

LOCALITY 1

Site Ref	Address	Settlement	Parish	Land Owner/Developer/Agent	Planning Status/Proposed Use	Gross Site Area (Ha)	Net Site Area - using SHELA Assumptions	Capacity - using SHELA 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
PENKRIDGE																			
584	land North of Penkridge off A449	Penkridge	PK	Bloor Homes C/O Define	5a	27.01	16.21	1029	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	1029	0	- Flood Zone 3	Formerly multiple sites, including sites 485 and 009, now being promoted as comprehensive scheme. Land subject to agricultural licences, no ransom or 3rd parties issues. Part of the site lies within Flood Zone 3, which reduces the gross site area to 27.01ha once excluded. Directly adjacent to Penkridge development boundary. Includes area of land granted on appeal in 2019 for development of up to 200 dwellings. PRow runs through site and site is bounded to the west by railway line. Village edge site modelled at 32 dwellings per hectare (=519 dwellings). Site capacity amended to reflect site specific circumstances as established through emerging plan evidence base.
005	Land off Cherrybrook Drive	Penkridge	PK	Permisson Homes c/o Pegasus	5a/8	4.17	2.5	88	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	88	0	-	Identified as safeguarded land in the Site Allocations Document. Buffer for M6 may constrain yield. Access from Kentmere Close/Prescott Drive. Adjacent to a Canal Conservation Area. Village edge site modelled at 32 dwellings per hectare (=80). Site capacity amended to reflect site specific circumstances as established through emerging plan evidence base.
006	land off Boscomoor Lane	Penkridge	PK	Richborough Esates C/O Pegasus Group	5b	3.83	2.3	80	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	80	0	-	Site proposed for 65 dwellings, community facilities and open space. Would require extended footway. Within HEA area of 'particular sensitivity'. Adjacent to Canal Conservation Area. Village edge site modelled at 32 dwellings per hectare (=73). Site capacity amended to reflect site specific circumstances as established through emerging plan evidence base.
680	Land at Heron Close	Penkridge	PK	South Staffordshire District Council	5a	0.26	0.26	9	DB	No	NS	Not suitable - The site is entirely within public open space.	0	0	0	0	9	- Open space	The site lies within a wider area of public open space to the east of Penkridge. The site itself forms part of a landscape buffer within this wider area of open space, and is currently heavily vegetated. Development boundary site modelled at 38 dwellings per hectare.
420	land North of Penkridge off A449 (East)	Penkridge	PK	Trine Developments c/o Cerda Planning	5b	1.18	0.83	26	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	26	0	- Flood Zone 3	Small part of site within Flood Zone 3 - this has been excluded from the gross site area, leaving a remaining area of approximately 1.18ha. Village edge site modelled at 32 dwellings per hectare.
430a	land off Lyne Hill Lane/A449	Penkridge	PK	APT Group	5b	1.11	0.78	24	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	24	0	-	Agent suggests potential for 100 residential units, plus other mixed use development. Access from A449 subject to significant highways improvements. Site has existing footway access to Penkridge along the A449. Village edge site modelled at 32 dwellings per hectare.
430b	land off Lyne Hill Lane/A449	Penkridge	PK	Private Landowner c/o P.C. Pardoe	5a	1.72	1.2	38	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	38	0	-	Access from A449 subject to significant highways improvements. Site has existing footway access to Penkridge along the A449. Village edge site modelled at 32 dwellings per hectare.
689	Land at the Granary, Lyne Hill Lane	Penkridge	PK	Private Landowner	5a	2.49	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	Site is disassociated from the development boundary of Penkridge. A small part of the site's north-western extent is brownfield but the majority of the site is greenfield. Site modelled at 32 dwellings per hectare.
600	Rodbaston Est Holding 140	Penkridge	PK	Staffordshire County Council	5a	0.44	0.31	10	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	10	- Disassociated from settlement	Site is disassociated from the development boundary of Penkridge. Site modelled at 32 dwellings per hectare.
