



**Cannock Chase District  
Strategic Housing Land Availability  
Assessment  
2023**



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# 1. Frequently Asked Questions

## What is a SHLAA?

- 1.1 The SHLAA is an evidence base document which is normally produced annually. It supports the Local Plan with a key role in assessing if sites have the potential for housing, to assess their capacity and when they could potentially be developed. The assessment does not itself determine that a site should or should not be allocated for housing development, but it is important in the plan-making process and helps to inform the Local Plan. The SHLAA is also used for evidence and statistical analysis to meet Government requirements such as working out if we have a 5 year supply of housing land and are meeting the housing delivery test.
- 1.2 The preparation of the SHLAA is split into four stages; the first stage is the identification of sites and broad locations. This incorporates a 'call for sites' whereby anyone can submit details regarding the piece of land they either own or are promoting on behalf of the owner. This is then followed by a desk top review incorporating a wide range of sources including monitoring planning application records. The sites are then categorised as per the government guidelines and the results analysed. More detail on the methodology and findings are set out in the rest of the document.

## What do the different categories on the map mean?

- 1.3 A map showing all the individual sites is available on the website [www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk) The map splits the sites into 4 different categories:
- 1.4 **Deliverable:** Sites that are assessed to be suitable and available for development and that development could be achieved within 1-5years. These sites will have already been given planning permission.
- 1.5 **Developable (within and beyond plan period):** Sites that are assessed to be suitable and available and that development could be achieved in 6-15years. These sites will be the subject of a planning application, have a recently expired planning permission, have no planning permission but the landowner or a developer has expressed interest in developing, or sites that have been allocated within a Local or Neighbourhood Plan.
- 1.6 **Green Belt and AONB:** Sites that are available (actively promoted) but that are not considered deliverable or developable at present due to the significant constraints of the sites location being considered unsuitable.
- 1.7 **Restricted and Excluded:** Sites that are not considered to be suitable, available or achievable within 15years (a site may be one or more of these). These sites will include Green Belt and AONB sites that are not available (not being actively promoted) and/or have significant environmental constraints

wholly affecting the site in addition to Greenbelt/AONB constraints, sites which have had planning permission refused or withdrawn and sites that planning permission has been expired for a considerable length of time.

### Why does the SHLAA not align with the emerging Local Plan allocations?

- 1.8 The preparation of the SHLAA incorporates a monitoring period from 31<sup>st</sup> March -1<sup>st</sup> April of the relevant year (2022-2023 for the current SHLAA period). In 2021, the Local Plan Preferred Options consultation concluded, and additional work began on progressing the emerging Local Plan (eLP) to Regulation 19. As at 31<sup>st</sup> March 2023 the progress undertaken on the eLP did not allow for confirmation of the spatial strategy of CCDC and the proposed residential allocations; as such the SHLAA 2023 continues to reflect the current adopted Local Plan (Local Plan (Part 1) 2014).
- 1.9 The next iteration of the SHLAA will consider any progress undertaken on the eLP within the monitoring period and will reflect the eLP progress where appropriate. For the latest news on the emerging Local plan please visit [Local Plan & Area Action Plans | Cannock Chase District Council \(cannockchasedc.gov.uk\)](https://www.cannockchasedc.gov.uk/local-plan-and-area-action-plans)

### Why are there so many sites in the SHLAA?

- 1.10 The number of sites in the SHLAA reflects the number of sites submitted to the Council.

### Will they all get built?

- 1.11 No. The SHLAA does not identify which sites will be allocated for development or given planning permission, as this is done through the local plan and planning application process. Visit the website [www.cannockchasedc.gov.uk](https://www.cannockchasedc.gov.uk) for more details and how you can register your details to be kept informed on the progress of the local plan.

## 2. Introduction and Policy Background

- 2.1 This report presents the findings from Cannock Chase's 2023 Strategic Housing Land Availability Assessment (SHLAA). It has been prepared from a base date of 1<sup>st</sup> April 2022. The 2023 SHLAA comprehensively updates the previous 2022 assessment by reviewing the status and conclusions previously reached for sites already within the SHLAA process and assessing new sites which have emerged. The SHLAA supports the Authority Monitoring Report (AMR) process including an up-to-date Housing Trajectory for the plan period and five years supply of specific deliverable sites.
- 2.2 It is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the District's need for more homes; and to inform housing policies within the Cannock Chase Local Plan Review.
- 2.3 The 2023 SHLAA report is structured around the following sections:
- Introduction and policy background - Identifies what the SHLAA is and why it has been prepared;
  - Methodology - Explains the methodology which has guided the assessment, including the assumptions which may have been applied as part of individual site assessments;
  - Final Evidence Base - Presents the core outputs and wider findings from the assessment;
  - Five Year Housing Land Supply Position Statement;
  - Housing Trajectory and Long Term Delivery of Sites; and
  - Appendices - supplementary information and supporting evidence of relevance to the report, and site information.

### ***Policy Background***

- 2.4 The 2023 SHLAA has been prepared in accordance with the National Planning Policy Framework (2021) and Planning Practice Guidance launched on 6<sup>th</sup> March 2014 (with subsequent updates).
- 2.5 The NPPF (paragraph 68) requires local planning authorities to undertake a SHLAA and that from this: "planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability."
- 2.6 In addition, paragraph 68 requires local planning authorities, through strategic policies to identify a supply of specific, deliverable sites for years one to five of the plan period, and specific deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.7 The purpose of the SHLAA, therefore as outlined in the PPG is to understand the level of housing potential within the District and to identify sites which are

considered to be suitable for housing and likely to be developed. Its primary role is to:

- Identify sites with potential for housing;
- Assess their suitability for housing;
- Identify any potential constraints to development; and
- Assess whether suitable sites are deliverable and available for allocation if needed.

2.8 The SHLAA informs on the “deliverable” and “developable” aspects of specific sites by providing information and an evidence base. It must be noted that the SHLAA does not allocate sites, that role is filled by the Local Plan. Its purpose is instead to collect and collate information that provides a snapshot of each site’s development potential.

**Disclaimer**

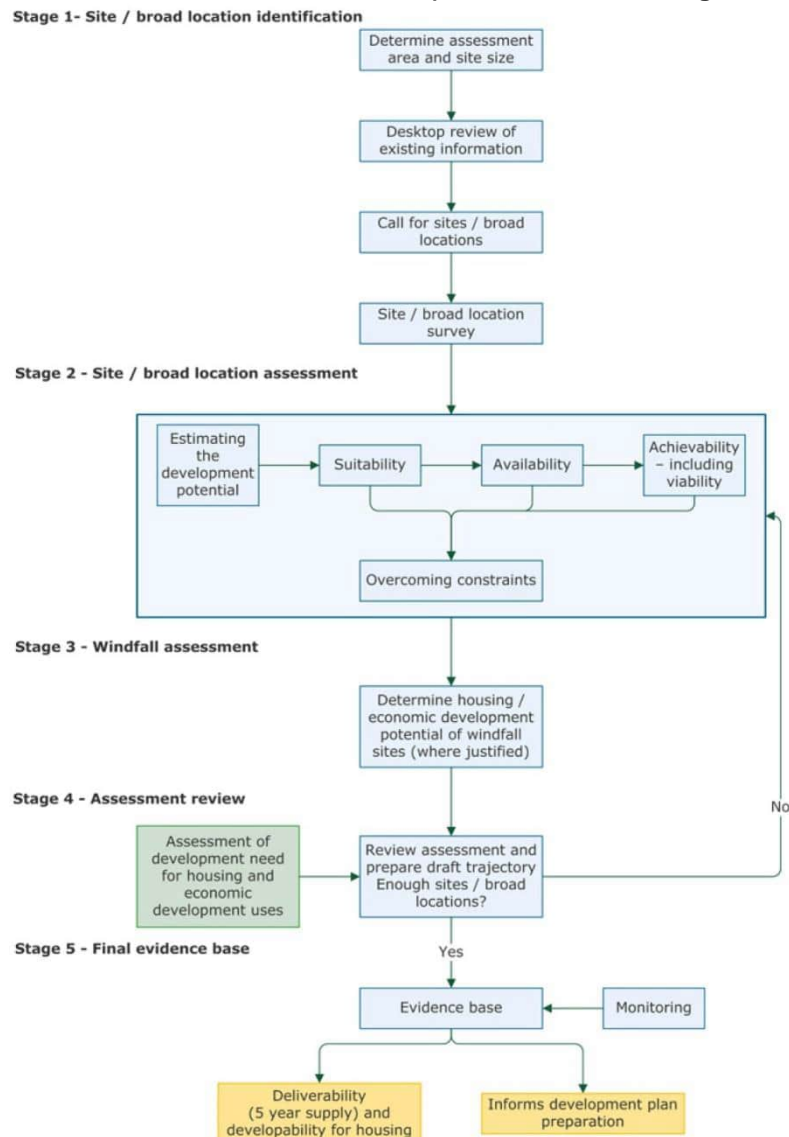
**The SHLAA provides evidence, alongside other studies, to inform the allocation of land through the Local Plan. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It also identifies potential constraints to development.**

**The inclusion of a particular site in the assessment should not, therefore, be taken as an indication that it will be allocated or granted planning permission for housing or any other form of development.**

### 3. Methodology

- 3.1 This section sets out the key methodology and locally specific elements of the methodology applied to this housing land availability assessment. The SHLAA has closely followed the guidance provided within the [PPG](#) to inform the methodology and assessment stages and the format of this SHLAA.
- 3.2 Figure 3.1 (below) is extracted from the PPG and illustrates the approach which is used for land availability assessments. The following section details the approach to be taken under each step of the methodology.

**Figure 3.1 Land availability assessment methodology flowchart (Extract from Planning Practice Guidance)**



- 3.3 Each sub-heading within the following section relates to corresponding paragraphs within the PPG and sets out how the Council’s land availability assessment adheres to the guidance.

## Stage 1: Identification of sites and broad locations

### *What geographical areas should the assessment cover?*

- 3.4 This assessment will cover Cannock Chase District, as the plan making area. Where sites cross local authority boundaries, only the part of the site that lies within Cannock Chase District will be assessed. Reference will be made to the cross-boundary nature of the site for completeness.

### *Who can plan makers work with?*

- 3.5 The PPG suggests that land availability assessments should be prepared working with other local authorities within the relevant HMA<sup>1</sup>. Alongside this the PPG also states that it is also important to involve other stakeholders and the following will be invited to contribute to assessments; developers; land owners and promoters; local property agents; local communities; Local Enterprise Partnerships; businesses and business representative organisations; parish and town councils; and neighbourhood forums preparing neighbourhood plans (where applicable).
- 3.6 Stakeholders will be able to contribute via the Call for Sites process (see further detail below) and via an invitation to participate in the assessment 'Panel'. The Panel has been established to provide an input into the assessment methodology and provide comments on the draft outcomes of the assessment process (see further details on the Terms of Reference and Panel membership in Appendix B).

### *Can the assessment be constrained by the need for development?*

- 3.7 The PPG states that the land availability assessment will need to identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land. The process of the assessment will, also, provide the information to assist the identification of sites and locations suitable for the required development in the Local Plan Review.

### *What sizes of site or broad location can be considered for assessment?*

- 3.8 The PPG states that assessments should consider all sites and broad locations capable of delivering five or more dwellings or on sites of 0.25 or more (ID: 3-009-2019722). However, it is considered appropriate to consider sites below these thresholds in Cannock Chase District because of the manageable number of site submissions, and the contribution minor sites make towards the overall supply locally. As such, no minimum site threshold (or capacity) is applied for a site's inclusion in the assessment.

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<sup>1</sup> HMA – Housing Market Area. Cannock Chase is within the Greater Birmingham and Black Country HMA which includes Birmingham, Bromsgrove, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.



### ***How can sites/broad locations be identified?***

- 3.9 The PPG provides guidance on how sites should be identified for inclusion within the assessment. This makes clear that plan-makers should not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process. As such the assessment is not constrained by the housing requirement within the adopted Local Plan, or emerging Local Plan (or that identified via the Local Housing Need Figure, as calculated via the national standard methodology).
- 3.10 The Council has undertaken a desktop review for site identification which has focused in and around all settlements within the District including Cannock, Hednesford and Heath Hayes, Rugeley, Norton Canes, the key rural settlements and other villages with development envelopes defined by the Local Plan. The sources of data for the land availability assessments are covered in further detail below.

### ***What types of sites and sources of data should be used?***

- 3.11 The PPG provides guidance on the sources of data which can be used to identify potential sites through the assessment. As noted above a desktop review has taken place as part of this process drawing upon a range of sources identified in the PPG.
- 3.12 The data is collected from a wide range of sources, as suggested at Paragraph: 011 Reference ID: [3-011-20190722](#) of the PPG, including local authority planning records, local and neighbourhood plans, other information held by the authority including that collected through the 'call for sites' (see below), engagement with other public sector bodies, ordinance survey mapping and data, and the desktop analysis.

### ***Can plan makers issue a call for sites and broad locations for development?***

- 3.13 Cannock Chase District Council currently maintains an ongoing [call for sites](#) which is an open process all year round enabling landowners and/or developers to submit information on sites they wish to be considered. New submissions are assessed and included within the SHLAA in accordance with the base date of that assessment as set out at paragraph 2.4. A summary of new responses to the Call for Sites is provided at Appendix A.

### ***What can be included in the site and broad location survey?***

- 3.14 The sites included within the SHLAA are assessed against national policies and designations to establish those which have a reasonable potential for development and should be taken forward for more detailed site surveys.
- 3.15 Sites have been assessed in greater detail to; ratify inconsistent information gathered through the call for sites and desk assessment; get an up to date view on development progress (where sites have planning permission); obtain a better understanding of what type and scale of development may

be appropriate; gain a more detailed understanding of deliverability, any barriers and how they could be overcome; and identify further sites with potential for development that were not identified through data sources or the call for sites.

### ***How detailed does the initial survey need to be?***

- 3.16 The PPG makes clear that site surveys should be proportionate to the detail required for a robust appraisal. The site survey approach and overall land availability assessment methodology is considered to be robust and proportionate. The methodology has been considered by the SHLAA Panel and each edition of the SHLAA will be considered by the panel prior to its publication.
- 3.17 Cannock Chase in practice take all sites identified within the District forward for the more detailed survey work to ensure as comprehensive coverage as possible and given the more manageable number of site submissions to date.

### ***What information should be recorded during the survey?***

- 3.18 The following characteristics<sup>2</sup> will be identified where possible, as per the PPG:
- Site size, boundaries, and location;
  - Current land use and character;
  - Physical constraints which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location or buildings or pylons, and contamination;
  - Potential environmental constraints;
  - Proximity to services and other infrastructure, such as public transport;
  - Where relevant, development progress for example ground works completed, number of units started/completed;
  - Consistency with the development plan's policies; and
  - Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- 3.19 All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply. The assessment will follow guidance set out in [Housing Supply and Delivery](#).
- 3.20 The assessment will also count housing provided for older people, including residential institutions in Use Class C2, as part of the housing land supply. This contribution is based on the amount of accommodation released in the

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<sup>2</sup> Some of this information is also recorded as part of the Stage 2 assessment process

housing market. The assessment will follow guidance set out in [Housing for Older and Disabled People](#).

## Stage 2: Site/broad location assessment

### *How can the development potential be calculated?*

- 3.21 Site assessments are undertaken in accordance with the guidance contained at stage 2 of the PPG. There are a number of locally distinctive criteria which are incorporated into the assessment when determining the development potential of a particular site. These being density and the timescale and rate of development.
- 3.22 These criteria have been developed in accordance with the Panel and they will be used in the absence of any specific further information from landowners or agents on individual sites. These criteria will be used to 'sense check' individual proposals too.
- 3.23 **Site Density:** The following site density assumptions are to be used; sites with planning permission (including sites which are under construction) will use the permitted number of dwellings and density of the scheme; where information such as a site layout and/or proposed yield for a scheme has been submitted this will be considered and used as the site density where it is considered appropriate and realistic; and where there has been no representation on sites, the site densities and potential net capacity have been calculated using the 'Character Area Density Zones' and 'Site Area Thresholds'. In order to identify which density zone applies to a site, reference is made to the 'character area' within which the site lies (see the Design SPD<sup>3</sup>).
- 3.24 In general terms, the following minimum site densities will be used where site layout and/or proposed yield for a scheme has not been submitted; 35 dwellings per hectare (dph) in suburban areas; 50dph in urban town centres; 20dph in rural areas – established; and 15-20dph in rural area –dispersed. (see Appendix D for more detail).
- 3.25 **Net Capacity:** The net developable area of a site needs to be considered to ensure that an accurate estimation of the development potential can be ascertained. Table 3.1 sets out the net developable area calculations which will be used where there is no information on the area of the site which is to be developed or where any such detail is not considered appropriate by the Council. These calculations are designed to take into account ancillary uses of land within a development, for example roads, routes and pathways, open spaces and play areas.

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<sup>3</sup> [Supplementary Planning Policy Documents | Cannock Chase District Council \(cannockchasedc.gov.uk\)](#)

- 3.26 This helps to give a more accurate reflection of the anticipated land take up from housing development, particularly on larger sites. Again, sites will be considered on a case by case basis where further information is available to complement these threshold assumptions.

Table 3.1: Site Area Thresholds (Net Capacity)

| Gross Site Area (ha) | Net Developable Area (%) | District Examples (2022/23)   |
|----------------------|--------------------------|---|
| Less than 0.5ha      | 100%                     | <b>C377</b> – Land adjacent former Oakley Garage McGhie Street, Hednesford <b>Site Area:</b> 0.06ha <b>Capacity:</b> 3 dwellings (Under Construction) |
| 0.5-2ha              | 90%                      | <b>R23</b> – Main Road, Brereton (between Cedar Tree Hotel and Library) <b>Site Area:</b> 0.53ha <b>Capacity:</b> 27 dwellings (Under Construction)   |
| Over 2ha             | 75%*                     | <b>C64</b> – Land at Rawnsley Road, Hazel Slade <b>Site Area:</b> 2.40ha <b>Capacity:</b> 60 dwellings (Under Construction)                           |

\*Note: sites significantly in excess of 2ha may have lower net developable areas by virtue of on-site infrastructure requirements. 60% will be considered as a typical minimum level.

### What can be considered by plan-makers when assessing whether sites/broad locations are likely to be developed?

- 3.27 **Implementation Timescales:** The Implementation rates assist in assessing the anticipated rates of delivery and overall trajectory. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developed over a longer period (ID: 3-017-20190722). The following implementation rates will be applied to sites where no further information is available in terms of when development will commence. These rates have been informed by local examples and recommendations from the SHLAA Panel.

Table 3.2: Implementation Timescales

|  | Major (10 or more dwellings)   | Minor (less than 10 dwellings)                       |
|--|--|--|
| <b>Full planning/Reserved Matters Permission</b> | 2yrs implementation<br>25 dwellings p.a. build out ( per developer)<br>50 dwellings p.a. build out on sites 100+ dwellings/2developers         | 1yr implementations<br>10 dwellings p.a. build out   |
| <b>Outline Planning Permission</b>               | 2.5yrs implementation<br>25 dwellings p.a. build out ( per developer)<br>50 dwellings p.a. build out on sites 100+ dwellings/2+ developers     | 1.5yrs implementation<br>10 dwellings p.a. build out |
| <b>Sites without planning permission</b>         | 3yrs implementation<br>25 dwellings p.a. build out (per developer)<br>50 dwellings p.a. build out on sites 100+ dwellings and/or 2+ developers | 2yrs implementation<br>10 dwellings p.a. build out   |

Note: Larger sites (100+ dwellings) developed by single major developer may exceed 25 dwellings p.a. build out rate. Assume maximum of 50 dwellings p.a. Significant sites with 2 or more major developers may exceed 50 dwellings p.a. to be considered on case by case basis – assume 50 dwelling p.a. maximum for each developer.

**Table 3.3: Delivery Rates for Major Sites (over 5 year period)**

|  | <b>Sites less than 100 dwellings</b> | <b>Sites of 100 or more</b> |
|--|--------------------------------------|-----------------------------|
| <b>Full planning/Reserved Matters Permission</b> | Minimum 75 dwellings                 | Minimum 150 dwellings       |
| <b>Outline Planning Permission</b>               | Minimum 62 dwellings                 | Minimum 125 dwellings       |
| <b>Sites without planning permission</b>         | Minimum 50 dwellings                 | Minimum 100 dwellings       |

*Note: Indicative only – to be amended as per individual information on sites.*

### **What factors can be considered when assessing the suitability of sites for development?**

- 3.28 The PPG provides further guidance in relation to assessing the suitability of sites/broad locations for development within the SHLAA. A site/location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The following paragraphs set out the approach to assessing suitability through the housing land availability assessment.
- 3.29 The PPG states that when considering constraints the information collected as part of the initial site survey, as well as other relevant information, such as those below should be considered:
- National policy;
  - Appropriateness and likely market attractiveness for the type of development proposed;
  - Contribution to regeneration priority areas;
  - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 3.30 The assessment of suitability will note the development plan, emerging planning policy and national policy; a site should be assessed as suitable if it offers a suitable site or location for the specific development type. To assess general suitability, information provided by the site promoters via the call for sites or planning application is drawn upon and cross checked by the Council e.g. by using GIS mapping available on key constraints, site visits and other information where available; including where appropriate any corresponding ELAA references for sites also being assessed for employment development.
- 3.31 In line with the PPG key national and local policy designations and potential physical/environmental constraints are taken into account along with the site characteristics previously identified in order to inform an overall assessment of suitability (reflecting key local issues).
- 3.32 Regard will also be paid to the overall appropriateness of the site for housing development e.g. taking into account the current land use, surrounding uses and land allocations. Taken together these criteria will help determine the suitability of sites and broad locations for housing development and help to

- identify any significant constraints which mean individual sites are not deliverable or developable.
- 3.33 Site assessments will be taken on an individual basis and other factors could demonstrate that a site is considered to not offer a suitable location for development irrespective of a perceived alignment with the spatial strategy.
- 3.34 Where constraints to a site are identified this will not mean that a site is removed from the assessment, rather that the constraints are recorded. Further detailed survey work as part of a pre-application/planning application may identify further constraints. Further work will also be required to establish the extent of the impact the identified constraints may have on the scheme, which could be minimal.
- 3.35 There is the potential for some of these constraints to be overcome by appropriate site design, early consideration of the issues in the scheme's development and mitigation measures. In addition, some constraints, may be opportunities for the development - for example heritage assets can be used as a key focal point and/or inspiration for site design as well as enhancing wider public understanding of the assets. Where sites are not identified to fall within, or are not directly adjacent to significant constraints, the field within the SHLAA will be left blank.
- 3.36 The PPG requires local planning authorities to consider constraints, such as Green Belt, when carrying out assessments. It states that the assessment process should reflect the policies in the NPPF which sets out the areas where there would be strong reasons for restricting development (Identified in [Footnote 7 of the NPPF](#)).
- 3.37 The NPPF at paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF](the closer the policies in the emerging plan to the policies in the Framework[NPPF], the greater the weight that may be given).
- 3.38 Paragraph 49 states however, in the context of the Framework [NPPF] - and in particular the presumption in favour of sustainable development - arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

- 3.39 The PPG states that when assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites/broad locations and whether such constraints may be overcome. When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or factors which could impact the suitability of the site/broad location. For example, an emerging site allocation may enable development to come forward. This will have to be reflected in the assessment of achievability.
- 3.40 Sites will therefore be assessed and categorised with reference to the most recently adopted planning policies, having regard to emerging policies. In general, those development sites that are considered 'deliverable' or 'developable' in suitability terms benefit from planning permission; planning permission has recently expired; or they are the subject of current planning applications or pre application enquiries. This means that the site constraints, including accordance with policy considerations, will have been considered in more detail. These sites will generally have no or only a few constraints and they are ones that can be overcome. They are generally not the subject of 'significant' constraints. However, there may be sites where 'significant' constraints apply but planning permission has been granted following a detailed assessment of the proposals. In these cases such sites can be considered 'deliverable' or 'developable'.
- 3.41 'Significant' constraints as set out in the [NPPF Footnote 7](#) and other locally relevant designations as identified in the combined list below will be considered as part of site suitability. Sites that are wholly affected by the following constraints will not be considered suitable for development (unless planning permission has been granted):
- Green Belt (including Safeguarded Land);
  - Area of Outstanding Natural Beauty (AONB);
  - Ancient Woodland;
  - Scheduled Monuments (SM);
  - Special Areas of Conservation (SAC);
  - Sites of Special Scientific Interest (SSSI);
  - Local Nature Reserves (LNR) and Sites of Biological Interest (SBI);
  - Regionally Important Geological Sites (RIGS);
  - Flood Zone 3;
  - Where development would involve the total loss of a designated heritage asset e.g. demolition of a listed building;
  - Local Green Spaces; and
  - Green Space Network sites, unless evidence demonstrates their loss is in accordance with the criteria set out in Policy CP5 of the Local Plan (Part 1).
- 3.42 Where portions of the site are affected by such designations this will be noted and the site will be assessed accordingly. Where planning permission has been refused then sites are categorised accordingly and the site specific

constraints that have resulted in the refusal of a planning application (e.g. access) will also be considered 'significant' at this stage, unless there is evidence that they can be overcome in the future.

- 3.43 Key re-occurring constraints in this District are the Green Belt and AONB designations. Therefore where the over-riding 'significant' constraint is one (or both) of these designations, the site will be categorised within a separate 'Green Belt and AONB' section.
- 3.44 A summary of how sites will be assessed in relation to their suitability and subsequent SHLAA site categorisation (based on suitability alone i.e. whilst a site may be 'suitable' it may not be 'available', resulting in an alternative SHLAA site categorisation), can be found at Appendix E.

**To be clear the SHLAA takes a 'policy off' approach, as such, although a site may be assessed as developable/available within this assessment this does not, and should not, be considered as suggesting the site would be allocated or achieve planning permission as policy constraints are not considered as part of the assessments.**

### *What factors can be considered when assessing availability?*

- 3.45 The PPG outlines that land controlled by a developer or landowner who has expressed an intention to develop may be considered available. The assessment of availability has been informed by correspondence with landowner/developers, including their assessment as to when the site could be developed, and consideration of the current planning status of the site.
- 3.46 In the case of major schemes which are assessed as generally suitable for housing development (10+ dwellings) follow up correspondence with the site promoter i.e. via telephone calls/emails is undertaken to clarify the position in relation to landownership, landowner intentions and interested developers. The Council has sought to agree a series of 'Position Statements' with such landowners/developers so as to formalise the most up to date agreed delivery position of major sites. This approach is consistent with the PPG.
- 3.47 In determining what constitutes a 'deliverable' or 'developable' site, the considerations set out into the PPG will be taken into the account. In line with the NPPF definition of 'deliverable' all non-major sites with planning permission and major sites with detailed planning permission are assumed to be available and commencing within the next five years, unless information indicates otherwise. Major sites with outline planning permission, permission in principle, or the subject of a Local Plan allocation are only considered 'deliverable' where there is clear evidence that development will commence in the next five years, which is derived via correspondence with the landowner/developer and by a review of other available evidence.



- 3.48 All sites that are not considered 'deliverable' but have reasonable prospect of being available within the envisaged timeframe (typically 6-15years) will be considered 'developable'. Evidence of this will include the current planning status and supporting correspondence with the landowner/developer.
- 3.49 In relation to minor sites, where a planning consent has expired and no new activity has taken place within the last three years it is assumed that the site is no longer available due to a lack of current landowner/developer interest. In relation to other sites which have not been the subject of a planning permission, where the landowner/developer has not expressed an interest in taking the site forward within the last five years (e.g. via Call for Sites) then this is also assumed to be no longer available due to a lack of current landowner/developer interest. All sites identified within these timeframes will be reassessed against the parameters outlined in Appendix E and moved within the SHLAA accordingly.
- 3.50 In order to inform the trajectory for individual sites, regard will be had to evidence submitted by the landowner/developer; evidence of progress on site; and with reference to the local criterion for implementation. This may result in a single site being 'phased' over both the 'deliverable' and 'developable' site categories, which is more typical for the larger scale development sites.
- 3.51 A summary of how sites will be assessed in relation to their availability and subsequent SHLAA categorisation (based on availability alone i.e. whilst a site may be 'available' it may not be 'suitable', resulting in an alternative SHLAA categorisation), can be found in Appendix E.

***What factors should be considered when assessing achievability including whether development is viable?***

- 3.52 A site will be considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time (generally considered as either 0-5years or 6-15years, or where a significant constraint exists not being considered currently achievable). This is essentially a judgement on the economic viability of a site as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development.
- 3.53 The PPG also outlines that the capacity of the developer to complete the development over a certain period can be considered. Given the large number of sites within the SHLAA it is not possible to test viability on individual sites.
- 3.54 The District Council has and will update viability evidence to support the progression of the Local Plan and the Community Infrastructure Levy (CIL). The most recent studies from 2014 conclude that residential development

(as tested on a number of policy compliant scenarios) is viable across the District. Evidence from recent planning applications identifies that whilst fully policy compliant schemes may not be viable this is an exception and tends to relate to schemes that have site-specific issues to address (e.g. land contamination). As such the SHLAA assumes that policy-compliant residential development within the District remains a viable option overall.

- 3.55 Viability issues in relation to individual sites have also been addressed via individual site enquiries of the major sites within the SHLAA, as outlined above. Where the landowners/developers have indicated that there are viability issues this has been recorded and taken into account of part of the site assessment process e.g. a site may no longer be considered 'deliverable'. The SHLAA Panel has also played a role in viability analysis by contributing commercial judgement and advice, where appropriate.

### Stage 3: Windfall Assessment

- 3.56 Windfall sites are defined as sites not specifically identified in the development plan. NPPF para 71 states that an allowance may be made for windfall sites as part of anticipated supply by LPAs if they have compelling evidence that they will provide a reliable source of supply, having regard to the SHLAA, historic windfall delivery rates and expected future trends. In the context of Cannock Chase, where significant windfall developments have continued to occur over a number of years, it is appropriate to consider a windfall allowance going forward. The PPG also advises that LPAs have the ability to identify broad locations in years 6-15, which could include a windfall allowance, the SHLAA does not identify any such broad locations, and therefore a windfall allowance is applied only to years 0-5.

#### *Windfalls in Cannock Chase*

- 3.57 The Council's previous windfall allowance has been based on a positive consideration of sites not currently identified in the SHLAA (windfalls) as considered within Policy CP6 of the Local Plan (Part 1) (2014). This was informed by historic windfalls identified as new sites within the SHLAA on non-residential garden land and had regard to national policy, guidance, and best practice at that point in time. However, the methodology behind this allowance and the historic monitoring information used to inform the allowance has not been revisited since and it is therefore considered appropriate to revisit the Council's approach to ensure it reflects the latest data on windfall allowances, national policy and guidance, and the latest expected future trends. It is also considered appropriate to revisit the methodology to ensure it aligns with the approach to calculating windfalls for the plan period under the Local Plan Review, which considers windfall dwellings per annum(dpa) across the Local Plan Review Trajectory.
- 3.58 In reviewing future expected windfall rates, a key action is to review and update the historic windfall rates achieved in the District. To inform this, historic windfall rates have been examined over the 2014-2023 period. This

period has been selected to ensure historic windfall completions are largely reflective of the policies adopted in the Local Plan (Part 1) (2014), such as existing policies relating to the re-use of existing developed land (e.g. employment sites or schools/community facilities surplus to supply) and small infill sites. This is important as the current version of the Local Plan Review proposes to retain elements of the existing policy approaches set out in the Local Plan (Part 1) on these issues.

3.59 The historic windfall rates achieved within this period are set out below.

**Table 3.4: Windfalls in Cannock Chase 2014-2023**

|   |      |                           |
|---|------|---------------------------|
| Annual Windfall Rate                      | 324  | Dwellings per annum (dpa) |
| % Residential Land <sup>4</sup>           | 5    | %                         |
| % Non-Residential Land <sup>5</sup>       | 95   | %                         |
| Total windfalls                           | 3241 | Dwellings                 |
| Total Residential Land                    | 155  | Dwellings                 |
| Total Non-Residential Land                | 3090 | Dwellings                 |
| Annual Windfall Rate Non-Residential Land | 309  | dpa                       |

3.60 It is clear from the above that there has been a large amount of windfall completions delivered within the District in the last 10 years. The figures set out above are significantly above the historic windfall rates as set out in Appendix F of the 2022 SHLAA. In part this is because the above figures include the historic windfall rates through major (10+ dwelling) developments, the Local Plan Review's site selection process has sought to examine all sites of 10 or more dwellings that could be allocated for future development. Given this it is considered unlikely that delivery on sites of 10+ dwellings can form a consistent part of the windfall allowance without risking double counting with sites allocated in the Local Plan Review.

3.61 This does not imply that large windfall sites will not occur during the period covered by the Local Plan (Part 1) (2014) nor the Local Plan Review, simply that there is not sufficient evidence to meet the national policy tests for incorporating such supply in a windfall allowance going forward. To address this issue, the historic windfall rates in the 2014-2023 period can be adjusted further to remove these sites and to focus solely on historic windfalls from sites of 1-9 dwellings that are unlikely to be allocated in the Local Plan Review, as reflected below.

**Table 3.5: Windfalls in Cannock Chase 2014-2023 on sites of 1-9 dwellings**

|   |     |                           |
|---|-----|---------------------------|
| Annual Windfall Rate                      | 60  | Dwellings per annum (dpa) |
| % Residential Land                        | 17  | %                         |
| % Non-Residential Land                    | 83  | %                         |
| Total windfalls                           | 600 | Dwellings                 |
| Total Residential Land                    | 101 | Dwellings                 |
| Total Non-Residential Land                | 499 | Dwellings                 |
| Annual Windfall Rate Non-Residential Land | 50  | dpa                       |

<sup>4</sup> Residential Garden Land

<sup>5</sup> Non-Residential Garden Land

- 3.62 From the above, it is clear that, even on small sites, there has been a continued delivery of windfall sites within the District. However, there is still potential for overlap between sites of 5-9 dwellings which are assumed to contribute to windfall supply and sites identified through the Brownfield Land Register, which should include all suitable, available and deliverable sites capable of accommodating 5 or more dwellings. Therefore, before altering the windfall calculation and in turn the windfall allowance, it is considered important to look at windfall completions on sites that wouldn't be expected to be included on any Brownfield Land Register going forward (i.e. sites of 1-4 dwellings).

**Table 3.6: Windfalls in Cannock Chase 2014-2023 on sites of 1-4 dwellings**

|   |     |                           |
|---|-----|---------------------------|
| Annual Windfall Rate                      | 35  | Dwellings per annum (dpa) |
| % Residential Land                        | 23  | %                         |
| % Non-Residential Land                    | 77  | %                         |
| Total windfalls                           | 352 | Dwellings                 |
| Total Residential Land                    | 82  | Dwellings                 |
| Total Non-Residential Land                | 270 | Dwellings                 |
| Annual Windfall Rate Non-Residential Land | 27  | dpa                       |

- 3.63 From this it is clear, that windfall delivery since the adoption of the 2014 Local Plan (Part 1) has continued to provide additional housing supply within the District. This suggests that there is a case for calculating windfall supply based on windfall completions than the existing calculation considering new sites within the SHLAA as outlined above. The figures provided throughout the historic windfalls between 2014-2023 show that residential garden land has been delivering a small part of the Council's land supply for some time, despite the Council having development plan policies to restrict inappropriate versions of these developments. However, whilst appropriate residential garden land development can form an important part of any windfall allowance, it is considered that the figures demonstrate that the most significant portion of windfall completions come from non-residential garden land, as such it is not considered appropriate at this time to include windfalls from residential garden land when assessing the windfall allowance, as is permissible under certain circumstances in the NPPF 2021.

### ***The proposed updated windfall allowance***

- 3.64 Having regard to all relevant factors set out in paragraph 71 of the NPPF 2021, it is considered appropriate to apply the calculation demonstrated in the above tables and to apply a windfall allowance of 27dpa in future housing land supply estimates. This is based on clear evidence of historic windfall delivery in the District since 2014 on sites which will not be reflected elsewhere in future supply (i.e. 1-4 dwellings) and is considered a relatively conservative estimate in light of the previous percentage approach to the windfall allowance. The windfall allowance will not be applied in years 1-3 of future housing land supply to avoid any potential double counting with existing planning permissions.

- 3.65 The windfall calculations from the previous SHLAA method and the breakdown of the historic windfall completions for 2014-2023 are provided within Appendix F.

## Stage 4: Assessment Review

### *How should the assessment be reviewed?*

- 3.66 Following the completion of the site assessment the findings will be presented to illustrate the development potential of the sites considered through the SHLAA (see [section 4](#) of this document).
- 3.67 The outcome of the SHLAA illustrates the level of available housing land bearing in mind the policy off approach of the assessment. The assessment of a site does not and should not be considered as suggesting the site would be allocated or achieve planning permission.
- 3.68 The current trajectory for the Local Plan (Part 1) is provided which measures supply against the Local Plan requirements and plan period. For information, the Local Housing Supply Annual Housing Target is calculated using the standard housing methodology.
- 3.69 The risk to sites coming forward should also be accounted for. An assessment of risk in relation to sites not coming forward is addressed via the application of a non-implementation discount rate. A 18% non-implementation discount is applied to minor sites within the 'deliverable' sites category (equivalent to 16 dwellings in 2023) and applied to all sites (excluding major sites that are phased over from the 'deliverable' sites category) in the 'developable' sites category (equivalent to 295 dwellings in 2023) (see Appendix G for further details).
- 3.70 Site identification and the assessment methodology will be subjected to checking via the Panel to include representatives from the key stakeholders identified in Stage 1. This will also identify any risks to the delivery of specific sites, or the housing supply overall (see Appendix C for further details).

### *What happens if the trajectory indicates there are insufficient sites/broad locations to meet need?*

- 3.71 The assessment will be used to inform the housing trajectory for the Cannock Chase District. In accordance with the PPG this will set out how much housing can be provided and at what point (1-5years, 6-10, 11 and beyond). Where any shortfall in supply is apparent from the trajectory then the assessment of sites will be revisited as per the PPG. This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town centres, and other locations that are well served by public transport.

## Stage 5: Final Evidence Base

3.72 The core outputs of the assessment are presented in section 4 of this document. The standard outputs of the assessments will be as described in the PPG. Sites will be identified within sections of the final assessment document based on their deliverability within 1-5years, or developability (6-15years) in accordance with the NPPF. The site categories within the Cannock Chase SHLAA are identified in table 3.7 below.

**Table 3.7: Summary of SHLAA Site Categories**

| <b>SHLAA Site category</b>                         | <b>Status</b>   |
|--|---|
| <b>Deliverable</b>                                 | Suitable, Available and Achievable within 1-5 years   |
| <b>Developable (within and beyond plan period)</b> | Suitable, Available and Achievable within 6-15 years  |
| <b>Green Belt and AONB</b>                         | Sites that are available (actively promoted) but are not considered deliverable or developable at present primarily as a result of Green Belt and AONB significant constraints (not suitable)   |
| <b>Restricted and Excluded</b>                     | Sites that are not considered to be suitable, available or achievable within 15 years (a site may be one or more of these). Includes Green Belt and AONB sites that are not available (not being actively promoted) and/or have significant physical/environmental constraints wholly affecting the site in addition to Green Belt/AONB constraints (not suitable). |

3.73 Assessments will be updated annually (with data to March 31<sup>st</sup>) and will contain a calculation for five year housing supply based on up to date requirements of the PPG.

## 4. Final Evidence Base for Cannock Chase District

- 4.1 This updated SHLAA enables a clear base for the monitoring of housing land provision against the requirements set within the Local Plan. This SHLAA is assessed against the requirements of the current adopted Plan Period (2006-2028) and collates base data from the previous published SHLAA in 2022.
- 4.2 The SHLAA shows that there was still a considerable number of completions during the 2022 - 2023 period. It is noted that this is significantly below the completions identified in the 2019 – 2020 period (impacted on significantly by Covid-19), but the completions are considered to reflect previous trends within the plan period (as shown on the Housing Trajectory).
- 4.3 It should also be noted that the continued successful delivery of housing completions on established development sites is in part from some of the larger sites exceeding planned targets for their completion rates. In the short term this may have reduced supply, however a delay with a number of Section 106s has now been resolved and following the approval of the Rugeley Power Station a proportion of the planned dwellings has been included within the current deliverable (0-5years) figures.
- 4.4 The SHLAA shows that there continues to be a rise in the implementation rate and this is considered to show the ongoing recovery from the impact by Covid-19 and the delay in development in particular on smaller sites within the District. The new windfall calculation shows that there has been no fall in windfall completions during the period. The Council will achieve the minimum housing requirement identified within its Local Plan.
- 4.5 This section presents the core outputs for Cannock Chase District and further analysis of the results. The summary results are presented in tables with supporting commentary. The results have been broken down by the geographical split set out within the Local Plan (Part 1) i.e. Cannock/Hednesford/Heath Hayes; Rugeley and Brereton; and Norton Canes.
- 4.6 The corresponding detailed site lists are set out in Appendices H - M. The maps to accompany the SHLAA are available online at <http://cannockchase.addresscafe.com/app/exploreit/>. Instructions on how to use this mapping are available on the Planning Policy website, or a hard copy can be provided on request to the Planning Policy team. If you require assistance on the mapping system please contact the Planning Policy Team.

**Table 4.1: CCDC SHLAA Overall Supply of Sites**

| AREA                                | SHLAA Site Completions since 2022 | Sites Under Construction | 0-5 Year Sites (Major and Minor Sites Combined)  | 6-15 Year Sites (plan period) (Major and Minor Sites Combined)   | 6-15 Year Sites (beyond plan period) (Major and Minor Sites Combined) (Not Included in Totals)                     | Green Belt, AONB and Restricted and Excluded Sites (Not Included in Totals)  |
|-------------------------------------|-----------------------------------|--------------------------|--|--|--|--|
|                                     |                                   | (Part of 0-5 Year Total) | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 |
| Cannock, Hednesford and Heath Hayes | 169                               | 389                      | 526  | 484  | 147  | 8,157  |
| Rugeley and Brereton                | 105                               | 51                       | 523  | 1,080  | 137  | 1,529  |
| Norton Canes                        | 454                               | 14                       | 27   | 80   | 0  | 4,006  |
| <b>TOTALS</b>                       | <b>728</b>                        | <b>454</b>               | <b>1,076</b>   | <b>1,644</b>   | <b>284</b>   | <b>13,692</b>  |

NB. All figures are combined Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology Appendix 3 – separate figures can be seen in Appendices H-K.

**Table 4.2: Greenfield and Brownfield Split for 0-5 year and 6-15 year (plan period) sites**

| AREA                                | Greenfield | Brownfield | Green/Brown Mix | TOTALS |
|-------------------------------------|------------|------------|-----------------|--------|
| Cannock, Hednesford and Heath Hayes | 438        | 551        | 21              | 1,010  |
| Rugeley and Brereton                | 22         | 306        | 1,276           | 1,604  |
| Norton Canes                        | 14         | 91         | 1               | 106    |
|                                     | 474        | 948        | 1,298           | 2,720  |

NB. All figures above denote number of dwellings.

**TOTAL RECALCULATED FIVE YEAR SUPPLY = 1,114 dwellings** (1,076 dwellings 0-5 year identified supply – 16 dwellings (18% non-implementation discount) + 54 dwellings (27dpa windfall allowance applied to years 4 & 5))

**TOTAL RECALCULATED SHLAA SUPPLY = 2,478 dwellings** (1,114 dwellings (total recalculated five year supply) + 1,364 dwellings recalculated 6-15 year supply (1,663 dwellings 6-15 year identified supply – 299 dwellings (18% non-implementation discount))

**PLEASE SEE APPENDICES F AND G FOR DETAILS ON THE WINDFALL AND NON-IMPLEMENTATION FIGURES APPLIED**



## CCDC SHLAA 0-5 Years Supply Summary

**Table 4.3: Supply of Dwellings – Major Sites (10 or more dwellings)**

| STATUS →                                     | FULL PLANNING PERMISSION   | UNDER CONSTRUCTION   | OUTLINE PLANNING PERMISSION  | NO PLANNING PERMISSION   | TOTALS     |
|--|--|--|--|--|------------|
| AREA<br>↓                                    | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 |            |
| <b>Cannock, Hednesford &amp; Heath Hayes</b> | 23   | 338  | 51   | 0  | <b>412</b> |
| <b>Rugeley and Brereton</b>                  | 400  | 27   | 58   | 0  | <b>485</b> |
| <b>Norton Canes</b>                          | 0  | 0  | 0  | 0  | <b>0</b>   |
| <b>Major Dwellings Sub-Totals</b>            | <b>423</b>   | <b>365</b>   | <b>109</b>   | <b>0</b>   | <b>897</b> |

**Table 4.4: Supply of Dwellings – Minor Sites (Less than 10 dwellings)**

| STATUS →                                     | FULL PLANNING PERMISSION   | UNDER CONSTRUCTION   | OUTLINE PLANNING PERMISSION  | NO PLANNING PERMISSION   | TOTALS     |
|--|--|--|--|--|------------|
| AREA<br>↓                                    | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 |            |
| <b>Cannock, Hednesford &amp; Heath Hayes</b> | 52   | 51   | 11   | 0  | <b>114</b> |
| <b>Rugeley and Brereton</b>                  | 13   | 24   | 1  | 0  | <b>38</b>  |
| <b>Norton Canes</b>                          | 12   | 14   | 1  | 0  | <b>27</b>  |
| <b>Minor Dwellings Sub-Totals</b>            | <b>77</b>  | <b>89</b>  | <b>13</b>  | <b>0</b>   | <b>179</b> |

**Table 4.5: Total Supply of Dwellings**

| STATUS →                                | FULL PLANNING PERMISSION   | UNDER CONSTRUCTION   | OUTLINE PLANNING PERMISSION  | NO PLANNING PERMISSION  | TOTALS       |
|---|--|--|--|---|--------------|
| AREA<br>↓                               | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application ND Indicative Capacity using Methodology in Appendix 3 |              |
| <b>SUPPLY OF DWELLINGS GRAND TOTALS</b> | <b>500</b>   | <b>454</b>   | <b>122</b>   | <b>0</b>  | <b>1,076</b> |

NB. All figures are combined Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology Appendix 3 – separate figures can be seen in Appendices H-K.

**Table 4.6: Number of Sites – Major Sites (10 or more dwellings)**

| STATUS →                                     | FULL PLANNING PERMISSION   | UNDER CONSTRUCTION   | OUTLINE PLANNING PERMISSION  | NO PLANNING PERMISSION   | TOTALS    |
|--|--|--|--|--|-----------|
| AREA<br>↓                                    | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 |           |
| <b>Cannock, Hednesford &amp; Heath Hayes</b> | 2  | 8  | 1  | 0  | <b>11</b> |
| <b>Rugeley and Brereton</b>                  | 1  | 1  | 1  | 0  | <b>3</b>  |
| <b>Norton Canes</b>                          | 0  | 0  | 0  | 0  | <b>0</b>  |
| <b>Major Sites Sub-Totals</b>                | <b>3</b>   | <b>9</b>   | <b>2</b>   | <b>0</b>   | <b>14</b> |

**Table 4.7: Number of Sites: Minor Sites (Less than 10 dwellings)**

| STATUS →                                     | FULL PLANNING PERMISSION   | UNDER CONSTRUCTION   | OUTLINE PLANNING PERMISSION  | NO PLANNING PERMISSION   | TOTALS    |
|--|--|--|--|--|-----------|
| AREA<br>↓                                    | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 |           |
| <b>Cannock, Hednesford &amp; Heath Hayes</b> | 26   | 16   | 4  | 0  | <b>46</b> |
| <b>Rugeley and Brereton</b>                  | 6  | 11   | 1  | 0  | <b>18</b> |
| <b>Norton Canes</b>                          | 7  | 4  | 1  | 0  | <b>12</b> |
| <b>Minor Sites Sub-Totals</b>                | <b>39</b>  | <b>31</b>  | <b>6</b>   | <b>0</b>   | <b>76</b> |

**Table 4.8: Total Number of Sites**

| STATUS →                            | FULL PLANNING PERMISSION   | UNDER CONSTRUCTION   | OUTLINE PLANNING PERMISSION  | NO PLANNING PERMISSION  | TOTALS    |
|-------------------------------------|--|--|--|---|-----------|
| AREA<br>↓                           | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3 | Capacity Indicated via agent/owner or planning application ND Indicative Capacity using Methodology in Appendix 3 |           |
| <b>NUMBER OF SITES GRAND TOTALS</b> | <b>42</b>  | <b>40</b>  | <b>8</b>   | <b>0</b>  | <b>90</b> |

NB. All figures are combined Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology Appendix 3 – separate figures can be seen in Appendices H-K.

## Five Year Housing Land Supply Position Statement

1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028

- 4.7 The National Planning Policy Framework (NPPF) states that Councils' should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.
- 4.8 This position statement provides an updated summary of the Council's five year land supply for the period 1<sup>st</sup> April 2023-31<sup>st</sup> March 2028. It will be incorporated into the Councils' Authority Monitoring Report in due course. It identifies that the Council currently has a housing land supply of 4.02 years and thus does not have a 5 year supply of housing land. The deficit is 272 dwellings which is 0.98 years supply.
- 4.9 The guidance states that the NPPF requires the addition of an appropriate buffer to the five year supply. The Council has previously provided a 5% buffer to its housing land supply as there is no under delivery in terms of completions. Under delivery is measured by the Housing Delivery Test. The government publish the housing delivery test results<sup>6</sup>. The tables show that Cannock District passes the test with a result of 231%. As such there is no record of under delivery and it is appropriate to add a 5% buffer and there is no requirement to prepare an action plan.

### Local Housing Requirement

- 4.10 Revised national planning guidance requires that for the period within five years of a plan being adopted (or where a plan housing target has been subsequently formally reviewed) the strategic housing requirement of that plan should be used to calculate the five year supply.
- 4.11 In the case of Cannock Chase District the last strategic housing requirement was set in the 2014 Local Plan (Part 1) which was adopted on 14<sup>th</sup> June 2014. Therefore, the strategic housing requirement is more than five years old as of the 14<sup>th</sup> June 2019. A Local Plan Review has been commenced which identifies a need for a review of the strategic housing requirement.
- 4.12 Planning practice guidance states that where there is no adopted strategic housing requirement policy, the authority's local housing need figure must be used for calculating a five year housing land supply. This must be determined using the Government's standard methodology for calculating each local authority's annual housing need.
- 4.13 The standard methodology housing figures for Cannock Chase District (as at 1 April 2023) are set out in Annex 1. This results in a requirement of 263.69 dwellings per annum.

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<sup>6</sup> [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/90222/housing-delivery-test-2021-measurement.pdf)

## Housing Land Supply

- 4.14 A schedule of the sites included within the current five year supply is provided in Annex 2.

**Table 4.9: Summary of the Overall Sources of Supply**

| <b>Breakdown of five year supply (in dwellings)</b>  |            |
|--|------------|
| Small sites under construction                       | <b>89</b>  |
| Small sites with full or outline planning permission | <b>90</b>  |
| Major sites under construction                       | <b>365</b> |
| Major sites with full planning permission            | <b>423</b> |
| Major site with outline planning permission          | <b>109</b> |

- 4.15 The five year supply has been identified in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) in terms of what can be considered 'deliverable' sites. The NPPF indicates that small sites with outline or detailed planning permission, and major sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Additionally, the NPPF also clarifies those sites with outline planning permission; that are allocated in the development plan; or have permission in principle, may be considered deliverable but only when there is clear evidence that housing completions will begin on site within five years.
- 4.16 In accordance with the most recent SHLAA methodology (2023) and the updated NPPG, the Council has determined if a site is deliverable via correspondence with developers and/or landowners on site progress and utilising information on the progress of planning applications/permissions (e.g. discharge of conditions). This correspondence has also been used to inform the expected delivery rate of the site. For those major sites that constitute a more significant part of the five year supply, position statements have been produced in conjunction with the landowners/developers in order to provide a robust evidence base for expected delivery rates.
- 4.17 The NPPG identifies that C2 use classes can be counted towards the local housing requirement, including in the five year housing land supply. Where there are C2 use class schemes identified as deliverable in the District these have been discounted in accordance with the guidance and form part of the Districts' five year supply for 2023.

### **1. Past Housing Delivery and Buffer Requirements**

- 4.18 The NPPF requires the supply of specific deliverable sites to include a buffer (moved forward from later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
  - 10% where the local planning authority wishes to demonstrate five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply.

- 4.19 The NPPF specifies that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the housing delivery test indicates that delivery has fallen below 95% of the local authority's housing requirement over the previous 3 years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years.
- 4.20 The most recent housing delivery test results were published on 14<sup>th</sup> January 2022. This indicates that Cannock Chase delivered 231% of the relevant housing requirement over the measurement period. As the housing delivery test shows Cannock Chase is delivering over the housing requirement for the purposes of calculating five year housing land supply, a 5% buffer should be added.

**Table 4.10: Five Year Housing Land Supply as at 1<sup>st</sup> April 2023**

| Baseline Target  | Standard Methodology figure                      |
|--|--|
| Annual housing target <sup>7</sup>   | <b>263.69 net dwellings</b>                      |
| Five year supply requirement <sup>8</sup>  | <b>1,318.45 net dwellings</b>                    |
| Add 5% buffer <sup>9</sup>   | <b>65.9 net dwellings</b>                        |
| Final Five Year Supply Requirement   | <b>1,384.35 (276.87 net dwellings per annum)</b> |
| Total Deliverable Supply (including windfalls and non implementation discount) <sup>10</sup> | <b>1,114 net dwellings</b>                       |
| Balance  | <b>-270.35 net dwellings</b>                     |
| <b>Years Supply (1,114/276.87)</b>   | <b>4.02 (rounded)<sup>11</sup></b>               |

**Table 4.11: Recalculated Five Year Supply**

| Supply                      | Total |
|-----------------------------|-------|
| Unadjusted five year supply | 1,076 |
| Windfall allowance          | +54   |
| Non-implementation discount | -16   |
| Readjusted five year supply | 1,114 |

<sup>7</sup> Annual Housing Target: This is calculated using the standard methodology housing figure is used, which is currently calculated at 263.69 dwellings (see Annex 1).

<sup>8</sup> Five year supply requirement: This is calculated as follows: 263.69 dwellings x 5 years = 1,318.45 dwellings

<sup>9</sup> Buffer: 5% of five year requirement (1,318.45 dwellings) as detailed in Section 3

<sup>10</sup> Windfall and non-implementation discount: The five year supply pre-windfall allowance and the non-implementation discount is 1,076 dwellings. As set out below Table 4.1, the windfall allowance in the 5 year supply results in an additional 54 dwellings whilst the non-implementation rate applied results in a discount of 16 dwellings. This results in a recalculated five year supply of 1,114 dwellings as per Table 4.11.

<sup>11</sup> The Five Year supply has been calculated with the inclusion of the relevant number of dwellings from the Rugeley Power Station.

## Annex 1. Cannock Chase District Local Housing Needs Calculation

- 4.21 Local Housing Needs are calculated in line with the standard methodology for assessing housing need, set out in national planning guidance. This is a clear three step process as set out below.

### *Step 1 - Setting the baseline*

- 4.22 Calculate the average household growth over a ten year period. National planning guidance states that this is done using a continuous 10 year period from the current year, using the most recent national household projections (note that updates to the standard methodology stated that until 2020 projection are released, the 2014 projections should be used and the 2016 projections discounted). These projections indicate that, the number of households in Cannock Chase District is expected to increase by 2,157 over a 10 year period of 2023-2033, implying an average yearly household growth of 215 dwellings each year (an increase from 44,148 households to 46,305 households).

### *Step 2 – An adjustment to take account of affordability*

- 4.23 Government guidance requires us to make an adjustment to the figure given in Step 1, using an adjustment factor which takes account of the ratio of median house prices to median workplace earnings, using the most recently published data provided by the Government (at present this is the 2022 ratios published in 2023). The greater the disparity between house prices and wages in an area, the greater the extent of the uplift. For Cannock Chase District, the local median affordability ratio is 7.56 (i.e. local house prices are around 7 times local wages within the district). Where the ratio is more than 4 (as in Cannock Chase District's case) for every 1% increase in the affordability ratio the average household growth should be increased by 0.25%. No adjustment is required where the ratio is 4 or below. Using calculations set out in the national planning guidance this gives a new housing need of 263.69 dwellings per annum in Cannock Chase District (a 22.65% uplift on the household growth from Step 1).

### *Step 3 – Capping the level of any increase*

- 4.24 National planning guidance indicates that there are two instances in which uplifts to local housing need made under Step 2 can be limited. These are:
- Where the level of increase implied by Step 2 is 40% above an up-to-date local plan adopted within the last five years (this also applies where the strategic policies that are more than 5 years old have been reviewed and found not to require updating);
  - Where the level of increase implied by Step 2 is 40% above the level of household growth implied by Step 1 OR above the average annual housing requirement most recently adopted (whichever is the higher of the two figures).

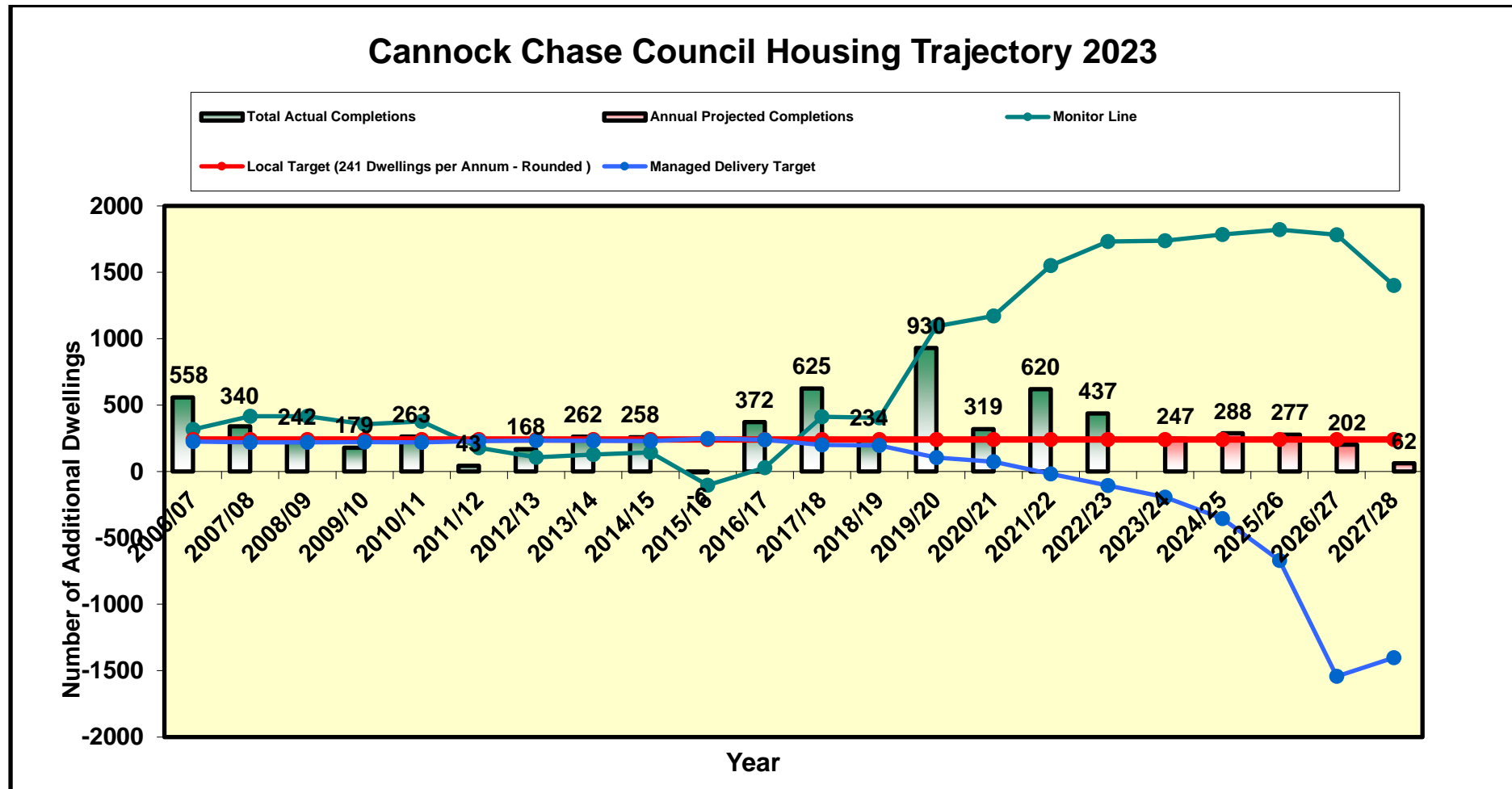
- 4.25 The level of increase is not 40% above the current Local Plan (Part 1) requirements of 241 dwellings per annum and it is not 40% above the original level of household growth. Therefore, neither of these provisions are relevant in the case of Cannock Chase District. Consequently, the district needs to plan for an annual rate of 263.69 (264) dwellings per annum.

**Table 4.12: CCDC Housing Trajectory**

| YEAR  | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024    | 2024-2025    | 2025-2026    | 2026-2027    | 2027-2028    | TOTALS                              |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|--------------|--------------|--------------|--------------|-------------------------------------|
| PREVIOUS NET COMPLETIONS  | 558       | 340       | 242       | 179       | 263       | 43        | 168       | 262       | 258       | -6        | 372       | 625       | 234       | 930       | 319       | 620       | 437       | 0-5<br>Years | 0-5<br>Years | 0-5<br>Years | 0-5<br>Years | 0-5<br>Years | Completions to date:<br><b>5844</b> |
| <b>PROJECTED COMPLETIONS</b>  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              |                                     |
| <b>CANNOCK, HEDNESFORD AND HEATH HAYES</b>  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              |                                     |
| Deliverable Sites (0-5 Years)   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 104          | 60           | 50           | 22           | 12           | <b>CANNOCK</b><br>248               |
| Developable Sites (6-15 Years)  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              | 0                                   |
| Land to the West of Pye Green Road Urban Extension Site                           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 80           | 79           | 76           | 43           |              | 278                                 |
| <b>CANNOCK TOTALS</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 184          | 139          | 126          | 65           | 12           | <b>526</b>                          |
| <b>RUGELEY AND BRERETON</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              |                                     |
| Deliverable Sites (0-5 Years)   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 8            | 40           | 42           | 33           |              | <b>RUGELEY</b><br>123               |
| Developable Sites (6-15 Years)  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              | 0                                   |
| Rugeley Power Station Development   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 50           | 100          | 100          | 100          | 50           | 400                                 |
| <b>RUGELEY TOTALS</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 58           | 140          | 142          | 133          | 50           | <b>523</b>                          |
| <b>NORTON CANES</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              |                                     |
| Deliverable Sites (0-5 Years)   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 5            | 9            | 9            | 4            |              | <b>NORTON CANES</b><br>27           |
| Developable Sites (6-15 Years)  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              | 0                                   |
| <b>NORTON CANES TOTALS</b>  |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 5            | 9            | 9            | 4            | 0            | <b>27</b>                           |
|   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           | 247          | 288          | 277          | 202          | 62           | <b>1076</b>                         |
| <b>ANNUAL PROVISION</b>   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              |                                     |
|   |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |              |              |              |              |              | <b>GRAND TOTAL</b><br><b>6920</b>   |
| YEAR  | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024    | 2024-2025    | 2025-2026    | 2026-2027    | 2027-2028    |                                     |
| Cumulative Projected Completions  | 558       | 898       | 1140      | 1319      | 1582      | 1625      | 1793      | 2055      | 2313      | 2307      | 2679      | 3304      | 3538      | 4468      | 4787      | 5407      | 5844      | 6091         | 6379         | 6656         | 6858         | 6718         |                                     |
| Locally Determined Target (Annualised)  | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241       | 241          | 241          | 241          | 241          | 241          |                                     |
| Cumulative Target   | 241       | 482       | 723       | 964       | 1205      | 1446      | 1687      | 1928      | 2169      | 2410      | 2651      | 2892      | 3133      | 3374      | 3615      | 3856      | 4097      | 4338         | 4579         | 4820         | 5061         | 5302         |                                     |
| Annual Shortfall/Overprovision of Locally Determined Target                       | 317       | 99        | 1         | -62       | 22        | -198      | -73       | 21        | 17        | -247      | 131       | 384       | -7        | 689       | 78        | 379       | 196       | 6            | 47           | 36           | -39          | -179         |                                     |
| Monitor – difference between cumulative completions and cumulative target to date | 317       | 416       | 417       | 355       | 377       | 179       | 106       | 127       | 144       | -103      | 28        | 412       | 405       | 1094      | 1172      | 1551      | 1747      | 1753         | 1800         | 1836         | 1797         | 1416         |                                     |
| Managed Delivery Target – Annual Requirement taking account of completions        | 226       | 220       | 219       | 221       | 219       | 230       | 234       | 232       | 230       | 249       | 238       | 200       | 196       | 104       | 73        | -18       | -109      | -198         | -360         | -678         | -1558        | -1418        |                                     |
| Years of Plan Period Remaining  | 21        | 20        | 19        | 18        | 17        | 16        | 15        | 14        | 13        | 12        | 11        | 10        | 9         | 8         | 7         | 6         | 5         | 4            | 3            | 2            | 1            | 0            |                                     |



**Table 4.13: CCDC Housing Trajectory**



**Monitor Line** – The position above or below zero represents the amount of dwellings an authority is ahead or behind their cumulative allocation at any time.

**Source:** Local Plan Target – 5,300 Dwellings 2006-2028

**Table 4.14: CCDC Long Term Delivery of Sites**

| Baseline Plan Period | Total Housing Target for Cannock Chase <sup>12</sup> | Housing Completions to Date From Start of Plan Period <sup>13</sup> | Residual Target <sup>14</sup> | Annualised Requirement calculated at 2023 position <sup>15</sup> | Long Term Supply of sites identified in SHLAA <sup>16</sup> | Over/Under Supply <sup>17</sup> | Annualised Supply for remainder of plan period <sup>18</sup> |
|----------------------|--|---|-------------------------------|--|---|---------------------------------|--|
| <b>(2006-2028)</b>   | 5,300  | 5,844   | -544                          | -108.8   | 2,478<br>(2,739)  | +3,022<br>(+3,283)              | 604.4<br>(656.6)   |

<sup>12</sup> Housing Target for Plan Period (2006-2028) (Number of houses required to be built across the plan period)

<sup>13</sup> Total Number of Houses Completed from 2006 – 2020 (see Housing Trajectory)

<sup>14</sup> Total Number of Houses left to complete of the Plan Period Target (Sum = No. 12 – No. 13 = No. 14)

<sup>15</sup> Houses per Annum required for the rest of the Plan Period to meet the Housing Target (No. 14 / 5 (Plan years remaining) = No. 15)

<sup>16</sup> Including and (excluding) non-implementation discount and windfall allowance (See Table 4.1 for Figures and Calculations)

<sup>17</sup> Number of Houses in addition to No. 9 if all of No.13 are completed. (Sum = (No. 13 + No. 16) - No. 12 = No.17)

<sup>18</sup> Number of Houses per Annum based on Supply of Sites identified in No.16 (No.17 / 5 (Plan years remaining) = No.18)

## Appendix A: Responses to Call for Sites

A.1 The below responses are those provided within the SHLAA 2023 monitoring period of 1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023. All responses received after this date will be included in the next relevant monitoring period.

| Respondent  | Comments  | CCDC Officer Action   |
|---|---|---|
| CT Planning on behalf of landowner                              | Submission of a new site to be considered for residential purposes of circa 95 units.   | Comments noted. Site added to SHLAA.                            |
| Lufton & Associates on behalf of landowner                      | Submission of a new site to be considered for residential purposes circa 48 units.  | Comments noted. Site added to SHLAA.                            |
| John Heminsley on behalf of KGL (Estates) Ltd                   | Submission in relation to existing site.  | Comments noted.   |
| Stantec on behalf of Church Commissioners for England           | Submission in relation to existing site, provision of supporting assessments.   | Comments noted.   |
| S. P. Faizey Chartered Accounts on behalf of landowners         | Submission in relation to existing site.  | Comments noted.   |
| FBC Many Bowdler LLP on behalf of Beau Desert Golf Club Ltd     | Submission in relation to existing site.  | Comments noted.   |
| Peter Richards & Co Ltd on behalf of landowner                  | Submission in relation to existing site. Provision of emerging masterplan combining site with other existing sites.   | Comments noted. Update to SHLAA undertaken.                     |
| Define Planning and Design Ltd on behalf of Bloor Homes Ltd     | Submission in relation to existing sites. Provision of vision statement and emerging masterplan. Proposed joining of 4 existing SHLAA sites to form one site. | Comments noted. Update to SHLAA undertaken to reflect proposal. |
| Gareth Holland & Co Ltd on behalf of Hampton Oak Developments   | Submission in relation to existing site.  | Comments noted.   |
| Mr P A Emery  | Submission in relation to existing site.  | Comments noted.   |
| Mr A Penwright  | Submission in relation to existing site.  | Comments noted.   |
| TWB Town Planning Consultants Ltd on behalf of Walton Homes Ltd | Submission of new site to be considered for residential purposes of circa 35-40 units.  | Comments noted. Site added to SHLAA.                            |
| Staffordshire County Council                                    | Submission in relation to existing sites.   | Comments noted. SHLAA updated where required.                   |
| Mr G and Mrs P Small  | Submission in relation to existing site.  | Comments noted. SHLAA updated where required.                   |
| Mr K and Mrs A Salter   | Submission in relation to existing site and update to Location Plan.  | Comments noted. Update to SHLAA mapping undertaken.             |

## Appendix B: SHLAA Panel

### Cannock Chase District Council (CCDC) & Lichfield District Council (LDC) Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA) Panel (LAA Panel) Terms of Reference

#### Context

The Land Availability Assessment Panel (LAA Panel) is to assist in the production and annual revision of a robust SHLAA and ELAA for both Cannock Chase and Lichfield District Councils (The Councils). The LAA Panel will add value to the Land Availability Assessment (LAA) process through the skills, expertise and knowledge of the Panel members.

#### Purpose/scope

- To assist in the production of a robust SHLAA and ELAA for The Councils by helping to achieve agreement on the methodology for the LAA's;
- To share information and intelligence on market conditions and viability in relation to housing and employment developments;
- To consider and give advice on the findings of the assessments undertaken by The Councils and to help come to a view on the suitability, deliverability and developability of sites including consideration of site constraints;
- To act as an independent body that is representative of key stakeholders/sectors for the sole purpose of the preparation of the LAA's; and
- To undertake any other tasks agreed with the Panel for the purposes of preparing the LAA reports.

NB – The Panel is not asked to agree the methodology/approach, content or conclusions of the five year housing land supply element of the assessments.

#### Operational matters

- The Councils will facilitate and chair LAA Panel meetings;
- Membership of the Panel will be undertaken on a voluntary basis and the Councils will not be liable for expenses incurred during the LAA processes;
- The Panel will have regard to current Government practice guidance on Land Availability Assessments.
- Panel members are to act as an independent representative of their sector as a whole and not just the interests of a particular individual or organisation. No commercial or other advantage will be sought by Panel members. Panel members are required to declare any interest they may have on a site when contributing toward its assessment and will not be expected to advise on areas outside of their experience;
- Panel members will be provided with a confidential draft of the SHLAA and ELAA prior to their formal publication by the Councils which shall remain confidential until published by the relevant local authority. Panel members will not seek to gain advantage by having seen the confidential draft reports. Panel members will be invited to comment on and agree to the LAA's prior to their formal publication by the relevant Council. Comments received will be included within an appendix or addendum to the respective LAA along with a response from the Council. Where a Panel member does not agree with an element of the LAA they will be expected to provide justification for this disagreement and the issues will be set out within the same appendix together

with a Council response. Where there is no conclusion on any matter, the Council will reserve the right to publish the final LAA;

- The names and contact details of Panel members will be recorded and relevant information will be made available when requested;
- Panel members will be encouraged to send a suitable substitute in the event they cannot attend a Panel meeting and may call additional people to assist them in Panel work outside of meetings (e.g. checking site information etc). Any additional people used will work within this TOR; and
- The SHLAA and ELAA data bases will remain the property of the respective Councils, who will be responsible for changes to the databases and assessments as a result of Panel discussions.

#### **Panel membership**

- Membership of the panel is voluntary and Panel members may leave the panel at any time by informing the Councils. In such circumstances replacement Panel members may be sought through any appropriate avenue;
- A reserve list of potential replacement panel members will be maintained at the discretion of the Councils; and
- The Councils will seek to ensure the Panel membership is balanced and reflects a range of stakeholders/sectors in line with Government practice guidance. The Panel will consist of, where possible, representatives from the local authorities (The Councils), local agents, developers and others with property interest/knowledge within the area. Members may include representatives from;
  - Cannock Chase District Council and Lichfield District Council;
  - The development industry (both in terms of residential and employment development);
  - Planning consultants (of varying sizes) active in the local area;
  - The land promotion sector (both in terms of residential and employment development);
  - The Statutory Consultees (Environment Agency, Historic England & Natural England);
  - Other Local Planning Authorities (including South Staffordshire District Council, Tamworth Borough Council and Stafford Borough Council.

**2023 SHLAA Panel Members**

| <b>Organisation</b>  |
|--|
| Bromford Housing- <i>Registered Social Housing Provider</i>  |
| Cannock Chase Council- <i>Local Authority</i>                |
| Griffin Land- <i>Planning agent</i>                          |
| Lichfield District Council- <i>Local Authority</i>           |
| Pegasus Planning Group- <i>Planning agent</i>                |
| Persimmon Homes – <i>Commercial Housebuilder</i>             |
| Richborough Estates- <i>Land promoter</i>                    |
| RPS/St Modwen- <i>Planning agent/Commercial Developer</i>    |
| Barton Wilmore – <i>Planning Agent</i>                       |
| South Staffordshire District Council- <i>Local Authority</i> |
| Stafford Borough Council- <i>Local Authority</i>             |
| Staffordshire County Council- <i>Local Authority</i>         |
| Tamworth Borough Council- <i>Local Authority</i>             |
| Cannock Wood Parish Council – <i>Local Authority</i>         |
| First City – <i>Planning Agent</i>                           |

## Appendix C: SHLAA Panel Responses on Draft SHLAA

| Panel Member   | Summary of Responses   | CCDC Officer Response and Action  |
|--|--|---|
| <p><b>SHLAA 2022 Response:</b><br/>Richborough Estates</p> | <p>Definition of Deliverable Sites: assumes reference to years 1-5 relates to the emerging Local Plan (eLP) period rather than the SHLAA itself, reflecting the definition in the NPPF. It might therefore be more appropriate for the definition of deliverable sites to say that <i>development could be achieved within 5 years.</i></p>  | <p>Comments Noted. The monitoring period for the SHLAA 2022 is 1<sup>st</sup> April 2021 - 31<sup>st</sup> March 2022 at the time of concluding the monitoring period it was considered that the eLP was not advanced sufficiently to be reflected within the SHLAA database and documents. The comments provided have been noted and amendments will be included in the next iteration of the SHLAA to reflect the advancement of the eLP within the SHLAA 2023 monitoring period.<br/><b>Update:</b> The comments remain noted, as the eLP has not advanced within the SHLAA 2023 monitoring period, amendments have not been made at this time, and will continue to remain under review for the SHLAA 2024 monitoring period.</p>   |
| <p><b>SHLAA 2022 Response:</b><br/>Risborough Estates</p>  | <p>Definition of Green Belt and AONB Sites: Presently the draft indicates that these sites are neither deliverable or developable. Whilst we acknowledge the fact that the PPG says that NPPF Footnote 7 policies should be reflected, it is the case that the PO document includes draft proposals to remove land from the Green Belt and allocate it for development. We consider that those Green Belt sites which the LPA propose to allocate are developable, and in some cases will be deliverable as well. We suggest the definition for Green Belt and AONB sites is amendment to say: <i>Sites that are available (actively promoted) but that are not considered deliverable or developable at present except for those proposed to be allocated for development in the emerging Local Plan.</i></p> | <p>Comments Noted. As per the above response it is considered that the eLP was not advanced sufficiently for alteration to the definition of Green Belt and AONB sites to be reflected in the current SHLAA database and documents, the SHLAA 2022 will continue to reflect the current adopted Local Plan, and amendments to the consideration of sites reflected in the eLP allocations will be undertaken within the next iteration of the SHLAA to reflect the advancement of the eLP within the monitoring period of 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023.<br/><b>Update:</b> The comments remain noted, as the eLP has not advanced within the SHLAA 2023 monitoring period, amendments have not been made at this time, and will continue to remain under review for the SHLAA 2024 monitoring period.</p> |
| <p><b>SHLAA 2022 Response:</b><br/>Richborough Estates</p> | <p>Table 3.4 Summary of SHLAA site categories altered to reflect the proposed amendments to the definitions of deliverable and Green Belt and AONB sites.</p>  | <p>Comments Noted. The table will be updated to reflect any amendments made to the SHLAA 2023.<br/><b>Update:</b> The comments remain noted, as the eLP has not advanced within the SHLAA 2023 monitoring period, amendments have not been made at this time, and will continue to remain under review for the SHLAA 2024 monitoring period.</p>  |

|                     |   |   |
|---------------------|---|---|
| Richborough Estates | Removal of references to “proximity to AQMA” in relation to site by Five Ways Island due to it being revoked.   | Comment noted. SHLAA Site Appendices updated accordingly.   |
| RPS                 | Paragraph 3.7 - caveat contradicts the underlying purpose of land availability assessments as stated in the PPG.  | Comment noted. Wording altered.   |
| RPS                 | Paragraph 3.21 - recommendation of an additional criteria focusing on the relationship of land to existing employment uses.   | <p>Comments noted. No changes made.</p> <p>The additional criteria comprise of site density and net capacity - these are used to ‘sense’ check development potential where details regarding the potential density of a site and/or Net Developable Sarea have not been provided via a Call for Sites submission and/or Planning Application. The location of the site in relation to existing employment uses would not at this point impact on how the development potential of the site is calculated.</p> <p>Where appropriate notes are added to the site lists (as appendices) to identify external factors that may need to be considered as part of the wider site detail.</p>  |
| RPS                 | Paragraph 3.41- Green Belt should not be considered to be an absolute constraint that cannot be resolved when assessing the potential for housing developments on sites for allocation on the Cannock Chase Local Plan. | <p>Comments noted. No changes made.</p> <p>The paragraph reflects the guidance within NPPF Footnote 7, and PPG guidance that states <i>plan-making bodies should consider constraints when assessing the suitability, availability an achievability of sites and broad locations. For example, assessments should reflect the policies in footnote 6 [now footnote 7] of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area (such as the Green Belt and other protected areas).</i> [Paragraph: 002 Reference ID: 3-002-20190722]</p> <p>A separate site selection process has been undertaken as part of the Local Plan Review to where sites within the Green Belt have been considered - the SHLAA has provided information to this process but has not been used as an absolute for decision making purposes.</p> <p>The SHLAA itself does not form part of the site selection process as identified in Disclaimers on Pages 4 and 14 of the document.</p> |
| RPS                 | Paragraph 3.46 - ‘Position Statements’ - seek clarification on the  | Comments noted. No further action required.   |



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|     | <p>purpose and status of these statements and their relationship to the process the Council has followed, or will follow, when selecting potential site allocations for housing for inclusion in the Local Plan review.</p>  | <p>The 'Position Statements' are to gain an understanding on the current status of the site and when the land owner/developer/promoter may look to begin development of land with planning permission, and/or submit an application on land identified through the Call for Sites. This is used to help identify where sites would be potential to come forward in the short, medium or long term with regards to considering the Five Year Housing Land Supply for future years.</p> <p>The SHLAA is separate to the site selection process, and provides baseline information about sites within the District.</p> |
| RPS | <p>Paragraph 3.54 - residential development is viable across the District, based on information the Council gathered in 2014. RPS would be happy to facilitate an update to the evidence based on economic viability of this would aid the Council in demonstrating the site was achievable and therefore deliverable.</p>   | <p>Comments noted. No further action required.</p>   |
| RPS | <p>Paragraph 3.60 - Windfall Allowance. RPS agree with this approach.</p>  | <p>Support noted. No further action required.</p>  |
| RPS | <p>Paragraph 3.69 - Non-implementation allowance application. RPS agree with this approach.</p>  | <p>Support noted. No further action required.</p>  |
| RPS | <p>Paragraph 3.71 - Refers to the consideration of the identified supply (of sites) against assessed needs. The SHLAA states that where insufficient sites have been identified to meet objectively assessed needs the PPG suggests the assessment will be revisited. A 'revisit' could include changing assumptions about the development potential of particular sites. In context, RPS would suggest it is reasonable that consideration be given to the release of land within the Green Belt to meet identified needs as part of any updates to the assessment.</p> | <p>Comments noted. No changes made.</p> <p>The current housing trajectory reflects the final 5years of the current adopted Local Plan (2014) of which the SHLAA is reflective of. The housing requirement for the current Local Plan has been exceeded and the current housing trajectory with the exception of year 5 meets the required delivery of 241dpa.</p> <p>The Local Plan Review is being undertaken concurrently. The site selection process will explore Green Belt release, if future development needs cannot be met.</p>  |
| RPS | <p>Stage 5 - Final Evidence Base - it is apparent there is only around 10 years' worth of potential land for housing identified in the SHLAA. It is plainly the case that in order for the plan to meet the housing needs of the district over the minimum 15-year plan period (or over 18-year period to 2039) additional land will be required.</p>  | <p>Comments noted. No further action required.</p> <p>As per Paragraph 1.8 the SHLAA is reflective of the current adopted Local Plan Period which has five years remaining, as such consideration is not given at this time to the eLP Period of 2018-2040, as the eLP has not advanced within the SHLAA 2023 monitoring</p>   |

|  |   |  |
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|  | <p>Consequently, the assessment of suitability of sites should be considered through the SHLAA in the context of the emerging need for housing and the likelihood that additional housing land will be required to meet employment need over the longer term.</p> | <p>period, amendments have not been made at this time to alter reflect the eLP period and will continue to remain under review for the SHLAA 2024 monitoring period.</p> |
|--|---|--|

## Appendix D: Cannock Chase – Site Density

**Table D.1: Character Area Density Zones**

| Character Area Density Zone                           | Character Areas                                     | Average Density DPH (Derived from 0-5 sites 2023 SHLAA with known permissions or representation) (rounded) | Indicative Density for non-determined sites (dph)                           | District Examples (Derived from 2023 SHLAA)  |
|---|---|--|---|--|
| Urban Town Centre                                     | Cannock Town Centre                                 | 82   | 50 dwellings per hectare  | C498 - 23 Walsall Road, Cannock  |
|   | Hednesford Town Centre                              | 72   |   | C398 - 30 Market Street, Hednesford  |
|   | Rugeley Town Centre                                 | 35   |   | R217 – 53 Lichfield Street, Rugeley  |
| <b>Average Density Urban Town Centres: 49dph</b>      |   |  |   |  |
| Suburban Areas  | South and West Cannock                              | 18   | 35 dwellings per hectare  | C524 – 61 New Penkridge Road, Cannock  |
|   | North Cannock – Chadsmoor, Broomhill and Blackfords | 24   |   | C384- 77 Od Fallow Road, Cannock   |
|   | Norton Canes  | 23   |   | N55 – 92 Ivy Gardens, Norton Canes   |
|   | Bridgtown   | 19   |   | C528- Stumble Inn, 264 Walsall Road  |
|   | Pye Green Valley                                    | 17   |   | C237- 268 Bradbury Lane, Hednesford  |
|   | Hazelslade and Rawnsley                             | 25   |   | C64 – Land at Rawnsley Road, Hazel Slade   |
|   | Western Rugeley – Etchinghill and Springfield       | 9  |   | R212 - 4 Penk Drive North, Rugeley<br>R207 – 98 Main Road, Rugeley   |
|   | Brereton and Ravenhill                              | 47   |   |  |
|   | Heath Hayes and Wimblebury                          | 23   |   | C486- 111 Hill Street, Hednesford<br>R202 – 140 Burnthill Lane, Rugeley  |
|   | Hagley  | 9  |   |  |
|   | North Rugeley/Brereton                              |  |   |  |
|   | Hawks Green   | 40   |   | C515 - 13 Bronte Drive, Cannock  |
| Littleworth   | -   | N/A – 30 dwellings per hectare recommended   |   |  |
| <b>Average Density Suburban Areas: 19dph</b>          |   |  |   |  |
| Rural Area – Established Settlement/ Village          | Slitting Mill                                       | 15   | 20 dwellings per hectare  | R220b - Hagley Park Farm, Jones Lane   |
|   | Prospect Village                                    | -  |   | N/A  |
|   | Cannock Wood  | 26   |   | R117- 11 Bradwell Lane, Cannock Wood   |
| <b>Average Density Rural Areas Established: 24dph</b> |   |  |   |  |
| Rural Area – Dispersed Settlement                     | Little Wyrley                                       | -  | Determined on a site by site basis (15-20 dwellings per hectare as a guide) | N/A – To be determined on a site by site basis   |
|   | Brindley Heath                                      | -  |   | N/A – To be determined on a site by site basis   |
|   | Other non-green belt rural                          | -  |   | N/A – To be determined on a site by site basis   |
| <b>Average Density Rural Areas Dispersed: -</b>       |   |  |   |  |
| Green Belt/AONB                                       | -   | -  | Determined on a site by site basis having regard to the surrounding context | Where a site is within the AONB a lower density of 15-20dph is generally assumed. Where a site represents a Green Belt site adjacent to a village settlement, or in the rural areas (i.e. an inset site) a lower density of 15-20dph is assumed. Where a site represents a Green Belt urban extension to an existing main urban area (outside of the AONB) a suburban density of 35dph is generally assumed. |

- D.1 The 'character areas' were identified by the CCDC Characterisation Study (2011) and have been taken forward via the Council's Design Supplementary Planning Document (SPD, 2016). A map of the character areas is available to view in the Design SPD. The indicative densities for the 'character areas' have been split into their respective character areas. For SHLAA purposes, the character areas have been combined into four main overarching 'character area density zones' for ease of application; urban town centres, suburban areas, rural areas – established; and rural areas – dispersed.
- D.2 The Strategic Growth Study (2018) undertaken for the Greater Birmingham and Black Country Housing Market Area suggests that in order to assist meeting the wider housing market area shortfall a minimum density of 35 dwellings per hectare (outside of the main conurbation) should be achieved. This has therefore been reflected in the suggested density for the District's suburban areas. The previous assumption was 30dph. It is therefore not considered unreasonable to consider the uplift to 35dph.
- D.3 Sites in the Green Belt and AONB will be determined on a case by case basis as set out in the table above. The Green Belt and AONB sites suggested in the District, range from large urban extensions to smaller inset sites on the edge of existing villages to individual dwelling schemes. The nature of the scheme will influence its density e.g. a new extension to the main urban area will take on a different character/density to a small scale extension to a village or inset site. Sites within the AONB will also be potentially more sensitive to more dense development.

## Appendix E: Cannock Chase – Summary of Suitability and Availability Assessments

**Table E.1: Summary of Suitability Assessment**

| <b>Suitability</b>       | <b>Level and type of constraint</b>  | <b>Planning status evidence</b>   | <b>SHLAA Site Category</b> |
|--------------------------|--|---|----------------------------|
| <b>Suitable (YES)</b>    | No/minimal policy, physical or environmental constraints identified, or constraints have been overcome i.e. via detailed planning permission   | Planning permission granted   | Deliverable                |
| <b>Suitable (YES)</b>    | Minimal/some policy, physical or environmental constraints identified, but not significant and evidence they can be overcome e.g. via appropriate layout (or constraints have been overcome i.e. via detailed planning permission) | Planning permission granted/no planning permission but subject of planning application or pre application discussions   | Developable                |
| <b>Not Suitable (NO)</b> | Green Belt/AONB significant constraint applies and is the overriding significant constraint (no other significant physical or environmental constraints apply)   | No planning permission/planning permission refused (note may be subject of planning application or pre application discussions but until permission is granted, remains subject to Green Belt/AONB constraints) | Green Belt and AONB        |
| <b>Not Suitable (NO)</b> | Significant policy, physical or environmental constraints (other than Green Belt/AONB policy apply e.g. flood risk)  | No planning permission/planning permission refused  | Restricted and Excluded    |

**Table E.2: Summary of Availability Assessment**

| <b>Availability</b>    | <b>Site Type</b>               | <b>Planning status and/or correspondence evidence</b>   | <b>SHLAA Site Category</b> |
|------------------------|--------------------------------|---|----------------------------|
| <b>Available (YES)</b> | Minor (less than 10 dwellings) | Detailed or outline planning permission granted (including permission in principle). Exceptionally, sites with no planning permission but the subject of a current application. | Deliverable                |
| <b>Available (YES)</b> | Major (10 or more dwellings)   | Detailed planning permission granted. Outline planning permission/permission in principle granted and/or Local Plan allocation with no planning permission (where               | Deliverable                |

|                        |   |   |                         |
|------------------------|---|---|-------------------------|
|                        |   | supported by additional evidence of delivery).<br>Reserved matters applications.<br>Discharge of conditions applications.<br>Completions on site.<br>Correspondence/Position statement.   |                         |
| <b>Available (YES)</b> | Minor (less than 10 dwellings)                      | No planning permission but landowner/developer expressed interest.<br>Exceptionally sites with planning permission where evidence of non-delivery in 5 years.   | Developable             |
| <b>Available (YES)</b> | Major (10 or more dwellings)                        | Outline planning permission/principle and/or Local Plan allocation with no planning permission (where no evidence of delivery in 5 years).<br>No planning permission but landowner/developer expressed interest e.g. subject of pre application discussions.<br>Exceptionally sites with detailed planning permission where evidence of non-delivery in 5 years.<br>Correspondence/Position Statements. | Developable             |
| <b>Available (YES)</b> | Minor and Major sites within the Green Belt or AONB | No planning permission but landowner/developer expressed interest e.g. call for sites, Local Plan representations, pre application discussions.<br>Sites that are currently the subject of planning applications.   | Green Belt and AONB     |
| <b>Available (NO)</b>  | Minor and Major sites                               | No recent interest expressed by landowner/developer (typically within last 5 years) e.g. call for sites, Local Plan representations, pre application discussions<br>Expired planning consents that have not been taken forward (typically within last 3 years).   | Restricted and Excluded |

## Appendix F: Cannock Chase – Windfall rates

**Table F.1: Historic Windfall rates from CCDC 2008-2022 SHLAA data.**

| SHLAA Years | Windfall (no of dwellings (excluding garden land schemes)) | Relevant SHLAA Five Year Supply (no of dwellings) | Windfall (as % of relevant SHLAA five year supply) |
|-------------|--|---|--|
| 2008-9      | 120  | 2,475/2,324                                       | 5%   |
| 2009-10     | 50   | 2,247   | 2%   |
| 2010-12     | 56   | 1,731   | 3%   |
| 2012-13     | 59   | 1,415   | 4%   |
| 2013-14     | 66   | 1,377   | 5%   |
| 2014-15     | 93   | 1,589   | 6%   |
| 2015-16     | 39   | 1,736   | 2%   |
| 2016-17     | 136  | 1,626   | 8%   |
| 2017-18     | 30   | 1,348   | 2%   |
| 2018-19     | 58   | 1,880   | 3%   |
| 2019-20     | 108  | 1,359   | 8%   |
| 2020-21     | 75   | 1,203   | 6%   |
| 2021-22     | 77   | 1,310   | 6%   |

**Table F.2: Source of historic windfalls from CCDC 2009-2022**

| SHLAA Year | Change of Use | Conversion (of existing dwellings) | New Build |
|------------|---------------|------------------------------------|-----------|
| 2009       | 1%            | 11%                                | 88%       |
| 2010       | 6%            | 34%                                | 60%       |
| 2012       | 32%           | 0%                                 | 68%       |
| 2013       | 63%           | 3%                                 | 34%       |
| 2014       | 58%           | 11%                                | 31%       |
| 2015       | 28%           | 1%                                 | 71%       |
| 2016       | 18%           | 15%                                | 67%       |
| 2017       | 77%           | 5%                                 | 18%       |
| 2018       | 33%           | 17%                                | 50%       |
| 2019       | 19%           | 27%                                | 54%       |
| 2020       | 40%           | 20%                                | 40%       |
| 2021       | 37.5%         | 12.5%                              | 50%       |
| 2022       | 47.5%         | 5%                                 | 47.5%     |

F.1 The above tables represent the historic windfall rates data for the current adopted plan period up to 2022, as outlined within Stage 3 of the Methodology, windfall rates for 2023 and onwards will be calculated based on windfall completions data as shown below.

F.2 As outlined in paragraph 3.64 a windfall allowance of 27dpa (applied to years 4 and 5) is considered appropriate. This is based upon the average rates observed in the below tables and as calculated in Stage 3 of the methodology. This rate is considered to be realistic for the current five-year supply period. Whilst the SHLAA is as comprehensive as possible in identifying sites (as indicated by the average windfall completions rate) it is inevitable that not all sites will be accounted for due to unpredictability of conversions/changes of use and their 'visibility' - similar issues apply to the situations of 'hidden' infill plots, redevelopment plans or small business/other brownfield site landowners and change of use undertaken under Permitted Development.

F.3 Market conditions are likely to be starting to recover from the effects of the Covid-19 Pandemic, current figures show it to be levelling out and not any worse than preceding years, and the annual windfall rate is likely to remain in this region in the near future due to the mixture of sources of windfall sites as the District is not reliant on just new build sites – changes of use and conversions are also a feature of the market. However, market conditions will continue to be monitored.

**Table F.3: Source of windfalls from CCDC SHLAA data 2014-2023**

| Year    | Windfalls 1-4 Dwellings | Windfalls 1-9 Dwellings | Total Windfalls |
|---------|-------------------------|-------------------------|-----------------|
| 2013-14 | 40                      | 60                      | 80              |
| 2014-15 | 15                      | 42                      | 380             |
| 2015-16 | 19                      | 36                      | 36              |
| 2016-17 | 24                      | 47                      | 83              |
| 2017-18 | 27                      | 93                      | 209             |
| 2018-19 | 21                      | 27                      | 159             |
| 2019-20 | 74                      | 124                     | 622             |
| 2020-21 | 26                      | 26                      | 582             |
| 2021-22 | 50                      | 77                      | 414             |
| 2022-23 | 36                      | 68                      | 676             |

**Table F.4: Source of non-residential garden land windfalls from CCDC SHLAA data 2014-2023**

| Year    | Windfalls 1-4 Dwellings | Windfalls 1-9 Dwellings | Total Windfalls |
|---------|-------------------------|-------------------------|-----------------|
| 2013-14 | 35                      | 55                      | 75              |
| 2014-15 | 11                      | 31                      | 369             |
| 2015-16 | 17                      | 34                      | 34              |
| 2016-17 | 21                      | 44                      | 80              |
| 2017-18 | 47                      | 93                      | 209             |
| 2018-19 | 13                      | 19                      | 141             |
| 2019-20 | 49                      | 93                      | 551             |
| 2020-21 | 22                      | 22                      | 578             |
| 2021-22 | 36                      | 57                      | 394             |
| 2022-23 | 19                      | 51                      | 659             |

**Table F.5: Source of residential garden land windfalls from CCDC SHLAA data 2014-2023**

| Year    | Windfalls 1-4 Dwellings | Windfalls 1-9 Dwellings | Total Windfalls |
|---------|-------------------------|-------------------------|-----------------|
| 2013-14 | 5                       | 5                       | 5               |
| 2014-15 | 4                       | 11                      | 11              |
| 2015-16 | 2                       | 2                       | 2               |
| 2016-17 | 3                       | 3                       | 3               |
| 2017-18 | 0                       | 0                       | 0               |
| 2018-19 | 8                       | 8                       | 18              |
| 2019-20 | 25                      | 31                      | 71              |
| 2020-21 | 4                       | 4                       | 4               |
| 2021-22 | 14                      | 20                      | 20              |
| 2022-23 | 17                      | 17                      | 17              |



## Appendix G: Cannock Chase - Non-implementation Discount Rates

- G.1 To inform this, local non-implementation rates have been analysed using 16 years data from April 2004-April 2020 (on the basis that any planning permissions granted up to April 2020 should have been implemented by April 2023 with a 3 year expiry period).
- G.2 This analysis gives current non-implementation rates of between 1%-28% for all sites.<sup>19</sup> The average of the non-implementation rates for the 16 years is 18% with minor sites having a generally higher rate of non-implementation compared to major sites. The years of higher non-implementation rates can be associated with the recession period (2007/8 is the highest rate at 28% and 2008/9 the next highest at 24%). Prior to the Covid-19 period recent years were showing an improvement in delivery this trend has continued i.e. the rate of non-implementation for permissions granted in 2018/19 is 1%, and in 2019/20 it is 6%.
- G.3 Based upon this analysis a 18% non-implementation rate is considered a fair reflection of the local market circumstances and the trend which is likely to be emerging in the future (i.e. over the 5 year supply period).
- G.4 For Deliverable sites, this has been applied to the minor sites only (as set out in the accompanying table below). Individual enquiries were made of all the major sites and it is therefore considered that these have already been assessed for risk and discounted i.e. where it was apparent that the site was no longer likely to come forward within 5 years (no longer deliverable) it has been amended accordingly and discounts applied as set out below. This approach is also justified by the lower rates of non-implementation for major sites with planning consent.
- G.5 In relation to Developable sites (6-15 year supply) the 18% non-implementation discount has been applied to all major and minor sites (bar those which are part of a larger site identified as Deliverable i.e. where the phasing/delivery timetables run over 5 years due to the overall number of dwellings). This gives a total of 932 dwellings to apply the 18% discount too, equalling 168 dwellings to discount from the Developable supply total.

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<sup>19</sup> This analysis includes those sites that are under construction

**Table G.1: Non-implementation discount for CCDC SHLAA Deliverable Sites**

| Category                | Non-implementation discount   |
|-------------------------|---|
| Major Sites- Full PP    | Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions) |
| Major Sites- Outline PP | Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions) |
| Minor Sites- Full PP    | Apply 18% discount  |
| Minor Sites- Outline PP | Apply 18% discount  |
| Minor sites- No PP      | Apply 18% discount  |

**Table G.2: Non-implementation discount for CCDC SHLAA Deliverable Sites**

| Category                | Non-implementation discount   | Dwellings to apply discount to |
|-------------------------|---|--------------------------------|
| Major Sites- Full PP    | Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions) | 0                              |
| Major Sites- Outline PP | Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions) | 0                              |
| Minor Sites- Full PP    | Apply 18% discount  | 77                             |
| Minor Sites- Outline PP | Apply 18% discount  | 13                             |
| Minor sites- No PP      | Apply 18% discount  | 0                              |
| <b>TOTAL</b>            | Apply 18% discount  | 90                             |

**Non-implementation discount to apply to 0-5 year supply is therefore 16 dwellings.**

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID | Location | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area | Area Density Zone | Ward | Net Developable Area | Potential Yield  |   | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|----------|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|---------------|----------------|-------------------|------|----------------------|--|---|-------|-----------------------|--------|------------------------|
|         |          |                                  |               |         |          |                     |           |            |               |                |                   |      |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |       |                       |        |                        |

**0- 5 MAJOR SITES (10 Dwellings or More)**

**MAJOR SITES WITH FULL PLANNING PERMISSION**

**MAJOR FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES**

|  |  |      |     |        |        |       |     |     |                           |                     |                           |               |      |           |          |   |                          |  |            |
|--|--|------|-----|--------|--------|-------|-----|-----|---------------------------|---------------------|---------------------------|---------------|------|-----------|----------|---|--------------------------|--|------------|
| <b>C349</b>  | Cromwell House, Mill Street, Cannock, WS11 0DP | 0.05 | 220 | 398146 | 310078 | Major | YES | YES | Achievable within 5 years | Cannock Town Centre | Urban Town Centre - 50dph | Cannock South | 100% | 11        | -        | CH/14/0243 is prior approval for change of use of first and second floors from B1 office to up to 8 dwellings, granted September 2014. Within Conservation Area-adjacent to listed building. Has Now expired. CH/22/0053 is prior approval for the change of use of part of the ground floor & first floor and the complete second floor to C3 residential for 12 dwellings, approved July 2022. CH/23/0038 is planning permission for the proposed change of use from class MA to C3 by converting part of the ground floor, part of the first floor and second floor into 11no. flats, approved March 2023. | Within Conservation Area | Development potential, <b>FULL</b> planning permission | Brownfield |
| <b>C498</b>  | 23 Walsall Road, Cannock, WS11 0GA             | 0.11 | 106 | 398240 | 309972 | Major | YES | YES | Achievable within 5 years | Cannock Town Centre | Urban Town Centre - 50dph | Cannock South | 100% | 12        | -        | CH/19/399 is an outline application - some matters reserved for residential development of 12no. Apartments and associated works - Withdrawn 06/02/2020. CH/20/128 is an outline application (some matters reserved) for the erection of 12 apartments & associated works (re-submission of CH/19/399), granted February 2021. CH/22/0191 is a planning application for the erection of 12 apartments and associated works. Re-submission of CH/19/399 (Amendment to Boundary), not yet determined.   | -                        | Development potential, <b>FULL</b> planning permission | Brownfield |
| <b>Major Cannock Full Planning Permission Sub-Totals</b> |  |      |     |        |        |       |     |     |                           |                     |                           |               |      | <b>23</b> | <b>0</b> |   |                          |  |            |

**MAJOR FULL PLANNING PERMISSION: RUGELEY AND BRERETON**

|  |                                |      |   |        |        |       |     |     |                           |                         |                       |                      |   |            |          |   |   |  |                        |
|--|--------------------------------|------|---|--------|--------|-------|-----|-----|---------------------------|-------------------------|-----------------------|----------------------|---|------------|----------|---|---|--|------------------------|
| <b>R127 P1</b>   | Rugeley Power Station, Rugeley | 55.0 | - | 405601 | 317840 | Major | YES | YES | Achievable within 5 years | North Rugeley/ Brereton | Suburban Area - 35dph | Brereton & Ravenhill | - | 400        | -        | Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station. Planning application CH/19/201, outline approval April 2021/Site also included within ELAA Site Ref RE24. CONSTRUCTION EXPECTED TO TAKE PLACE BETWEEN 2021-2040. CH/21/0308 is reserved matters following outline approval (access, appearance, landscaping and layout pursuant to 19/00753/OUTMEI and CH/19/201) for the construction of a Riverside Park, approved December 2021. Basis of 50dpa for y1 and 100dpa after. Phasing assumes 400units to Cannock Chase in first 5years with additional 600units in pt2 assumed 6-15years. | Part of site (forming golf course) lies within Flood Zone 2/3. Green Space Network. Historic Landfill. Significant demolition works required. Ground remediation works will be required. Major redevelopment site-infrastructure provision. Way leaves across the site. Substations and associated infrastructure to be retained on site. Represents EIA development. | Development potential, <b>FULL</b> planning permission | Brownfield/ Greenfield |
| <b>Major Rugeley Full Planning Permission Sub-Totals</b> |                                |      |   |        |        |       |     |     |                           |                         |                       |                      |   | <b>400</b> | <b>0</b> |   |   |  |                        |

**MAJOR FULL PLANNING PERMISSION: NORTON CANES**

|   |  |  |  |  |  |  |  |  |  |  |  |  |  |          |          |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|----------|--|--|--|
| <b>Major Norton Canes Full Planning Permission Sub-Totals</b> |  |  |  |  |  |  |  |  |  |  |  |  |  | <b>0</b> | <b>0</b> |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|----------|--|--|--|

NO SITES IN THIS CATEGORY

**MAJOR SITES FULL PLANNING PERMISSION TOTAL:**

**423**

**0**

**MAJOR SITES UNDER CONSTRUCTION**

**MAJOR UNDER CONSTRUCTION: CANNOCK, HEDNESFORD AND HEATH HAYES**

|              |  |       |       |        |        |       |     |     |                           |                       |                       |                        |      |     |   |  |   |  |            |
|--------------|--|-------|-------|--------|--------|-------|-----|-----|---------------------------|-----------------------|-----------------------|------------------------|------|-----|---|--|---|--|------------|
| <b>C64</b>   | Land at Rawnsley Road, Hazel Slade             | 2.40  | 27.78 | 401805 | 312662 | Major | YES | YES | Achievable within 5 years | Hazelslade & Rawnsley | Suburban Area - 35dph | Rawnsley               | 75%  | 60  | - | CH/20/381 is a planning application for residential development comprising 60 dwellings with car parking, new estate roads, public open space and associated infrastructure, granted October 2022. NDA not provided assumed at 75%. Discharge of Conditions submitted.   | -   | <b>UNDER CONSTRUCTION</b>                        | Greenfield |
| <b>C90b</b>  | Whitelodge, New Penkridge Road, Cannock        | 0.23  | 65    | 397022 | 310567 | Major | YES | YES | Achievable within 5 years | South & West Cannock  | Suburban Area - 35dph | Cannock West           | 100% | 2   | - | CH/16/410 is full planning permission for the conversion of the existing building to form 13 apartments, granted February 2017 and under construction. CH/17/195 is full planning permission for the erection of 2no. dwellings, granted October 2017. CH/18/214 is planning application for additional 2 units on the first floor of conversion, subject to a S106 agreement to be completed site capacity will then increase to 17 dwellings).   | TPOs  | <b>UNDER CONSTRUCTION (15 of 17 completions)</b> | Brownfield |
| <b>C113c</b> | Land to the West of Pye Green Road, Hednesford | 13.40 | 36    | 398282 | 313528 | Major | YES | YES | Achievable within 5 years | Pye Green Valley      | Suburban Area - 35dph | Hednesford Green Heath | -    | 168 | - | Related to C113 sites - parcel within the wider strategic housing site benefiting from outline planning permission (CH/11/0395). CH/18/080 is a reserved matters application by Barratts for phases 2 and 3 comprising 481 dwellings with associated access, granted September 2018. Barratts is landowner/developer. Agreed with developer to assume circa 50dpa (with 35dwellings in Year 1 to account for preparation works). 235 dwellings assumed in 0-5 year and 246 assumed in 6-15 year. Site area is approx. 17ha. NDA is approx 13ha. Initial 35 dwellings completed - basis of 50dpa for 0-5year period - brings forward an additional 134 dwellings into 0-5year period based on build-out-rate from pt2. 469 dwellings assumed 0-5year 12 assumed 6-15years. Build out of 134 dwellings brings forward another 134 from pt2 into 0-5. Build out of 313 dwellings brings forward final 12 from pt 2. PT2 removed from SHLAA site to be known as C113c as all remaining sites assumed for 0-5 year build out. | Some Coal Authority High Risk Development Areas/TPOs on site. | <b>UNDER CONSTRUCTION (313 of 481 completed)</b> | Greenfield |

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID  | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability                  | Character Area       | Area Density Zone         | Ward                   | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status   | Brownfield/ Greenfield |
|--|--|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|--------------------------------|----------------------|---------------------------|------------------------|----------------------|--|---|---|---|--|------------------------|
|  |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |  |                        |
| C113f  | Land west of Pye Green Road, Hednesford Cannock            | 2.08                             | 38            | 398474  | 313164   | Major               | YES       | YES        | Achievable within 5 years      | Pye Green Valley     | Suburban Area - 35dph     | Hednesford Green Heath | 75%                  | 59   | -   | CH/19/421 is an outline application for residential development upto 78 dwellings, open space landscaping & associated infrastructure, access (all other matters reserved), granted September 2021. NDA Not provided presumed at 75%. CH/21/0434 is an application for approval of reserved matters following outline approval (CH/19/421) appearance, landscape, layout, scale for development of 73 dwellings, granted May 2022.  | -   | UNDER CONSTRUCTION (14 of 73 completions)          | Greenfield             |
| C237   | 268 Bradbury Lane, Hednesford                              | 0.31                             | 32.26         | 399375  | 313867   | Major               | YES       | YES        | Achievable within 5 years      | Pye Green Valley     | Suburban Area - 35dph     | Hednesford North       | 100%                 | 10   | -   | The site has outline planning permission for 13 dwellings on the site (CH/07/0409). CH/13/0305 is extension of time limit, granted November 2013- now expired. Site previously marketed for sale but no purchasers. Site no longer being actively marketed. CH/20/173 is a full planning application for the demolition of an existing dwelling and outbuildings, and the erection of 10 dwellings and associated development including access, parking and landscaping, granted July 2021.   | -   | UNDER CONSTRUCTION                                 | Brownfield             |
| C384   | 77 Old Fallow Road, Cannock                                | 0.25                             | 44            | 398433  | 311133   | Major               | YES       | YES        | Achievable within 5 years      | North Cannock        | Suburban Area - 35dph     | Cannock West           | 100%                 | 11   | -   | CH/15/0410 is outline planning permission for the erection of 5 houses and demolition of existing industrial buildings, granted June 2016. Has now expired. CH/20/208 is planning permission for the demolition of existing bungalow and vacant industrial units, erection of 11 houses with associated access, parking and landscaping, granted October 2020.  | -   | UNDER CONSTRUCTION                                 | Brownfield             |
| C457   | 108, 102-106 High Green Court, Cannock                     | 0.10                             | 80.00         | 397920  | 310150   | Major               | YES       | YES        | Achievable within 5 years      | Cannock Town Centre  | Urban Town Centre - 50dph | Cannock West           | 100%                 | 8  | -   | CH/18/041 is prior notification for change of use from office space to 10 residential apartments, granted January 2019.   | -   | UNDER CONSTRUCTION (2 of 10 completions)           | Brownfield             |
| C540a  | Unit E Beecroft Court, Cannock, WS11 1JP                   | 0.06                             | 357           | 398231  | 310584   | Major               | YES       | YES        | Achievable within 5 years      | Cannock Town Centre  | Urban Town Centre - 50dph | Cannock West           | 100%                 | 20   | -   | CH/21/0313 is prior approval for the change of use from offices to dwellinghouse (C3), 20no. Apartments, approved September 2021.   | TPOs surrounding site.  | UNDER CONSTRUCTION                                 | Brownfield             |
| Major Cannock Under Construction Sub-Totals                            |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 338  | 0   |   |   |  |                        |
| MAJOR UNDER CONSTRUCTION: RUGELEY AND BRERETON                         |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      |  |   |   |   |  |                        |
| R23  | Main Road, Brereton (between Cedar Tree Hotel and Library) | 0.53                             | 50.94         | 405394  | 316242   | Major               | YES       | YES        | Achievable within 5 years      | Brereton & Ravenhill | Suburban Area - 35dph     | Brereton & Ravenhill   | 100%                 | 27   | -   | CH/18/016 is full planning permission for the change of use of the Cedar Tree Hotel and annex to provide 11 no apartments/dwellings and development of the car park to provide 16 no dwellings, granted February 2019. Developer is site owner.   | Within Conservation Area and affects listed building. TPOs.                 | UNDER CONSTRUCTION                                 | Brownfield             |
| Major Rugeley Under Construction Sub-Totals                            |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 27   | 0   |   |   |  |                        |
| MAJOR UNDER CONSTRUCTION: NORTON CANES                                 |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      |  |   |   |   |  |                        |
| Major Norton Canes Under Construction Sub-Totals                       |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 0  | 0   |   |   | NO SITES IN THIS CATEGORY                          |                        |
| MAJOR SITES UNDER CONSTRUCTION TOTAL:                                  |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 365  | 0   |   |   |  |                        |
| MAJOR SITES WITH OUTLINE PLANNING PERMISSION                           |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      |  |   |   |   |  |                        |
| MAJOR OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      |  |   |   |   |  |                        |
| C113g  | Land west of Pye Green Road, Hednesford Cannock            | 1.78                             | 32            | 398560  | 313972   | Major               | YES       | YES        | Achievable within 6 - 15 years | Pye Green Valley     | Suburban Area - 35dph     | Hednesford Green Heath | 90%                  | 51   | -   | CH/19/422 is an outline application for residential development up to 51 dwellings, open space landscaping, access (all other matters reserved), granted April 2022 - . NDA not provided presumed at 90%  | -   | Development potential, OUTLINE planning permission | Greenfield             |
| Major Cannock Outline Planning Permission Sub-Totals                   |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 51   | 0   |   |   |  |                        |
| MAJOR OUTLINE PLANNING PERMISSION: RUGELEY AND BRERETON                |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      |  |   |   |   |  |                        |
| R9   | Former Aelfgar School, Taylors Lane, Rugeley               | 1.96                             | 33            | 404269  | 318281   | Major               | YES       | YES        | Achievable within 5 years      | Rugeley Town Centre  | Urban Town Centre - 50dph | Western Springs        | 90%                  | 58   | -   | Identified in the Rugeley TC Area Action Plan as a site for re-development as part of re-organisation of secondary school provision in Rugeley. County Council previously undertaken pre-application work for an extra care and residential scheme for circa 85 dwellings but this is no longer to be progressed. County Council pursuing disposal, which may result in lower density scheme. Sale agreed to CCDC subject to contract. Site area 1.88ha. NDA not provided-assumed at 90%. CH/21/0022 is an outline planning application (some matters reserved) for the construction of 58 dwellings including access & layout, approved July 2021. | Green Space Network/TPOs along edge of site. Adjacent to Conservation Area. | Development potential, OUTLINE planning permission | Brownfield             |
| Major Rugeley Outline Planning Permission Sub-Totals                   |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 58   | 0   |   |   |  |                        |
| MAJOR OUTLINE PLANNING PERMISSION: NORTON CANES                        |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      |  |   |   |   |  |                        |
| Major Norton Canes Outline Planning Permission Sub-Totals              |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 0  | 0   |   |   | NO SITES IN THIS CATEGORY                          |                        |
| MAJOR SITES OUTLINE PLANNING PERMISSION TOTAL:                         |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 109  | 0   |   |   |  |                        |
| 0-5 MAJOR SITES SUB-TOTALS:  |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 897  | 0   |   |   |  |                        |
|  |  |                                  |               |         |          |                     |           |            |                                |                      |                           |                        |                      | 897  |   |   |   |  |                        |

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID | Location | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area | Area Density Zone | Ward | Net Developable Area | Potential Yield  |   | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|----------|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|---------------|----------------|-------------------|------|----------------------|--|---|-------|-----------------------|--------|------------------------|
|         |          |                                  |               |         |          |                     |           |            |               |                |                   |      |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |       |                       |        |                        |

**0- 5 MINOR SITES (Less than 10 dwellings)**

**MINOR SITES FULL PLANNING PERMISSION**

**MINOR SITES FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES**

|             |  |      |        |         |        |       |     |     |                           |                          |                           |   |      |   |   |   |  |   |                        |
|-------------|--|------|--------|---------|--------|-------|-----|-----|---------------------------|--------------------------|---------------------------|---|------|---|---|---|--|---|------------------------|
| <b>C392</b> | Land rear of 854 & 856 Pye Green Road, Hednesford                | 0.20 | 15.00  | 398849  | 314027 | Minor | YES | YES | Achievable within 5 years | Pye Green Valley         | Suburban Area - 35dph     | Hednesford Green Heath                  | 100% | 3 | - | CH/16/470 is full planning permission for the erection of 3 dwellings, granted December 2017. Has now expired. CH/21/0286 is full planning permission for the erection of 3no. 3bed detached dwellings with new access, including demolition of garage on land to rear of 854 & 856 Pye Green Road, granted January 2022.   | TPO  | Development potential, FULL planning permission | Greenfield             |
| <b>C417</b> | Land to the rear of 6 Mill Street, Cannock                       | 0.09 | 56     | 398210  | 310023 | Minor | YES | YES | Achievable within 5 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock South                           | 100% | 5 | - | CH/16/269 is full planning permission for the erection of 5 apartments, granted April 2017. Has now expired. CH/21/0274 is an application for the renewal of expired planning approval (CH/16/269) erection of 5no. Two storey units with integral residential parking (application affecting the setting of a listed building), granted March 2022.  | In proximity to listed building  | Development potential, FULL planning permission | Brownfield             |
| <b>C450</b> | Land at 53 Gorsey Lane, Cannock                                  | 0.13 | 8      | 397,078 | 310213 | Minor | YES | YES | Achievable within 5 years | South & West Cannock     | Suburban Area - 35dph     | Cannock West                            | 100% | 1 | - | CH/17/252 is outline planning application for the erection of 1no three bed dormer bungalow, granted March 2019. CH/21/099 is an application for approval of reserved matters following outline approval (CH/17/252), approved January 2022.  | -  | Development potential, FULL planning permission | Greenfield             |
| <b>C470</b> | Land at 2 & 2A Stoney Lea Road, Blackfords, Cannock              | 0.04 | 25.00  | 398711  | 310476 | Minor | YES | YES | Achievable within 5 years | North Cannock            | Suburban Area - 35dph     | Cannock East                            | 100% | 1 | - | CH/18/156 is a planning application for the erection of a 3 bedroom bungalow - Refused October 2020. CH/21/0088 is a planning application for the construction of a 3-bed bungalow on the side and rear of 2a and 2 Stoney Lea Road, granted June 2022.   | -  | Development potential, FULL planning permission | Greenfield             |
| <b>C515</b> | 13 Bronte Drive, Cannock, WS11 7GL                               | 0.03 | 40     | 400503  | 310809 | Minor | YES | YES | Achievable within 5 years | Hawks Green              | Suburban Area - 35dph     | Hawks Green                             | 100% | 1 | - | CH/20/100 is a planning application for a proposed detached dormer bungalow, granted July 2020  | -  | Development potential, FULL planning permission | Brownfield/ Greenfield |
| <b>C520</b> | 139a Hill Street, Hednesford, Cannock, WS12 1DW                  | 0.04 | 22.73  | 400571  | 311043 | Minor | YES | YES | Achievable within 5 years | Heath Hayes & Wimblebury | Suburban Area - 35dph     | Hednesford South                        | -    | 1 | - | CH/20/210 is a planning application for the residential development to site to rear - 1no. 2bed dwelling, refused October 2020. CH/21/0081 is a planning application for residential development to site to rear (resubmission of CH/20/210), February 2022.  | TPOs   | Development potential, FULL planning permission | Greenfield             |
| <b>C522</b> | 5 Market Place, Cannock, WS11 1BS                                | 0.13 | 45     | 398054  | 310040 | Minor | YES | YES | Achievable within 5 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock South                           | 100% | 6 | - | CH/20/244 is planning permission for the retention of ground floor retail (A1), change of use of part first floor and part second floor from ancillary Class A1 to Class C3 (6no. Residential units) with associated cycle parking, refuse storage and external alterations, granted October 2020.  | Adj. Conservation Area. Proximity to a LB. Within the Cannock Town Centre & Primary Retail Area.             | Development potential, FULL planning permission | Brownfield             |
| <b>C524</b> | 61 New Penkridge Road, Cannock, WS11 9PE                         | 0.14 | 14.15  | 397421  | 310396 | Minor | YES | YES | Achievable within 5 years | South & West Cannock     | Suburban Area - 35dph     | Cannock West                            | 100% | 2 | - | CH/20/400 is a planning application for the erection of 2no. 4bed detached houses, granted June 2021.   | TPOs.  | Development potential, FULL planning permission | Greenfield             |
| <b>C525</b> | 50 Bideford Way, Cannock, WS11 1QA                               | 0.03 | 38.94  | 396839  | 309897 | Minor | YES | YES | Achievable within 5 years | South & West Cannock     | Suburban Area - 35dph     | Cannock West                            | 100% | 1 | - | CH/20/423 is a planning application for the erection of a 2bedroom detached bungalow (in rear garden), granted March 2021.  | -  | Development potential, FULL planning permission | Greenfield             |
| <b>C530</b> | 98 High Green, Cannock, WS11 1BE                                 | 0.03 | 194    | 397822  | 310306 | Minor | YES | YES | Achievable within 5 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock West                            | 100% | 6 | - | CH/21/0095 is a planning application for the change of use of ground floor to nursery. Reconfiguration & change of use of first floor from residential to 2 residential apartments and offices/historical centre, granted October 2021. Net gain of 1 dwelling.   | Proximity to Scheduled Monument. Proximity to LB. Proximity to Conservation Area. Within Cannock Town Centre | Development potential, FULL planning permission | Brownfield             |
| <b>C533</b> | 6 Mill Street, Cannock, WS11 0DL                                 | 0.01 | 167    | 398186  | 310059 | Minor | YES | YES | Achievable within 5 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock South                           | 100% | 2 | - | CH/21/0198 is full planning permission for the conversion of offices to 2no. Residential flats, granted November 2021.  | Adjacent LB. Adjacent CA.  | Development potential, FULL planning permission | Brownfield             |
| <b>C536</b> | Crossing Cottage, Wimblebury Road, Hednesford, Cannock, WS12 2HU | 0.17 | 5.88   | 401558  | 318263 | Minor | YES | YES | Achievable within 5 years | Heath Hayes & Wimblebury | Suburban Area - 35dph     | Heath Hayes East & Wimblebury / Rawsley | 100% | 1 | - | CH/21/0265 is an application for the erection of 1no. 3bedroom dwelling and associated works, withdrawn December 2021. CH/22/0376 is planning permission for the erection of a 4 bed detached property, granted February 2023.  | Coal Authority High Risk Development Area.   | Development potential, FULL planning permission | Greenfield             |
| <b>C537</b> | 443 Cannock Road, Chadsmoor, Cannock, WS12 4AE                   | 0.01 | 166.67 | 399916  | 312533 | Minor | YES | YES | