent to the Radford Lane development boundary, which effectively functions as an extension to the adjacent urban area. TPOs within site. Site in multiple ownership. Urban edge site modelled at 35 dwellings per hectare.
350d	Land west of Radford Lane	Lower Penn	LP	Redrow Homes c/o Harris Lamb	5a	25.91	15.55	544	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	544	0	-	The site is directly adjacent to the Radford Lane development boundary, which effectively functions as an extension to the adjacent urban area. PRoW runs through site. Site in multiple ownership. Urban edge site modelled at 35 dwellings per hectare.
582	Land off Langeley Road	Merryhill	LP	Richborough Estates c/o Pegasus	5a	18.59	11.15	390	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	390	0	-	Site lies directly adjacent to the urban edge of the Black Country. Supersedes previous SHLAA sites 345 and 346, as is now being promoted as a comprehensive parcel on behalf of landowners. Indicate land for local primary school expansion can be provided. Urban edge site modelled at 35 dwellings per hectare.
582a	Land off Langeley Road (parcel 2)	Merryhill	LP	Landowner unknown	5a	5.85	3.51	123	GB	Yes/No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	123	- Disassociated from settlement	Site is disassociated from urban edge when considered in isolation. Scattered TPOs lies within the site, an contains a mixture of greenfield land and a substation. Site modelled at 32 dwellings per hectare.
579	East Holding 107 Westcroft Farm	Merryhill	LP	Staffordshire County Council	5a	17.35	10.41	364	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	364	0	- Flood Zone 3	Site lies adjacent to the Langley Road development boundary, which functions as an extension of the adjacent Black Country urban area. Flood zones 2 and 3 bisect the site, leaving approximately 17.35ha of land between the highway and flood zones. Site modelled at 35 dwellings per hectare.
580	Est Holding 111 Robins Nest	Merryhill	LP	Staffordshire County Council	5a	4.17	2.5	80	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	80	- Disassociated from settlement	Site is disassociated from urban edge. Site modelled at 32 dwellings per hectare.
581	Est Holding 124 Springhill Lane	Merryhill	LP	Staffordshire County Council	5a	12.47	7.48	239	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	239	- Disassociated from settlement	Site is disassociated from urban edge. Site modelled at 32 dwellings per hectare.
723	Springhill Lane	Merryhill	LP	Staffordshire County Council	5a	1.43	1	32	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	32	- Disassociated from settlement	Site is disassociated from urban edge. Site modelled at 32 dwellings per hectare.
724	Dirtyfoot Lane	Merryhill	LP	Staffordshire County Council	5a	1.74	1.22	39	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	39	- Disassociated from settlement	Site is disassociated from urban edge. Site modelled at 32 dwellings per hectare.
494a	land at Springhill Lane parcel A	Springhill	LP	Jay Farm Homes Ltd & Lanwnswood Homes Ltd C/O SLR	5a	3.64	2.18	76	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1.	0	0	0	76	0	-	Site directly adjoins the urban area of the Black Country and the development boundary of Showell Lane & Lloyd Hill, which effectively functions as an extension of the urban area. TPOs within the site. Urban edge site modelled at 35 dwellings per hectare.

494b	land at Springhill Lane parcel B	Springhill	LP	Staffordshire County Council	5a	12.19	7.31	256	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1.	0	0	0	256	0	-	Site does not directly adjoin the adjacent urban area of the Black Country, but the site promoters of 494a indicate the land could be brought forward together with that site as part of a comprehensive proposal. Staffordshire County Council indicate that all County land put forward in the Call for Sites should be considered available, in line with their position across the County. Urban edge site modelled at 35 dwellings per hectare.
495	land rear 83/85 Springhill Lane	Springhill	LP	Private landowner C/O CJZ Design	5a	2.9	1.74	55	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	61	- Disassociated from settlement	The site is disassociated from any nearby development boundary. The Showell Lane and Lloyd Hill development boundary lies approximately 70m from the site's north-eastern corner, but no established footway link exists. Site modelled at 32 dwellings per hectare.
