

LOCALITY 4

Site Ref	Address	Settlement	Parish	Land Owner/Developer/Agent	Planning Status/ Proposed Use	Gross Site Area (Ha)	Net Site Area - using SHELA A assumptions	Capacity - using SHELA A assumptions	OC/GB/DB	Brownfield?	SHLAA Category	Deliverability Comments	Deliverable 2018-2023	Developable 2023-2028	Developable 2028-2033	Not Currently Developable	Not Suitable	Key Constraints	Site assessment
BILBROOK																			
211	Land North of Manor House Park	Bilbrook	BI	Private Landowner Wollaston Properties C/O First City Ltd	5b	1.86	1.3	41	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	41	0	- Flood Zone 3	PRoW crosses site. Mixed use proposed including open space. Gross site area has been reduced to exclude area within functional flood plain, leaving 3.1ha. Significant highways improvements required, would need widening of existing road. Village edge site modelled at 32 dwellings per hectare.
725	Land off Millenium Way	Bilbrook	BI	Staffordshire County Council	5a	0.89	0.62	19	GB	No	NS	Not suitable - The site's requires development within Flood Zone 2 to deliver	0	0	0	0	19	- Flood Zones 2 & 3	The site's access onto Millenium Way would require significant development within a flood zone 2 area. Village edge site modelled at 32 dwellings per hectare.
740	The Grange public house	Bilbrook	BI	Bilbrook Ltd c/o Young and Gault	5a	0.33	0.33	12	DB	Yes	NCD2	Potentially suitable but subject to policy constraints - Community Facility	0	0	0	12	0	- Community Facility	The site contains a public house which may have been vacant for over 10 years. Planning permission previously granted for demolition of public house and erection of care home, but never carried out. Site has not been proposed for development since and it is unclear if it is available for housing. Development boundary site modelled at 32 dwellings per hectare.
210	land off Lane Green Avenue/Rd	Bilbrook	BI	Private Landowner	5b	0.94	0.66	21	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	21	0	-	Landowner suggests potential for use as Gypsy and Traveller sites, mixed use development and commercial/employment use. Access from Lane Green Road. Village edge site modelled at 32 dwellings per hectare.
213	Bilbrook House, Carter Avenue	Bilbrook	BI	Staffordshire County Council - Strategic Property Unit	5a	0.50	0.35	13	DB	Yes	S2	Suitable	0	13	0	0	0	-	Staffordshire County Council have confirmed availability for development as previous facility has been demolished and is surplus to requirements. Site within development boundary modelled at 38 dwellings per hectare.
215	Lane Green Court	Bilbrook	BI	Housing Plus	5a	0.10	0.1	3	DB	Yes	NCD2	Suitable - not currently available	0	0	0	3	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently parking area. Site within development boundary modelled at 38 dwellings per hectare.
217	land off Watery Lane/Pendeford Hall Lane	Bilbrook	BW	Vistry Group c/o Rapleys	5a	22.80	13.68	437	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	437	- Flood Zone 3 - Disassociated from settlement	The site is disassociated from Bilbrook village development boundary and separated from settlement by a defensible boundary (Brook), and no pedestrian access to village has been demonstrated by site owner. Part of site within Flood Zone 3. Reduced area of 22.8ha reflects this. PRoW runs through site. Site modelled at 32 dwellings per hectare.
218	land off Pendeford Hall Lane	Bilbrook	BW	Vistry Group c/o Rapleys	5a	51.96	31.18	997	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	997	- Flood Zone 3 - Disassociated from settlement	The site is disassociated from Bilbrook village development boundary. Part of site within Flood Zone 3. Reduced area of 51.96ha ha reflects this. Site modelled at 32 dwellings per hectare.
475	former Moog Site wobaston Road	Bilbrook	BW	GE Aviation C/O Turley Associates	5b	6.18	3.71	140	DB	Yes	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	140	- Flood Zone 3 - Disassociated from settlement	The site is disassociated from Bilbrook village development boundary, is physically some distance from village and is separated by defensible boundary (canal). Part of site within Flood Zone 3. Reduced site area of 6.18ha reflects this. Classed as 'Best' site in ELS 2012. Currently employment use on rear of site. Moog have relocated to i54 South Staffordshire. Site suggested for mixed use development including employment and residential use. Site within development boundary modelled at 38 dwellings per hectare.
500	Smallholding Barnhurst Lane	Bilbrook	BI	Bloor Homes Ltd C/O Evolve	5a	8.67	5.2	166	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	166	0	- Flood Zone 3	Site is disassociated from Bilbrook development boundary and Site 519 (which adjoins development boundary) but is now in control of the same housebuilder (Bloor Homes) as Site 519, offering a chance to deliver a comprehensive scheme. Small part of site in Flood Zone 3 - this is excluded from overall area. Site modelled at 32 dwellings per hectare.
519	Land East of Bilbrook	Bilbrook	BI	Bloor Homes Ltd C/O Evolve	5b	39.61	23.77	750	GB/Proposed Safeguarded Land	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Safeguarded Land	0	0	0	750	0	- Flood Zone 3	Mixed use scheme proposing to deliver a primary school onsite alongside housing - indicative masterplan submitted to demonstrate how this could be accommodated alongside a local centre and green infrastructure. Site is adjacent village development boundary. Site area reflects the need to exclude small part of site in Flood Zone 3 and also excludes the 6.3ha brought into the village development boundary as a site allocation within the SAD to avoid duplication with Suitable supply. Remaining site area is therefore 39.61ha, which includes the smaller parcels of safeguarded land identified within the wider site through the SAD. Village edge site modelled at 32 dwellings per hectare (=760). Site capacity amended to reflect site specific circumstances as established through emerging plan evidence base.
CODSALL																			
SAD Site 228	Former Adult Training Centre off Histons Hill	Codsall	CD	Staffordshire County Council	5a	0.70	0.49	29	DB	Yes	S2	Suitable	0	29	0	0	0	-	Site allocated as suitable for a minimum of 20 dwellings in the Site Allocations Document 2018. Site capacity reflects the land area allocated in the Site Allocations Document and the SHELA A density assumptions.
419a & b	land at Keepers Lane and Nine Acres Farm, Codsall	Codsall	CD	Miller Homes C/O PlanIT	5a	15.10	9.06	317	Proposed safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	317	0	-	Formerly site 406. 2.4ha of land identified as Safeguarded land in the SAD. Amalgamation of sites 406, 233 and 226 plus a new area at Nine Acres Farm. Promoted as a single site. Significant highway works required, visibility splay, would need existing footway extending off Keepers Lane. Alternative access proposed off Suckling Green Lane. Existing speed limit would need to be extended. Visibility splay an issue and the lack of footways. PRoW runs through site. Part of site within HEA area of 'particular sensitivity' Village edge site modelled at 32 dwellings per hectare (=286). Site capacity amended to reflect site specific circumstances as established through emerging plan evidence base.
735	Land west of Keepers Lane	Codsall	CD	Private Landowner c/o PlanIT	5a	1.49	1.04	33	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	33	0	-	Site is adjacent to Site 419 which is within the same land ownership, with indicative submitted plans indicating an intention to establish access through this part of the site. As such the site is not considered disassociated from the nearby village. Village edge site modelled at 32 dwellings per hectare.

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221	land at Dam Mill	Codsall	CD	Private Landowner C/O AJM Planning Associates Ltd	5a	2.16	1.3	41	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	41	0	- Flood Zone 3	Significant highway works required, visibility splay may be an issue as well as access being close to bend. Access off Birches Road to be considered further. Part of site within Flood Zone 3, site area of 2.16ha reflects this. Persimmon Homes indicate they are working towards achieving a land interest in the site. Unclear if site can achieve access off Wolverhampton Rd without crossing Flood Zone land. Village edge site modelled at 32 dwellings per hectare.
222	land north of Sandy Lane	Codsall	CD	Hallam Land Management Ltd C/O Acres Land & Planning Ltd	5a	9.99	5.99	125	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	125	0	- Open space	Within HEA area of 'particular sensitivity'. Small part of site contains existing open space (allotments) and the site area has been reduced to 9.99ha reflect this. PRoW runs through site. Small area of site within Conservation Area buffer. Site promoter indicates that first school could be accommodated on the site and that capacity should be 125 dwellings. Village edge site modelled at 32 dwellings per hectare.
224	Land adjacent 44 Station Rd	Codsall	CD	Richborough Estates C/O Pegasus Group	5a	4.04	2.42	85	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	85	0	-	Site also suggested for use as Station car park by Codsall Parish Council - latest indicative masterplan indicates site promoters can accommodate a 35 space community car park at the site frontage. Significant highway works required, access from existing roundabout which may need reconfiguring. Part of site within HEA area of 'particular sensitivity'. Within Conservation Area buffer. Village edge site modelled at 32 dwellings per hectare (=77). Site capacity amended to reflect site specific circumstances as established through emerging plan evidence base.
447	land at Oaken Lodge, Oaken Lanes	Codsall	CD	Private Landowner	5a	1.04	0.73	23	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	22	0	-	Significant constraints. Watercourse runs through site, concerns about access and landscape sensitivity. Within Conservation Area. Village edge modelled at 32 dwellings per hectare.
225	land off Wood Road/Slate Lane	Codsall	CD	Private Landowner C/O R P H Brady AND Wonderful Homes C/O Astill Planning Consultants	5a	2.36	1.42	45	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	45	0	-	Detailed highways assessment required to demonstrate deliverability, suitable access off Slate Lane unlikely. Must be considered further. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
230 (446)	land off Moatbrook Lane	Codsall	CD	Private Landowner C/O R P H Brady AND Wonderful Homes C/O Astill Planning Consultants	5b	3.62	2.17	69	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	69	0	-	Significant highways works required, access off Moatbrook Lane, Slate Lane or Strawmoor Lane not possible due to lack of visibility, narrowness of existing carriageway and lack of pedestrian connectivity. Would need to be developed in tandem with site 225. Land level issues. Agents suggest potential for residential development of 65-80 dwellings, provision of specialist elderly accommodation and open space. Village edge site modelled at 32 dwellings per hectare.
425	land at Oaken Village	Codsall/Oaken	CD	Private Landowner	5a	31.61	18.97	606	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	606	- Disassociated from settlement	The site is disassociated from the Codsall development boundary, with the nearest point to Codsall lying on the other side of the railway line, which forms a defensible boundary to the village at this point. Site lies between Codsall and Oaken village and development of the whole site would lead to coalescence of the two. Detailed highways assessment required to demonstrate deliverability, considered unsuitable due to isolated location and no clear way of connecting to Codsall. Would have to come forward with a site adjacent the development boundary as is currently disassociated. PRoW runs through site. Village edge site modelled at 32 dwellings per hectare.
692	Land off Strawmoor Lane	Oaken	CD	Private Landowner	5b	28.42	17.05	545	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	545	- Disassociated from settlement	The site is physically remote from any nearby village. Site owner proposes mixed use with shops, school etc. Site modelled at 32 dwellings per hectare.
234	land at Codsall & Wergs Garden Centre, Wergs Hall Rd	Codsall	CD	Private Landowner	5b	2.87	1.72	55	GB	Yes	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 Codsall village development boundary and no means of pedestrian access has been demonstrated. Mixed use proposed including sports and leisure facilities. Within HEA area of 'particular sensitivity'. Site modelled at 32 dwellings per hectare.
235	Land at Wergs/Holyhead Road	Codsall	CD	Marav Ltd c/o Mr A Sheehan - A P Sheehan & co	5b	11.56	6.94	221	GB	No	NS	Not suitable - The site is disassociated from any village development boundary. Also entirely within an area of open space.	0	0	0	0	221	- Open space - Disassociated from settlement	The site is disassociated from Codsall village development boundary, and is physically distant from the settlement. Also entirely within an area of open space (park and garden) Mixed use proposed including employment, tourism, community, health, education, sports and leisure facilities. Within HEA area of 'particular sensitivity' and historic parks and gardens. Significant TPOs on site. Site modelled at 32 dwellings per hectare.
501	Land adj Springfield House	Oaken	CD	Private Landowner c/o Lewis Architecture Ltd	5a	5.74	3.44	110	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	110	- Disassociated from settlement	Site is disassociated from Codsall and Oaken development boundaries. Site is partially encircled by TPOs - may further hinder access. Site promoter indicates the site adjoins a potentially suitable site 224, but no indication has been provided that both landowners are promoting a joint scheme for the redevelopment of both sites. Within Conservation Area buffer zone and small part of site is within Conservation Area. Within buffer Site modelled at 32 dwellings per hectare.
507	Land at Hollybush Lane East 1	Oaken	CD	Private Landowner c/o Haston Reynolds Ltd	5a	3.23	1.94	62	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	62	0	-	Site is within Conservation Area and bordered on three sides by TPOs. Supersedes previous site 220. Village edge site modelled at 32 dwellings per hectare.
511	Moors Hall Farm Strawmoor Ine	Codsall Wood	CD	Red Barn Asset Management c/o Bruton Knowles	5a	3.3	1.98	63	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	63	- Disassociated from settlement	Site is disassociated from Village Boundary. Partially within Flood Zone 3 - site area has been reduced to take account of this. Site modelled at 32 dwellings per hectare.
513	Land rear Elm Bank Mill Ine	Codsall	CD	Private Landowner	5a	0.21	0.21	6	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	6	0	-	Land is adjacent to Village Boundary. Access would need to be investigated - unclear as to how highways access would be achieved currently. Village edge site modelled at 32 dwellings per hectare.

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703	Land north of Gunstone Lane	Codsall	CD	Private Landowner c/o AJM Planning Associates Ltd.	5a	2.12	1.27	40	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	40	0	-	Site is adjacent a Conservation Area and is bisected by a TPO belt that may constrain site yield further. Village edge site modelled at 32 dwellings per hectare.
515	Land off Heath House Lane	Codsall	CD	Bonningdale Homes c/o Alder King	5a	3.9	2.34	74	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	74	0	-	Site is adjacent to the village development boundary. Site contains a significant area of TPOs at its south-eastern extent which have been excluded from the gross site area. Village edge site modelled at 32 dwellings per hectare.
630 a & b	Land at Moatbrook Lane	Codsall	CD	Richborough Estates	5a	9.64	5.78	185	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	185	0	- Flood Zone 3	Includes previous sites 225 and 230, now presented as a single site suggestion by new promoters. Sites promoted with new allotments. Detailed highways assessment required to demonstrate deliverability, suitable access off Slate Lane unlikely. Must be considered further. Land level issues on parcel b. Within HEA area of 'particular sensitivity'. Site bisected by Flood Zone 3, reducing gross site area to 9.64ha. Village edge site modelled at 32 dwellings per hectare.
PERTON																			
239	land west Wrottesley Park Road (south)	Perton	PN	Land Fund Ltd C/O Carter Jonas	5a	7.15	4.29	137	Proposed Safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	137	0	-	Identified as Safeguarded land in the SAD. Agents suggest that based on a developable area of 8.5ha capacity at 25 dw/ha would be around 200 dwellings. Access from existing roundabout. Site promoters indicate a layout could be achieved on the site that could accommodate a comprehensive scheme including land to the north (Site 407) following discussions with promoter of the adjacent land. Village edge site modelled at 32 dwellings per hectare.
238	Land at former Perton Court Farm	Perton	PN	Private Landowner/Barberry C/O RCA Regeneration	5a	30.10	18.06	577	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	577	0	-	Previously proposed as mixed use including 200 dwellings employment, allotments, open space and sports facilities and local community facilities, but now promoted primarily for residential. Significant highways works required, access off Edge Hill Drive to be considered. Village edge site modelled at 32 dwellings per hectare.
705	Perton Golf Course	Perton	PN	IM Land c/o RPS	5a	8.82	5.29	169	GB	53	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	169	0	-	Site adjacent to recently altered development boundary, adjoining the western side of the housing allocation for Perton made through the Site Allocations Document 2018. It is unclear whether the site can achieve pedestrian and vehicular links into the adjacent village through the allocation site at this stage. Village edge site modelled at 32 dwellings per hectare.
407	land west of Wrottesley Park Road (north)	Perton	PN	Richborough Estates C/O Pegasus Group	5b	17.70	10.62	339	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	339	0	-	Large part of the western area of the site is proposed for a country park on the site promoter's latest masterplan. Gross site area proposed for housing adjusted to account for this. Mixed uses included within site layout. Access acceptable in principle, pedestrian accessibility to be considered further. PRow runs through site. Village edge site modelled at 32 dwellings per hectare.
246a	Bradshaws Estate, Holyhead Rd	Perton	PN	Bradshaws Estates C/O Lichfields	5b	8.95	5.37	171	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	171	0	-	Mixed use proposed. Does not relate well to existing built development at Perton, connectivity issues. TPOs within site. Significant highways works required, possible access from existing roundabout. Village edge site modelled at 32 dwellings per hectare.
241	land off Dippons Lane	Perton	PN	Staffordshire County Council - Strategic Property Unit	5a	3.27	1.96	62	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	62	0	-	SCC suggest 98 dwellings at 30 dw/ha. Currently no achievable access to the site. Alternative access through school to be considered. TPOs on southern boundary. Village edge site modelled at 32 dwellings per hectare.
402	land rear of Winceby Road	Perton	PN	Private Landowner	5a	1.21	0.85	27	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	27	0	-	Not currently developable. On its own, unable to suggest an appropriate access on to the public highway, however would be suitable in tandem with site 238a. Village edge site modelled at 32 dwellings per hectare.
454	land off Dippons Lane/Rear Idonia Road	Perton	PN	Private Landowner	5a	2.27	1.36	43	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	43	0	-	Not currently developable as additional land required to provide access. Currently no achievable access to the site. Site bounded by TPOs and Open Space. Village edge site modelled at 32 dwellings per hectare.
408	land adj Brownies Nursery, Wrottesley Park Road	Perton	PN	Private Landowner	5a	3.32	1.99	63	GB	No	NS	Not suitable - heavily wooded and covered by TPO	0	0	0	0	63	-	Densley wooded area with pond, not suitable for housing development. Completely covered by TPOs. May have potential for informal recreation/leisure as part of larger site. Village edge site modelled at 32 dwellings per hectare.
238c	Land at Corsers Rough	Perton	PN	Lord Wrottesley Voluntary Settlement Trust c/o Ancer Spa	5a	28.26	16.96	542	GB	No	NS	Not suitable - Open Space and majority covered by TPO	0	0	0	0	542	- Flood Zone 2 & 3 - Open Space	Unsuitable for housing development. Application for Change of use to natural burial ground, plus usage of existing hard-standing as car park 12/00949/COU approved January 2012. Within area of Ancient woodland. Partially within Flood Zone 3. Village edge site modelled at 32 dwellings per hectare.
244	land at Pattingham Road	Perton	PN	Private Landowner	5a	2.50	1.5	48	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	48	- Disassociated from settlement	Lack of walking routes to village and physical distance from village, not adjacent the village development boundary. Site suggested for sheltered accommodation. Site modelled at 32 dwellings per hectare.
506	Land off Westcroft Road	Perton	PN	Knight Frank	5b	7.28	4.37	139	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	139	0	-	Site is adjacent to the village development boundary. Site is bisected by strip of TPOs and is separated from Perton by green corridor containing numerous TPOs. Therefore, any deliverable site access is likely to be remote from the village. Site appears to only have direct access onto Jenny Walkers Lane, which is narrow and tightly bounded by mature tree belts. Therefore, uncertain if suitable access can be provided. Village edge site modelled at 32 dwellings per hectare.
514	Land adj Cranmoor Lodge	Perton	PN	Private Landowner	5a	3.93	2.36	75	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	75	- Disassociated from settlement	Site is disassociated from Village Boundary. Does not appear to have highways access in its own right. Site modelled at 32 dwellings per hectare.
505	Land rear Dunster Grove	Perton	PN	SBL Property Ventures C/O Harris Lamb	5a	2.36	1.42	45	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	45	0	-	Site is adjacent to Perton development boundary and Wolverhampton urban edge (though it relies in part on land outside of the South Staffordshire development boundary). Site is crossed by PRow. Village edge site modelled at 32 dwellings per hectare.

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693a & 693b	Land at Wrottesley Road	Perton	PN	Private Landowner	5b	11.64	6.98	223	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	223	- Disassociated from settlement	Site is disassociated from Village Boundary and may have access constraints. TPOs are contained within the site and a PRoW runs adjacent to the site. Site modelled at 32 dwellings per hectare.
PATTINGHAM																			
251	Hall End Farm	Pattingham	PH	Private Landowner C/O PlanIT	5b	0.80	0.56	17	Proposed Safeguarded land	No	NCD1	Potentially suitable but subject to policy constraints - Safeguarded Land	0	0	0	17	0	-	0.75ha land identified as Safeguarded Land in the SAD. Agricultural Land Survey October 2014 confirms land lies within ALC Grade 2/3a. Access rights secured through adjacent rural exception site to the east. Adjacent HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
					5b	1.36	0.95	30	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	30	0	-	Agricultural Land Survey October 2014 confirms land lies within ALC Grade 2/3a. Access agreed through planning application for rural exceptions site. Adjacent HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
249	land adj Meadowside, off High Street	Pattingham	PH	Private Landowner C/O Berrys	5a	3.60	2.16	69	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	69	0	-	Extension to site area May 2014. Poor visibility, narrow road and lack of footway. Detailed highways assessment required to demonstrate deliverability, would require speed limit to be reduced off Chesterton Road. Must be considered further. Adjacent HEA area of 'particular sensitivity', within Conservation Area buffer zone and adjacent Conservation Area. Village edge site modelled at 32 dwellings per hectare.
255	Moor Lane	Pattingham	PH	Pland Estates	5b	2.40	1.68	50	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	50	0	-	Agricultural Land Survey April 2014 confirms land lies within ALC Grade 3a. Access off Moor Lane would need new footway. Village edge site modelled at 32 dwellings per hectare.
250	land off Patshull Road	Pattingham	PH	Private Landowner C/O Berrys	5a	3.68	2.21	70	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	70	0	-	Detailed highways assessment required to demonstrate deliverability, poor visibility - would need speed limit reduction. Pedestrian access would need to be considered further. Part of site lies within an area of Grade 1 Agricultural land and is adjacent HEA area of 'particular sensitivity', within Conservation Area buffer zone and adjacent Conservation Area. Village edge site modelled at 32 dwellings per hectare.
252	land off Clive Rd	Pattingham	PH	Lioncourt Homes C/O Pegasus Group	5a	3.65	2.19	70	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	70	0	-	Detailed highways assessment required to demonstrate deliverability, poor visibility, narrow road and lack of footway off Clive Road. Pedestrian access would need to be considered further. Part of site lies within an area of Grade 1 Agricultural land. Site proposed for 20 dwellings. PRoW runs through site. Adjacent HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
253	Land off Westbeech Road	Pattingham	PH	CCB Investments c/o RCA Regeneration	5b	4.35	2.61	83	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	83	0	-	Detailed highways assessment required to demonstrate deliverability, unclear as to how site would be accessed. Lack of footway and would require reduction in speed limit. Part of site lies within an area of Grade 1 Agricultural land and HEA area of 'particular sensitivity'. Site previously proposed for 20 dwellings. GP surgery proposed by site promoter. Village edge site modelled at 32 dwellings per hectare.
256	Field off Newgate	Pattingham	PH	Pattingham Church Estate C/O First City Ltd	5a	1.50	1.05	33	GB	No	NS	Not suitable - Open Space	0	0	0	0	33	- Open Space	Agricultural Land Survey October 2014 confirms land lies within ALC Grade 1/2. Appropriate access would require new footway. Village edge site modelled at 32 dwellings per hectare.
401	Land adj Beech House Farm	Pattingham	PH	The Crown Estate C/O Knight Frank	5a	1.00	0.7	22	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	22	0	-	Detailed highways assessment required to demonstrate deliverability, poor visibility, narrow road and lack of footway. Would require speed limit to be reduced. Adjacent HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
421	land between Rudge Road and Marlbrook Lane	Pattingham	PH	Private Landowner C/O Advance Land & Planning	5a	0.90	0.63	20	GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	20	0	-	Detailed highways assessment required to demonstrate deliverability, access not possible through existing residential. Access off Rudge Road or Marlbrook Lane difficult due to narrow roads and lack of footway. Adjacent HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
254	land at Moor Lane	Pattingham	PH	Housing Plus	5a	0.18	0.18	5	DB/GB	No	NCD2	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	5	0	-	Not currently developable. No current confirmation site will be made available within 5 years. Currently garden area. Within HEA area of 'particular sensitivity'. Village edge site modelled at 32 dwellings per hectare.
257	land at Highgate Farm, Wolverhampton Road	Pattingham	PH	Private Landowner	5a	3.50	2.1	67	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	67	0	-	Detailed highways assessment required to demonstrate deliverability. Adjacent village development boundary but unlikely to be suitable due to lack of pedestrian connectivity to village. Majority of site lies within Grade 1 Agricultural Land. Village edge site modelled at 32 dwellings per hectare.
259	land off Clive Road, opp Hazeldene	Pattingham	PH	Private Landowner	5a	0.70	0.49	15	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	15	- Disassociated from settlement	No pedestrian links to the village and not adjacent to the village development boundary. All of site lies within Grade 1 Agricultural Land. Site modelled at 32 dwellings per hectare.
400	Land off Westbeech Road	Pattingham	PH	The Crown Estate C/O Knight Frank	5a	3.40	2.04	65	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt	0	0	0	65	0	-	Forms part of Millennium Walks of Pattingham. Land levels unsuitable. Adjacent to HEA area of 'particular sensitivity' and Conservation Area. Within Conservation Area buffer zone. Village edge site modelled at 32 dwellings per hectare.
ISOLATED SITES/SITES ADJACENT OTHER SETTLEMENTS																			
261	Whitehouse Lane	Codsall Wood	CD	Private Landowner C/O AJM Planning Associates Ltd.	5a	0.67	0.47	15	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	15	0	-	Site is adjacent to a village development boundary. Village edge site modelled at 32 dwellings per hectare.
399	Husphins Farm, Husphins Lane	Codsall Wood	CD	Private Landowner	5a	0.65	0.45	14	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	14	- Disassociated from settlement	Planning permission has been granted for the conversion of 3 barns to residential; the owner seeks a further 3 dwellings new build on site. Site modelled at 32 dwellings per hectare.
685a	Land off Harriotts Hayes Lane	Codsall Wood	CD	Enzgo Limited	5a	3.49	2.09	67	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	67	- Disassociated from settlement	Site is disassociated from the development boundary of Codsall Wood. Site modelled at 32 dwellings per hectare.

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
685b	Land off Harriotts Hayes Lane	Codsall Wood	CD	Enzgo Limited	5a	0.53	0.37	11	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	11	0	-	Site contains significant tree planting and hedgerow boundaries which may affect site capacity. Site modelled at 32 dwellings per hectare.
404	land off Wood Road/Harriotts Hayes Lane	Codsall Wood	CD	Private Landowner	5a	0.94	0.66	21	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	21	0	-	Site suggested for 12 market and 6 affordable dwellings. Village edge site modelled at 32 dwellings per hectare.