602	Rodbaston Est Holding 133	Penkridge	PK	Staffordshire County Council	5a	29.18	17.51	560	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	560	- Disassociated from settlement	Site is disassociated from the development boundary of Penkridge. Site modelled at 32 dwellings per hectare.
008	Garage block at 74-76 Vale Gardens	Penkridge	PK	Housing Plus	5a	0.08	0.08	3	DB	Yes	NCD2	Suitable but not currently available.	0	0	0	3	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently garages and parking area. Development boundary site modelled at 38 dwellings per hectare.
010	land at Lower Drayton Farm (east of A449)	Penkridge	PK	Lichfields for St Phillips et. al.	5b	37.15	22.29	713	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside	0	0	0	713	0	- Flood Zone 3 - Blanket TPOs	County Highways have advised that this scheme may be deliverable subject to sufficient pedestrian connectivity through adjacent land to the south (Site 584, 420) into the village. Site promoters indicate a local centre, primary education facility, country park and leisure building could be provided on site as part of a mixed use scheme. Part of site lies within Flood Zone 3 or has blanket TPOs and the gross site area has been amended to exclude this leaving approximately 37.15ha gross site area. PRow runs through site. Site modelled at 32 dwellings per hectare.
011	Land south of Wood Bank Lane, Penkridge	Penkridge	PK	Lonestar Land c/o Pegasus	5a	4.67	2.8	89	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	89	- Disassociated from settlement - Flood Zone 3	The site is disassociated from the Penkridge development boundary and there is no existing footway or street lighting to provide access to the village from the site. Site could be brought forward as part of a comprehensive scheme including land adjoining the village to the south, but site promoters have not provided any confirmation that sites are being promoted jointly as part of a comprehensive scheme. Flood Zone 3 cuts through the north east corner of the site, meaning that the remaining gross site area is 4.67ha once this area of land is excluded. Site also sits adjacent to the M6 motorway, which may affect final site yield. Site modelled at 32 dwellings per hectare.
464	land off Boscomoor Lane	Penkridge	PK	Private Landowner	5a	0.07	0.07	2	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	2	- Disassociated from settlement	The site is disassociated from the Penkridge development boundary and there is no existing footway or street lighting to provide access to the village from the site. Concerns about highways access also. Site modelled at 32 dwellings per hectare.
686	Pinfold Lane	Penkridge	PK	Private Landowner	5b	6.34	3.8	121	GB	No	NS	Not suitable - The site is disassociated from any village development boundary and the majority of the site is within Flood Zone 3.	0	0	0	0	121	- Disassociated from settlement - Flood Zone 3	The site is disassociated from the Penkridge development boundary and the majority of the site is washed over by Flood Zone 3. Site modelled at 32 dwellings per hectare.
593	Deanary East Holding 1 Whiston Bank	Penkridge	PK	Staffordshire County Council	5a	17.20	10.32	330	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	330	- Disassociated from settlement - Flood Zone 3	The site is disassociated from the Penkridge development boundary. A large portion of the site is washed over by Flood Zones 2 & 3. A gross site area of around 17.2ha remains once these areas are excluded from the site. Site modelled at 32 dwellings per hectare.
488	land at Leabank, Levedale Road	Penkridge	PK	Private Landowner	5a	0.88	0.62	21	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	19	- Disassociated from settlement	The site does not adjoin the Penkridge development boundary, being separated from it by the train line, and is not connected to the settlement via existing pedestrian links. Site modelled at 32 dwellings per hectare.
597	Levedale East Holding 1	Penkridge	PK	Staffordshire County Council	5a	41.35	24.81	793	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	793	- Disassociated from settlement	The site does not adjoin the Penkridge development boundary. Site modelled at 32 dwellings per hectare.
598	Levedale East Holding 4	Penkridge	PK	Staffordshire County Council	5a	48.72	29.23	935	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	935	- Disassociated from settlement	The site does not adjoin the Penkridge development boundary. Site modelled at 32 dwellings per hectare.

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599	Preston Barn Est Holding 1 Levedale	Penkridge	PK	Staffordshire County Council	5a	13.78	8.27	264	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	264	- Disassociated from settlement	The site does not adjoin the Penkridge development boundary. Site modelled at 32 dwellings per hectare.
728	Longridge Farm	Penkridge	PK	Private Landowner	5a	0.78	0.55	17	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	17	- Disassociated from settlement	The site does not adjoin the Penkridge development boundary. Site modelled at 32 dwellings per hectare.
731	Longridge Farm 2	Penkridge	PK	Private Landowner	5a	1.00	0.7	22	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	22	- Disassociated from settlement	The site does not adjoin the Penkridge development boundary. Site modelled at 32 dwellings per hectare.
711	Hatherton House, Pinfold Lane	Penkridge	PK	Roundleaf Ltd c/o Cerda Planning	5a	1.09	0.76	24	GB	Yes	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	24	0	- Flood Zone 3	The site is currently previously developed land and would result in the loss of a hotel (C1) use. The front of the site adjacent to the highway is partially covered by flood zones 2 and 3. Once flood zones are excluded from the site area approximately 1.09ha of land is left over for development. TPOs on site. Listed building within the site boundary is proposed for retention and conversion by the site promoter. Site promoter indicates higher density could be accommodated through conversion of existing listed building and higher density development within the remaining site. Site modelled at 32 dwellings per hectare.
HUNTINGTON																			
016	Pear Tree Farm	Huntington	HU	Grade Planning	5a	1.60	1.12	35	Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	35	0	-	Land identified as Safeguarded land in SAD. Potential access opposite Holly Lane, good visibility. Structures on site appear to be associated with agricultural use, therefore not PDL. Village edge site modelled at 32 dwellings per hectare.
017	Land off Almond Road	Huntington	HU	Inglewood Investment Company Ltd c/o First City Ltd	5a	2.12	1.27	40	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	40	0	-	Adjacent to Cannock Chase AONB. Potential access off Almon Drive/Fir Close. Widening required at Fir Close. Village edge site modelled at 32 dwellings per hectare.
018	Oak Avenue (garden of 2 Maple Drive)	Huntington	HU	Housing Plus	5a	0.04	0.04	1	DB	No	NS	Not suitable - the site is currently open space	0	0	0	1	0	- Open space	No current confirmation site will be made available within 5 years. The site is currently an area of incidental open space identified in the Council's Open Space audit. Development boundary site modelled at 38 dwellings per hectare.
019	1 Almond Road	Huntington	HU	Housing Plus	5a	0.10	0.1	3	DB	Yes	NS	Not suitable - the site is currently open space	0	0	0	3	0	- Open space	No current confirmation site will be made available within 5 years. The site is currently an area of incidental open space identified in the Council's Open Space audit. Development boundary site modelled at 38 dwellings per hectare.
020	Huntington Industrial Estate, Cocksparrow Lane	Huntington	HU	Unknown	7	1.20	0.84	26	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	25	- Disassociated from settlement	Classed as 'Good' in Employment Land Study 2012. Site currently operational. Site is physically remote from the village of Huntington, being disassociated from its development boundary, with no satisfactory footways linking the site to the village. No indication that the site is currently available for residential development. Site modelled at 32 dwellings per hectare.
022	Land off Hawthorne Road	Huntington	HU	Inglewood Investment Company Ltd c/o First City Ltd	5a	4.80	2.88	153	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	153	0	-	The sites lies adjacent to the Cannock Chase AONB. Village edge site modelled at 32 dwellings per hectare.
591	Land at Oaklands Farm (north of Limepit Lane)	Huntington	HU	IM Land C/O RPS	5a	7.44	4.46	142	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	142	0	-	Supersedes previous site suggestion 013. Adjacent to Cannock Chase AONB. Proposed as part of a joint submission for housing and associated new senior rugby pitch and parking with site 592 to the south. Supported by an assessment of need for expansions to the existing Cannock Rugby Union Football Club and a letter of support from Sport England for the provision of additional pitches. Village edge site modelled at 32 dwellings per hectare.
592	Land at Oaklands Farm (south of Limepit Lane)	Huntington	HU	IM Land C/O RPS	5a	2.41	1.45	46	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	46	0	-	Adjacent to development boundary. Proposed for sports pitches to allow the expansion of Cannock Rugby Union Football Club in association with housing on site 591 to the north. Village edge site modelled at 32 dwellings per hectare.
587	Littleton Green	Huntington	HU	Staffordshire County Council	5a	1.76	1.23	39	GB	No	NS	Not suitable - the site is currently in use as a sports pitch and associated facilities.	0	0	0	0	39	- Sports and recreation facilities	Site is directly adjacent to the development boundary of Huntington. Site currently appears to be in use as playing fields, and no evidence currently submitted to show NPPF tests for loss of sport and recreation facilities would be met. Village edge site modelled at 32 dwellings per hectare.
732	Land north of Cocksparrow Lane	Huntington	HU	Private Landowner c/o Lever, Turner & Cowdell Ltd.	5a	6.58	3.95	126	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	126	0	-	Adjoins the development boundary through an adjacent industrial estate. A PRoW runs through the site. Village edge site modelled at 32 dwellings per hectare.
732a	Land west of Stafford Road	Huntington	HU	Private Landowner c/o Lever, Turner & Cowdell Ltd.	5a	0.15	0.15	5	GB	No	NS	Not suitable - the site layout could not accommodate residential dwellings.	0	0	0	0	5	- Constrained layout	Site is put forward alongside Site 732 but is not contiguous with it and forms a separate land parcel. Irregular site shape means it is unlikely to be able to accommodate residential growth. Village edge site modelled at 32 dwellings per hectare.
BEDNALL																			
023	Land West of Church Farm	Bednall	AC	Private Landowner c/o CT Planning	5a	1.75	1.225	39	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	39	0	-	Site is directly adjacent the Bednall development boundary. Village edge site modelled at 32 dwellings per hectare.
024	Land at Bednall Harm Farm	Bednall	AC	Private Landowner c/o CT Planning	5a	1.07	0.75	23	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	23	0	-	Site is directly adjacent the Bednall development boundary. Village edge site modelled at 32 dwellings per hectare.
025	Lower Bednall Farm - Site A	Bednall	AC	Private Landowner c/o Maison Biard	5a	0.25	0.25	8	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	8	0	-	Site is directly adjacent the Bednall development boundary. Village edge site modelled at 32 dwellings per hectare.
026	Lower Bednall Farm - Site B	Bednall	AC	Private Landowner c/o Maison Biard	5b	1.01	0.71	22	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	22	0	-	Site also suggested for B1 use. 03/01199/OUT Residential Development Refused. Site is not directly adjacent to the Bednall development boundary but adjoins a parcel which does adjoin Bednall (site 025). As both sites are promoted by the same landowner, site 026 is not considered disassociated when considered alongside site 025. Site contains a listed Grade II barn. Village edge site modelled at 32 dwellings per hectare.
DUNSTON																			
027	Land off Stafford Rd	Dunston	CP	Private Landowner c/o Tweedale Ltd	5b	6.90	4.14	132	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	0	0	-	Site is entirely superseded by site suggestion 588 and as such supply from this site has not been included. Site adjoins the development boundary of Dunston. Village edge site modelled at 32 dwellings per hectare.
028	land adj Dunston House, A449	Dunston	CP	Penk (Holdings) Ltd c/o Mr Surtees-Dawson - Savills	5a	0.18	0.18	5	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	5	0	-	Site is adjacent to the Dunston development boundary. Village edge site modelled at 32 dwellings per hectare.
029a	School Lane	Dunston	CP	Rigby Estates c/o Pegasus	5a	3.35	2.01	64	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	64	0	-	Site is adjacent to the Dunston development boundary. Village edge site modelled at 32 dwellings per hectare.
487	land rear The Cottage	Dunston	CP	Private Landowner	5a	3.18	1.91	61	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	61	0	- Flood Zone 3	Site is not directly adjacent to the development boundary of Dunston. However, the site is a very short walk along well-lit footways to the development boundary of Dunston and sits within an area containing residential dwellings and facilities (a church) that extends to the Dunston development boundary, despite not being within it. Small part of eastern site extent lies within Flood Zone 3, and the remaining gross area once this is excluded is approximately 3.18ha. Village edge site modelled at 32 dwellings per hectare.

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588	Dunstun Dairy Farm	Dunstun	CP	Private Landowner c/o Dove Haigh Phillips	7	62.43	37.46	1198	OC	No	NCD2	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1. Not currently available.	0	0	0	1198	0	- Flood Zone 3	Site promoted for employment use. no confirmation that the landowners are willing to make the site available for housing. Site directly adjoins Dunstun development boundary at its south eastern corner, so has been considered as a potentially suitable option, but in reality is of a far greater size than the existing settlement. Parts of site within Flood Zone 3 have been excluded from gross site area. This leaves a remaining gross site area of approximately 62.43ha. The West Coast Mainline and Flood Zone 3 run through the centre of the parcel, which may affect future capacity further. Site modelled at 32 dwellings per hectare.
ISOLATED SITES/SITES ADJACENT OTHER SETTLEMENTS																			
030	adj 5 Post Office Row	Acton Trussell	AC	Housing Plus	5a	0.17	0.17	6	DB	No	NCD1	Potentially suitable but subject to policy constraints - Core Policy 1	0	0	0	6	0	-	Within development boundary of Acton Trussell, which is not currently identified for residential growth under Core Policy 1 of the Core Strategy. Development boundary site modelled at 38 dwellings per hectare.
032	Land off Mill Lane - Site A	Acton Trussell	AC	Private Landowner c/o Tweedale Ltd	5a	11.50	6.9	220	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	220	- Disassociated from settlement - Flood Zone 3	Site does not directly adjoin the Acton Trussell development boundary and has not demonstrated a satisfactory pedestrian access to the village. Therefore, despite it's close proximity to the village it is considered disassociated. Part of the site lies within Flood Zone 3 and the gross site area, excluding land within the flood zone, is 6.9ha. Site modelled at 32 dwellings per hectare.
033	Land off Mill Lane - Site B	Acton Trussell	AC	Private Landowner c/o Tweedale Ltd	5a	12.11	7.27	232	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	232	- Disassociated from settlement	Site does not directly adjoin the Acton Trussell development boundary and has not demonstrated a satisfactory pedestrian access to the village. Therefore, despite it's close proximity to the village it is considered disassociated. Site modelled at 32 dwellings per hectare.
035	Land Between Penkridge Rd & Meadow Lane	Acton Trussell	AC	Terra	5a	3.75	2.25	72	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	72	0	-	Site directly adjoins the development boundary of Acton Trussell. Village edge site modelled at 32 dwellings per hectare.
037	land off Bednall Road	Acton Trussell	AC	Private Landowner	5a	3.57	2.14	68	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	68	0	-	The site directly adjoins the development boundary of Acton Trussell. PRoW runs through site. Village edge site modelled at 32 dwellings per hectare.
038	land off Meadow Lane	Acton Trussell	AC	Private Landowner	5a	1.44	1.01	32	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	32	0	-	The site directly adjoins the development boundary of Acton Trussell. Village edge site modelled at 32 dwellings per hectare.
039	land off Bickford Road	Bickford	PK	Private Landowner	5a	0.20	0.2	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 is isolated from any nearby development boundary or settlement and is surrounded by unit country lanes. Site modelled at 32 dwellings per hectare.
040	land at Stable Lane/Straight Mile	Calf Heath	HA	Private Landowner	5a	3.14	1.884	60	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	60	- Disassociated from settlement	The site is disassociated from the development boundary of Calf Heath and is accessed via roads with no existing footway. Site modelled at 32 dwellings per hectare.
041	land at Woodlands Lane/Stable Lane	Calf Heath	HA	Private Landowner C/O J T Perry	5a	2.90	1.74	55	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	55	- Disassociated from settlement	The site is disassociated from the development boundary of Calf Heath and is accessed via roads with no existing footway. Site modelled at 32 dwellings per hectare.
042	Land east of Rosegarth, Straight Mile	Calf Heath	HA	Private Landowner	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	- Disassociated from settlement	The site is disassociated from the development boundary of Calf Heath and is accessed via roads with no existing footway. Adjacent Canal Conservation Area. Site modelled at 32 dwellings per hectare.
043	Land west of Rosegarth, Straight Mile	Calf Heath	HA	Lufton & Associates	5a	0.93	0.65	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 to the development boundary of Calf Heath. Village edge site modelled at 32 dwellings per hectare.
044	land south of Queens Road	Calf Heath	HA	Hatherton Marina Ltd c/o Berrys	5a	1.07	0.75	23	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	23	0	-	The site is directly adjacent to the development boundary of Calf Heath. Village edge site modelled at 32 dwellings per hectare.
045	land off Kings Road	Calf Heath	HA	Private Landowner	5a	0.20	0.2	6	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	0	- Disassociated from settlement	The site is disassociated from the development boundary of Calf Heath and is accessed via roads with no existing footway to the village. Site is superseded by larger site suggestion 522, so no supply is included from this site. Site modelled at 32 dwellings per hectare.
474	land at Longford House, Cannock Road	A5 Longford Island	HA	Private Landowner C/O Persimmon Homes	5a	11.33	6.8	237	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	237	0	-	Site forms part of a larger site, including previously developed land to the east outside of South Staffordshire District, but within Cannock Chase District. The site directly adjoins the urban area of Cannock and could be brought forward alongside land to the east within the same ownership. The whole site was originally suggested for approx 71 dwellings. PRoW runs through the site. Urban edge site modelled at 35 dwellings per hectare.
046	Land surrounding Coppenhall Farm	Coppenhall	CP	Redfern Developments Ltd	5a	1.45	1.02	32	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	32	0	-	The site directly adjoins the development boundary of Coppenhall. Irregular site shape may act to further constrain capacity. Village edge site modelled at 32 dwellings per hectare.
047	Land North of Hall Farm	Coppenhall	CP	Private Landowner c/o Tweedale Ltd	5a	14.36	8.62	275	OC	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	275	0	-	The site directly adjoins the development boundary of Coppenhall. Site modelled at 32 dwellings per hectare.
048	Croft Lane	Gailey	PK	Private Landowner c/o Savills	5a	2.44	1.46	46	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	46	- Disassociated from settlement	The site is isolated from any nearby development boundary. Land including and surrounding the site is currently being promoted for a NSIP - Strategic Rail Freight Interchange proposal. Site is adjacent Canal Conservation Area. Site modelled at 32 dwellings per hectare.
694	Land at the Bungalow, Croft Lane	Gailey	PK	Private Landowner	5a	0.79	0.55	17	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	17	- Disassociated from settlement	The site is isolated from any nearby development boundary. Land surrounding the site is currently being promoted for a NSIP - Strategic Rail Freight Interchange proposal. Site modelled at 32 dwellings per hectare.
050	land off Gailey Island, A449	Gailey	PK	Private Landowner	5a	4.45	2.67	85	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	0	- Disassociated from settlement	Land is isolated from any nearby development boundary. Site also suggested for employment, retail, tourism, community, education/health, sports/leisure facilities. Site superseded by site suggestion 585 for larger freestanding settlement proposal, so no potential supply is included from site 050. Site modelled at 32 dwellings per hectare.
371	land adj Roundabout Cottages A5 Watling Street	Gailey	PK	Private Landowner	5a	0.46	0.32	10	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	10	- Disassociated from settlement	The site is isolated from any nearby development boundary. Land including and surrounding the site is currently being promoted for a NSIP - Strategic Rail Freight Interchange proposal. Site modelled at 32 dwelling
372	land at Gailey Farm A5 Watling Street	Gailey	PK	Private Landowner C/O Savills	5a	0.25	0.25	8	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	8	- Disassociated from settlement	The site is isolated from any nearby development boundary. Land including and surrounding the site is currently being promoted for a NSIP - Strategic Rail Freight Interchange proposal. Site modelled at 32 dwelling

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
051	land adj Corner Cottage, Sandy Lane	Hatherton	HA	Private Landowner	5a	0.03	0.03	1	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	1	- Disassociated from settlement	Site proposed for single unit. The site is isolated from any nearby development boundary and is only accessible by lanes with no footway. Site modelled at 32 dwellings per hectare.
052	land off Bradley Lane	Hyde Lea	CP	J A Archer Consultancy	5a	1.03	0.72	23	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	23	- Disassociated from settlement	The site is not directly adjacent to an existing development boundary or the urban area of Stafford. Site modelled at 32 dwellings per hectare.
586	Land off Old Vicarage	Dunston	CP	Private Landowner c/o Rob Duncan Planning Consultancy Ltd	5a	0.08	0.08	2	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	2	- Disassociated from settlement	The site is disassociated from any existing development boundary or urban area. The site is also suggested for a self and custom build plot. Site modelled at 32 dwellings per hectare.
589	Stable Farm, Straight Mile	Calf Heath	HA	Private Landowner	5a	1.83	1.28	40	GB	No	NCD1	Potentially suitable but subject to policy constraints - Open Countryside & Core Policy 1	0	0	0	40	0	-	The site is adjacent the development boundary of Calf Heath. Village edge site modelled at 32 dwellings per hectare.
631	Land to the rear of Dunston Business Village	Dunston	PK	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	1.22	0.85	27	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	27	- Disassociated from settlement	Currently suggested for employment use, with no suggestion the site owner is willing to promote for housing development. The site lies well away from the nearest villages of Dunston and Penkridge and is an isolated site in the open countryside. Site modelled at 32 dwellings per hectare.
706	Land East of Dunston Manor Farmhouse	Dunston	PK	Private Landowner c/o Michael Bullock	5a	11.55	6.93	221	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	221	- Disassociated from settlement	The site lies well away from the nearest villages of Dunston and Penkridge and is an isolated site in the open countryside. Site modelled at 32 dwellings per hectare.
716	Land South of Old Vicarage Lane	Dunston	PK	Private Landowner	5b	2.39	1.43	45	OC	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	45	- Disassociated from settlement	The site lies well away from the nearest villages of Dunston and Penkridge and is an isolated site in the open countryside. Site modelled at 32 dwellings per hectare.
633	Proposed SRFI at Four Ashes	Four Ashes	BW/PK/HA	West Midlands Interchange	7	300.85	180.51	5776	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt, Employment Land and Core Policy 1. Not currently available.	0	0	0	5776	0	-	Site is disassociated from any existing settlement, but if brought forward for housing it could accommodate a sufficient level of development to be considered as a freestanding new settlement. Currently forms part of the District's employment land supply, with no suggestion the site owner is currently willing to promote for housing development. Site is currently consented for a Strategic Rail Freight Interchange, and has been given a Development Consent Order by the Secretary of State for this use, with no indication that this will not be delivered. Canal Conservation Area and PRoW run through the site. Site modelled at 32 dwellings per hectare.
634	Berricote	Four Ashes	PK	Employment site suggestion in Economic Development Needs Assessment (EDNA)	7	20.13	12.08	386	GB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	386	- Disassociated from settlement	The site sits within an existing development boundary for a Strategic Employment Site (Four Ashes) and has an implemented permission for employment uses, which represents a policy constraint on the site. There is no suggestion that the site promoter is willing to consider promoting a housing scheme on the site and the site would be considered disassociated from any nearby residential settlement. Site modelled at 32 dwellings per hectare.