734	Land south of Springhill Lane	Springhill	LP	Piper Homes c/o Harris Lamb	5a	2.98	1.79	57	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	57	- Disassociated from settlement - SBI	The site is not connected to the urban area of the Black Country by pedestrian footways and requires access of a long and narrow lane. Part of the site is within an SBI and this has been excluded from the gross site area. Site modelled at 32 dwellings per hectare.
575	Land off Showell Lane	Lower Penn	WM	Private landowner C/O Shakespeare Martineau LLP	5b	8.32	4.99	159	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and lies almost completely within an SBI.	0	0	0	0	159	- Disassociated from settlement - SBI	The site is isolated from Lloyd Hill development boundary and is almost entirely covered by Orton Lane and Showell Lane SBI. PRoW runs through site. Agent indicates potential for mixed use development but does not indicate what non-dwelling uses would be provided. Site modelled at 32 dwellings per hectare.
573	Land west Stourbridge Road	Lloyd Hill	WM	None currently identified	5a	42.33	25.4	888	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available.	0	0	0	888	0	-	The site directly adjoins the development boundary of Lloyd Hill, which effectively functions as an extension of the Black Country urban area. Site was initially promoted by a housebuilder (Bloor Homes) with an option on the site, who have since withdrawn their interest. It is not clear if the landowners are still pursuing the site suggestion independently of the housebuilder. Urban edge site modelled at 35 dwellings per hectare.
559	Land east of Stourbridge Road	Penn	WM	None currently identified	5a	18.56	11.14	389	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available.	0	0	0	389	0	-	Site supersedes site suggestions 561 and 552. Site contains PRoW and borders a Conservation Area to the east. Directly adjacent to the urban edge of the Black Country. Site was initially promoted by a housebuilder with an option on the site, who have since withdrawn their interest. It is not clear if the landowners are still pursuing the site suggestion independently of the housebuilder. Urban edge site modelled at 35 dwellings per hectare.
561	Land off Foxlands Avenue	Lloyd Hill	WM	Private landowner C/O MTC Planning & Design	5a	4.36	2.62	91	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	91	0	-	Superseded by more recent site suggestion 559 (which incorporates this parcel and site 552). Borders and includes part of a Conservation Area to the east. Urban edge site modelled at 35 dwellings per hectare.
552	Penn Moor Farm, Chamberlains Paddock	Lower Penn	WM	Private landowner	5a	1.5	1.05	33	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	33	- Disassociated from settlement	Site is isolated from nearby urban area and village development boundary. Site modelled at 32 dwellings per hectare.
553	Penn Moor Farm, Chamberlains Paddock	Lower Penn	WM	Private landowner	5a	2.03	1.22	38	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	38	- Disassociated from settlement	The site is not directly adjacent to the urban area of the Black Country, being physically remote to its built form. Site modelled at 32 dwellings per hectare.
353	Pedlars Well, Chamberlains Lane	Penn	WM	Private landowner	5a	0.89	0.62	19	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	19	- Disassociated from settlement	The site is disassociated from the urban area to the north, and is only connected to this area via a narrow unlit country lane with no footway (Chamberlain Lane). Site lies within Upper Penn Conservation Area. Site modelled at 32 dwellings per hectare.
709	Grange Farm	Penn	WM	Private landowner c/o Madeleys	5a	1.92	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 urban area to the north, and is only connected to this area via a narrow unlit country lane with no footway (Chamberlain Lane). Site lies within Upper Penn Conservation Area. PRoW runs through site. Site modelled at 32 dwellings per hectare.
710	Land rear of Pennwood Lane	Penn	WM	Private landowner	5a	1.69	1.18	41	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	41	0	-	Directly adjacent to the urban form of the Black Country. Site suggestion also includes land within the Black Country urban area which it appears to depend on for access. Urban edge site modelled at 35 dwellings per hectare.
548/414	land at Pennwood Farm	Wolverhampton	WM	Private landowner C/O Turley and Barratt Developments	5a	50.78	30.47	1066	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	1066	0	-	Site forms part of a wider cross-boundary urban extension proposal, which requires release of Green Belt from the adjacent urban area to be realised. Currently there is no confirmation from adjacent authorities that adjacent site suggestion outside of South Staffordshire will be released from the Green Belt. Site promoters indicate that areas of the site could be left undeveloped, but have not amended the submitted red line boundary. Urban edge site modelled at 35 dwellings per hectare.
339	Meadow Brook Stables, Gospel End Road	Gospel End	HM	Private landowner	5b	4.26	2.56	89	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	89	0	-	Site also suggested for community facilities. Site boundary directly adjoins the urban area of the Black Country. Urban edge site modelled at 35 dwellings per hectare.

567	Green Hill Farm, Sandyfields	Sedgley	HM	Seven Homes Ltd c/o RCA Regeneration	5a	5.87	3.52	123	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	123	0	-	Directly adjacent to the urban form of the Black Country. Site suggestion also includes land within the Black Country urban area. Urban edge site modelled at 35 dwellings per hectare.
557	Land off Sandyfields Road	Sedgley	HM	Private landowner	5a	0.17	0.17	5	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	5	0	-	The site lies adjacent to the District's authority boundary with the Black Country. Whilst not directly adjacent to built form within the urban area the site forms part of a road with bus routes and well lit footways between the built form of Sedley and the Straits. Urban edge site modelled at 35 dwellings per hectare.
560	Land north of Sandyfields Road	Sedgley	HM	Bloor Homes C/O Evolve	5b	19.31	11.59	405	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	405	0	-	Site is directly adjacent to the urban edge of the Black Country. Site is adjacent to Ancient Woodland and a Local Nature Reserve to the north-west. Site promoters indicate primary education may be capable of being provided on site. Urban edge site modelled at 35 dwellings per hectare.
565	Land west of the Straits Part 1	Gornal	HM	Bloor Homes C/O Pegasus Group	5a	3.04	1.82	63	GB	No	NS	Not suitable - The site is entirely within an open space (park and garden).	0	0	0	0	63	- Open Space	Site is directly adjacent the urban edge of the Black Country but is entirely within an area of open space provision. Urban edge site modelled at 35 dwellings per hectare.
566	Land west of the Straits Part 2	Gornal	HM	Bloor Homes C/O Evolve	5a	10.66	6.4	223	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	223	0	-	Supersedes part of site 336. Site directly adjoins the Black Country urban area. Urban edge site modelled at 35 dwellings per hectare.
336	land off High Arcal Road, The Straits	Himley	HM	Bloor Homes C/O Pegasus Group	5a	19.10	11.46	401	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and within a registered park and garden.	0	0	0	0	401	- Disassociated from settlement - Registered park and garden	Part of the site lies directly adjacent to the Black Country urban area on its north-eastern corner but this part of the site sits entirely within a Grade II registered park and garden. A small part of the site is not within the park and garden but is disassociated from the urban edge. The remaining site area is disassociated from the . Part of the site directly adjacent to the urban area has been superseded by site suggestions 565 and 566. Urban edge site modelled at 35 dwellings per hectare.
337	Land North of Himley Rd	Himley	HM	Wienerberger Ltd C/O DBA Estates Ltd	5a	5.39	3.23	103	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	103	- Disassociated from settlement - SBI	Part of the site lies directly adjacent to the Black Country urban area on its north-eastern corner but this part of the site sits entirely within an Site of Biological Importance (SBI), rendering it unsuitable. The area of the site not within the SBI would fail to adjoin the Black Country urban area. Site modelled at 32 dwellings per hectare.
368	Land off Enville Road	Wall Heath	SW	CWC Group c/o Harris Lamb	7	62.26	37.36	1307	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available.	0	0	0	1307	0	- Flood Zone 3 - SBI	Site suggested for employment alongside site 368a. Access to employment proposal uses additional land to the north (Site 368a) which requires access to cross the adjacent green corridor. Larger part of site is cut off from access onto Enville Road to the south-west by Flood Zone 3, which cuts off this part of the site. The site is directly adjacent to the A449 to the east, which contains a lit footway leading to the Black Country urban area (Wall Heath) to the south. Therefore, on balance, the site is not considered to be disassociated from the urban edge. A PROW runs through the site, and part of the site is within Flood Zone 3 and an SBI - these have been excluded from the gross site area, leaving approximately 62.26ha of land. Urban edge site modelled at 35 dwellings per hectare.
368a	Land south of B4176	Wall Heath	SW	CWC Group c/o Harris Lamb	7	7.95	4.77	152	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	152	- Disassociated from settlement	Site suggested as access for employment site proposal on land to the south (Site 368) so is not likely to be available. Site modelled at 32 dwellings per hectare.
370	Land off Enville Road	Wall Heath	SW	Heyford Developments Ltd c/o Harris Lamb	5a	8.77	5.26	184	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	184	0	-	Site directly adjoins the urban area of the Black Country to the east. PROW runs through site. Supersedes previous sites suggestions for Sites 369 & 370. Urban edge site modelled at 35 dwellings per hectare.
577	Land at Hinksford Lane, Mile Flat Road	Swindon	SW	FGD Ltd. C/O Savills	5b	38.3	22.98	804	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	804	0	-	North eastern corner of the site is directly adjacent the urban edge of the Black Country. Promoter indicates 4ha of employment land could be accommodated on site. Urban edge site modelled at 35 dwellings per hectare.
684	Land off Swindon Road	Swindon	SW	Private landowner	5a	9.15	5.49	192	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available and subject to physical constraints.	0	0	0	192	0	-	The site is directly adjacent the urban edge of the Black Country. Contains multiple pylons and associated infrastructure and development on its north-western extent that may constrain development. Suggested by an adjacent landowner, no confirmation that the landowner himself has suggested the site. Urban edge site modelled at 35 dwellings per hectare.
664	Land at Mile Flat	Swindon	KV	Private landowner	5a	1.72	1.2	38	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	38	- Disassociated from settlement	The site is physically remote from the Black Country's urban edge. Site modelled at 32 dwellings per hectare.

364	land at New Wood, off Bridgnorth Road (Site 1)	Stourton	KV	Private landowner	5a	10.10	6.06	212	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	212	0	-	The site lies directly adjacent to the development boundary of New Wood, which effectively functions as an extension to the Black country urban area. The south-western element of the site is covered by dense tree planting with an associated TPO designation. This has been excluded from the gross site area as it is unlikely to be suitable, with the remaining area reflecting the element of agricultural land to the north of the site. PRoW also run through the site and the site is adjacent to an SBI. Urban edge site modelled at 35 dwellings per hectare.
673	Land at Wollaston Road	Wollaston	KV	Balfour Beatty c/o CBRE Ltd	5a	1.39	0.97	34	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	34	0	-	The site lies directly adjacent to the development boundary of New Wood, which effectively functions as an extension to the Black country urban area. The site is bounded on all sides by mature tree and hedge planting. Urban edge site modelled at 35 dwellings per hectare.
683a	Land at Clent View Parcel A	Stourbridge	KV	Taylor Wimpey c/o Lichfields	5a	17.11	10.27	328	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	326	- Disassociated from settlement	The site is a cross-boundary site suggestion, and there is not currently any suggestion that Dudley Met. Borough Council are allocating the land in their portion of the site. Notwithstanding this, the site is separated from the urban edge by a well established landscape buffer and it is unclear how access would be gained to the site. Site modelled at 32 dwellings per hectare.
683b	Land at Clent View Parcel B	Stourbridge	KV	Taylor Wimpey c/o Lichfields	5a	4.55	2.73	87	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	87	- Disassociated from settlement	The site forms part of a wider cross-boundary site suggestion along with site 683a. This parcel has been considered in isolation as it is remote from the majority of parcel 683a. The site itself is physically remote from the urban edge of Dudley. Site modelled at 32 dwellings per hectare.
365	land north of Bridgnorth Rd (adj the Hawthorns)	Stourton	KV	Private landowner c/o Drivers Jonas LLP	5a	8.98	5.39	188	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	188	0	-	The site lies directly adjacent to the development boundary of New Wood, which effectively functions as an extension to the Black country urban area. Urban edge site modelled at 35 dwellings per hectare.
343	Land at Yew Tree Farm	Lawnswood	KV	Private landowner	5a	24.72	14.83	474	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available.	0	0	0	474	0	- Flood Zone 3 - Site of Biological Importance - Blanket Tree Preservation Orders - Open Space	The landowner has indicated the land is not currently available for development, meaning it is unlikely to be deliverable/developable. The site adjoins the development boundary of Lawnswood. Large areas of the site contain Flood Zones 2&3, SBIs, TPOs and Open Space, which have been excluded from the gross site area, leaving a site area of 24.72ha. Village edge site modelled at 32 dwellings per hectare.
654	Lawnswood Parcel B	Lawnswood	KV	CWC Group c/o Savills	5a	55.00	33	1155	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	1155	0	- Open Space - Blanket Tree Preservation Orders	The site adjoins the built form of Dudley at its eastern edge. An area of semi-natural open space/blanket TPOs sits in the eastern part of the site and has been excluded from the gross site area. Urban edge site modelled at 35 dwellings per hectare.
655	Lawnswood Parcel C	Lawnswood	KV	Private landowner c/o Savills	5a	31.13	18.69	654	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	654	0	-	The site does not directly adjoin the built extent of the Black Country, but is connected to it by a substantial well lit footway that extends less than 100m to the adjacent urban area. Urban edge site modelled at 35 dwellings per hectare.
<b>WEST/SOUTH-WEST OF CANNOCK</b>																			
474	land at Longford House, A5 Cannock Road	Cannock	HA	Greenlight Developments c/o Lichfields	5a	11.17	6.7	234	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	234	0	-	Site is adjacent to the urban area of Cannock. Part of site lies within Cannock Chase District Council's administrative area, with Green Belt element of site sitting within South Staffordshire. Listed building within site and PRoW running through site. Urban edge site modelled at 35 dwellings per hectare.
676	Land north of Watling Street and west of Wellington Drive	Cannock	HA	Bloor Homes C/O Evolve	5b	33.50	20.1	643	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	643	- Disassociated from settlement	Site is adjacent to an urban extension site suggestion (Site 474), however the site promoter has not indicated that they are working together with the adjacent site to bring forward the site as part of a comprehensive urban extension. Considered in isolation, site 676 is disassociated from the urban edge of Cannock to the north-east by a mature landscape buffer and is physically remote from the neighbouring urban area at its nearest point along the A5. PRoW runs through site. Site modelled at 32 dwellings per hectare.
720	Roman Way Hotel, Watling Street	Cannock	HA	Cerda Planning	5a	0.80	0.56	19	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	19	0	- Flood Zone 3	Site is connected to the urban area of Cannock by pedestrian footways and existing built form. Currently occupied by a hotel (C1) use. Urban edge site modelled at 35 dwellings per hectare.
659	Land near Shoal Hill Tavern	Cannock	HA	Private landowner	5a	0.68	0.48	16	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	16	0	-	Site is adjacent to the urban area of Cannock and is within the boundary of Cannock Chase AONB. Urban edge site modelled at 35 dwellings per hectare.

189	Wolverhampton Rd - Site 1	Middle Hill	SA	Middle Hill Estates C/O Fisher German	5b	0.83	0.58	18	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	18	- Disassociated from settlement	The site is isolated from any nearby settlement. Mixed use proposed including caravan site, community facilities and livery. Site modelled at 32 dwellings per hectare.
190	Wolverhampton Rd - Site 2	Middle Hill	SA	Middle Hill Estates C/O Fisher German	5a	1.42	0.99	31	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	31	- Disassociated from settlement	The site is isolated from any nearby settlement. Site modelled at 32 dwellings per hectare.
202	Land east of Wolverhampton Road	Wedges Mills	SA/CH	St Modwen c/o Gerald Eve	5b	36.00	21.6	756	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	756	0	-	The site is directly adjacent the Wedges Mills development boundary, which is effectively an extension of the Cannock urban area. Mixed use proposed including community, sports/leisure services. PRoW runs through site. Motorway abuts site boundary to the south-east; development would need to be designed to mitigate the impact of this on residents. Employment site suggestion (Former Severn Trent Works) immediately to the north and SSSI directly to east of the site. Urban edge site modelled at 35 dwellings per hectare.
203	Land West of Woodhaven	Wedges Mills	SA	Private landowner - Welcome Homes Ltd	5b	5.40	3.24	113	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	113	0	-	The site is directly adjacent the Wedges Mills development boundary, which is effectively an extension of the Cannock urban area. Mixed use proposed including community, sports/leisure services and open space. Urban edge site modelled at 35 dwellings per hectare.
529	Land at Middle Hill Part 2	Saredon	SA	Private landowner c/o Fisher German LLP	5b	17.11	10.27	359	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	359	0	-	Site directly adjoins the development boundary of Wedges Mills, which effectively functions as an extension of the Cannock urban area. Site contains TPO areas. Supersedes site suggestion 201. Urban edge site modelled at 35 dwellings per hectare.
531/532/533	Land at Middle Hill Parts 4-6	Saredon	SA	Private landowner c/o Fisher German LLP	5b	3.39	2.03	65	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	65	- Disassociated from settlement	Supersedes site suggestions 192 and 473. The site is isolated from any nearby settlements. Multiple parcels put forward directly adjacent to each other by same landowner. Therefore treated as a single site. Site modelled at 32 dwellings per hectare.
624	Land north of Chase Gate Public House, Wolverhampton Road	Wedges Mills	SA	Greene King Developments Ltd c/o Walsingham Planning	5a	0.85	0.6	20	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	20	0	-	The site is directly adjacent the Wedges Mills development boundary, which is effectively an extension of the Cannock urban area. Urban edge site modelled at 35 dwellings per hectare.
715	Land west of Wolverhampton Road	Wedges Mills	SA	Private landowner c/o S.P. Faizey Architects	5a	2.82	1.69	59	GB	No	NS	Not suitable - The site is entirely within Flood Zones 2 & 3.	0	0	0	0	59	- Flood Zones 2 & 3	The site is directly adjacent the Wedges Mills development boundary, which is effectively an extension of the Cannock urban area. The site is entirely within Flood Zones 2 & 3. Urban edge site modelled at 35 dwellings per hectare.
650	Former Severn Trent Works	Wedges Mills	SA	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	3.74	2.24	71	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	71	- Disassociated from settlement	Currently suggested for employment use, with no suggestion the site owner is currently willing to promote for housing development. Site does not extend to the A4601 and relies on a narrow lane to connect it to this road, which extends into the Cannock urban area. Therefore there is no existing acceptable pedestrian access which would allow the site to be considered as an potential extension of the Cannock urban area, so the site has been considered as disassociated. Part of the site lies within Flood Zone 3 and the neighbouring area of Cannock, once these are excluded the gross site area is 3.74ha. Site modelled at 32 dwellings per hectare.
<b>SOUTH OF STAFFORD</b>																			
036a	Land South of Stafford	Acton Trussell	AC	Gladman Developments Limited	5b	134.46	80.68	2823	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	2823	0	- Flood Zone 3	Land directly adjoins the urban area of Stafford. Mixed use proposed. Site historically proposed to meet housing growth/needs of Stafford Borough. Part of site is within Flood Zone 3, which once excluded leaves a gross site area of approximately 134.46ha. Grade II listed building sits on site's western extent. Historically, wider site has been considered to have significant infrastructure constraints. Urban edge site modelled at 35 dwellings per hectare.
036c	Land at Weeping Cross	Acton Trussell	AC	Gladman Developments Limited	5a	3.87	2.32	81	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	81	0	-	Site lies directly adjacent to the urban area of Stafford and has been the subject of recent planning applications (17/00505/OUT) for residential development. Evidence from the Council's Historic Environment Site Assessment Stage 2 work and comments from the Cannock Chase AONB unit suggest the site area should be significantly reduced to account for the higher ground to the south of the site. The site's area has been reduced to 3.87ha to account for this. Site capacity modelled at 35 dwellings per hectare.
036d	Land South of Stafford	Acton Trussell	AC	Aragon Land & Planning UK LLP	5a	9.20	5.52	176	OC	No	NS	Not suitable - The site is heavily wooded and is disassociated from any village development boundary.	0	0	0	0	176	- Disassociated from settlement	The site is separated from the urban area of Stafford by a landscape buffer and also includes extensive areas of woodland. As such it is not considered suitable. Site modelled at 32 dwellings per hectare.
036e	Land South of Stafford	Acton Trussell	AC	Aragon Land & Planning UK LLP	5a	9.44	5.66	181	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	181	- Disassociated from settlement - Flood Zone 3	Site is isolated from the urban edge of Stafford and includes a small portion of Flood Zone 3, although the vast majority of the site area is unaffected. Site modelled at 32 dwellings per hectare.

632	Acton Plaza	Acton Trussell	AC	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	0.75	0.53	18	OC	No	NCD2	Potentially suitable but subject to policy constraints - Employment Land & Core Policy 1. Not currently available.	0	0	0	18	0	-	Currently suggested for employment use, with no suggestion the site owner is willing to promote for housing development. Identified as 'Good' quality employment land in the 2012 Employment Land Study. Site is strongly associated with the built area of Stafford and is not considered disassociated. Urban edge site modelled at 35 dwellings per hectare.
699	Land at Acton Gate	Acton Trussell	AC	Pegasus for Rigby Estates	7	0.69	0.48	16	OC	No	NS	Not suitable - Majority of the site is within Flood Zones 2 & 3.	0	0	0	0	16	- Flood Zone 3	Currently suggested for employment use, with no suggestion the site owner is willing to promote for housing development. Majority of the site is covered by Flood Zones 2 & 3. Urban edge site modelled at 35 dwellings per hectare.
700	Mount Pleasant	Acton Trussell	AC	Pegasus for Rigby Estates	7	2.16	1.3	45	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1. Not currently available.	0	0	0	45	0	- Flood Zone 3	Currently suggested for employment use, with no suggestion the site owner is willing to promote for housing development. Site is strongly associated with the built area of Stafford and is not considered disassociated. South-eastern corner of the site is within Flood Zones 2&3, which leaves 2.16ha once excluded from the gross site area. Urban edge site modelled at 35 dwellings per hectare.
034	Land Adjacent to M6 off Ashflats Lane	Acton Trussell	AC	Private landowner	5b	0.25	0.25	8	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	8	- Disassociated from settlement	Majority of site lies within Stafford Borough, with very little land lying within South Staffordshire (of which the majority is covered by Flood Zone 3). Site also suggested for open space/community facilities. Once Flood Zone 3 is excluded on areas of the site within South Staffordshire, 0.25ha gross site area is left. Site modelled at 32 dwellings per hectare.
<b>FREESTANDING NEW SETTLEMENT SITES</b>																			
029	Land - Dunston Estate	Dunston	CP	Rigby Estates C/O Pegasus Group	5b	120.60	72.36	2315	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	2315	0	- Flood Zone 3	Agents submitted amended area to include a much larger tract of land which forms the Dunston Estate. Parts of site within Flood Zone 3 have been excluded from gross site area, as has the small parcel of the site to the east of the M6, as this is effectively severed from the rest of the site suggestion with no form of access across the M6 likely to be achievable. This leaves a remaining gross site area of approximately 120ha. The West Coast Mainline and Flood Zone 3 run through the centre of the parcel, which may affect future capacity further. Site considered potentially suitable as there is the potential capacity to realise a new settlement on the land. Landowner also indicates that the site could accommodate a small site suggestion off School Lane, Dunston. Site modelled at 32 dwellings per hectare.
585	Land off Gailey Island	Gailey	PK	Pegasus for Richborough Estates	5b	97.43	58.46	1870	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	1870	0	-	Site supersedes site 050 and 049. Site is not directly adjacent to an existing development boundary. However, the site has sufficient land to potentially deliver a sufficient number of dwellings to form a new settlement (exceeding the indicative 1,500 dwelling minimum threshold used in the SHELAA methodology). Train line runs through the south west corner of the site and a Canal Conservation Area runs through the east corner of the site, which may affect the final site yield. Site modelled at 32 dwellings per hectare.
585a	Land off Gailey Island (parcel 2)	Gailey	PK	Unknown	5a	110.25	66.15	2116	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1. Not currently available.	0	0	0	2116	0	- Flood Zone 3	Site was previously promoted alongside parcel 585, but there is no current landowner agreement indicated for a joint submission. Site is not directly adjacent to an existing development boundary. However, the site has sufficient land to potentially deliver a sufficient number of dwellings to form a new settlement (exceeding the indicative 1,500 dwelling minimum threshold used in the SHELAA methodology). Part of site is within Flood Zone 3, leaving approximately 110.25ha gross site area once this is excluded from the site. Site modelled at 32 dwellings per hectare.
726	Rodbaston Estate Holding 1	Gailey	PK	Staffordshire County Council	5a	17.74	10.64	340	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	340	- Disassociated from settlement	The site, considered by itself or alongside adjacent land in the same ownership, does not have sufficient capacity to accommodate the minimum number required for new settlement options (1,500 dwellings). Site modelled at 32 dwellings per hectare.
727	Rodbaston Estate Holding 2	Gailey	PK	Staffordshire County Council	5a	10.67	6.4	204	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	204	- Disassociated from settlement - Flood Zone 3	The site, considered by itself or alongside adjacent land in the same ownership, does not have sufficient capacity to accommodate the minimum number required for new settlement options (1,500 dwellings). Part of the site is within Flood Zone 3, which has been excluded from the gross site area. Site modelled at 32 dwellings per hectare.

613	Land east Stafford Road	Coven	BW	Seabridge Developments Ltd c/o Advance Land & Planning Ltd.	5b	48.85	29.31	937	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	937	- Disassociated from settlement	The site is disassociated from Coven by the A449 and is not directly adjacent the village development boundary. The site does not have sufficient capacity to accommodate the minimum number required for new settlement options (1,500 dwellings), although the site promoter indicates that the site could accommodate 1,000-1,500 dwellings along with a local centre, education facilities and open space. However, the site currently falls significantly below the specified minimum threshold for a new community in the SHELAA and despite indications of willingness to work with adjacent landowners, no further expansions to the site boundary have been forthcoming. PRoW run through site and site is adjacent to the Canal Conservation Area to the south-east. Site modelled at 32 dwellings per hectare.
665	Deanery Estate	Penkridge	PK	Staffordshire County Council	5b	139.01	83.41	2669	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	2669	0	- Flood Zone 3	The site is disassociated from Penkridge and is not directly adjacent to the village development boundary. However, the site has sufficient land to potentially deliver a sufficient number of dwellings to form a new settlement (exceeding the indicative 1,500 dwelling minimum threshold used in the SHELAA methodology). It is anticipated a site of this scale would deliver a mix of uses. Unclear how highways access would be gained to the site at this point in time. Part of the site lies within Flood Zone 3, which leaves a gross site area of 139ha once excluded. Site modelled at 32 dwellings per hectare.
672	Bobbington Airport	Bobbington	BB	Lilactame Ltd	5b	90	54	1728	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	1728	- Disassociated from settlement	Supersedes sites 322 and 323. The agent has indicated that the land within their ownership includes the whole of the airport, but has not indicated a willingness to propose the wholesale redevelopment of the airport, historically proposing only a small area of mixed-use residential development in the south-eastern corner, with little associated infrastructure. As this smaller scheme would be isolated from nearby settlements and would not meet the minimum threshold of 1,500 dwellings for new settlements to be considered further, it would be considered unsuitable. Therefore, the indicative site capacity has been based on the entirety of the airport being redeveloped to meet the new settlement threshold, although it is acknowledged that the site owner is not currently making the site available for this wholesale redevelopment. It is likely there would be significant transport infrastructure concerns with any new settlement in this location also, given the surrounding road infrastructure. Site modelled at 32 dwellings per hectare.
246	Bradshaws Estate, Holyhead Rd	Perton	PN	Peter Smith (Farms) Ltd C/O PTPC	5b	246.42	147.85	4731	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1.	0	0	0	4731	0	- Open Space - Ancient Woodland	Large part of the site is not suitable due to falling within an area of open space. Remaining area is roughly 246.42ha. This has the potential to deliver a sufficient number of dwellings to form a new settlement (exceeding the indicative 1,500 dwelling minimum threshold). Mixed use proposed including employment, retail, tourism, community, education, health, sports and leisure facilities. Part of site contains ancient woodland and historic parkland. PRoW runs through site. Site modelled at 32 dwellings per hectare.