405	land off Wood Road/Wood Hayes Cottages	Codsall Wood	CD	Private Landowner	5a	1.20	0.84	26	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	26	0	-	Site suggested for 16 market dwellings. Village edge site modelled at 32 dwellings per hectare.
262	Old Farm County Lane	Kingswood	PN	Private Landowner	5a	4.21	2.52	80	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	80	- Disassociated from settlement	The site is disassociated from any nearby development boundary. Site modelled at 32 dwellings per hectare.
431	land off Newport Road	Kingswood	PN	Private Landowner C/O Strutt and Parker	5a	0.28	0.28	8	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	8	- Disassociated from settlement	Adjacent Kingswood Common a Biological Alert Site (BAS). Site modelled at 32 dwellings per hectare.
264	land The Thatch, Oaken Lane	Oaken	CD	Private Landowner/c/o Mr I Lewis - Lewis Architecture Ltd	5a	0.85	0.59	18	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	18	0	-	Slightly apart from development boundary but only a short distance and closely associated with built form of the village. Within Conservation Area. Village edge site modelled at 32 dwellings per hectare.
265	land rear of The Oaks, Strawmoor Lane	Oaken	CD	Private Landowner	5a	0.43	0.3	9	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	9	- Disassociated from settlement	The site is disassociated from any nearby development boundary. Site modelled at 32 dwellings per hectare.
266	Off Oaken Drive	Oaken	CD	Private Landowner/c/o Enterprise Planning Services	5a	2.90	1.74	55	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	55	0	-	Within Conservation Area and bisected by a PRoW. Village edge site modelled at 32 dwellings per hectare.
268	land adj The Woodlands (north), Strawmoor Lane	Oaken	CD	Private Landowner	5a	2.42	1.45	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 disassociated from any nearby development boundary. Site modelled at 32 dwellings per hectare.
269	land off Holyhead Road	Oaken	CD	Private Landowner	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 disassociated from any nearby development boundary. Site modelled at 32 dwellings per hectare.
476	land off Oaken Lane	Oaken	CD	Private Landowner	5a	1.13	0.79	25	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	25	0	-	Additional land available for access if required. Site modelled at 32 dwellings per hectare.
502	Land East Jenny Walkers Lane	Perton	PN	SBL Property Ventures C/O Harris Lamb	5a	1.94	1.36	43	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	43	- Disassociated from settlement	Site is disassociated from Perton and the conurbation edge. Site contains small areas of TPO'd trees and pond, as well as existing dwelling. Site modelled at 32 dwellings per hectare.
516	Land off Shop Lane part 1	Oaken	CD	Bonningdale Homes c/o Alder King	5a	2.63	1.58	84	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	84	0	-	Site is adjacent to the village development boundary. Village edge site modelled at 32 dwellings per hectare.
517	Land off Shop Lane part 2	Oaken	CD	Bonningdale Homes c/o Alder King	5a	0.79	0.55	17	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	17	0	-	Site is adjacent to the village development boundary. Village edge site modelled at 32 dwellings per hectare.
518	Land off Shop Lane part 4	Oaken	CD	Bonningdale Homes c/o Alder King	5a	2	1.2	38	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	38	0	-	Site is adjacent to the village development boundary. Would likely need to be brought forward alongside site 516 to give access. Village edge site modelled at 32 dwellings per hectare.
625	land off Holyhead Road	Kingswood	PN	Private Landowner	5a	1.68	1.18	37	GB	No	NS	Not suitable - The site is disassociated from any village development boundary.	0	0	0	0	37	- Disassociated from settlement	Site is in isolated location away from any village development boundary/urban area. Site modelled at 32 dwellings per hectare.
508	Land at Hollybush Lane West 1	Oaken	CD	Private Landowner/c/o Haston Reynolds Ltd	5a	3.18	1.91	61	GB	No	NCD1	Potentially suitable but subject to policy constraints - Green Belt & Core Policy 1	0	0	0	61	0	-	Adjacent to the village development boundary of Oaken. Site is within Conservation Area and bordered on two sides by TPOs. Supersedes previous site 220. Village edge site modelled at 32 dwellings per hectare.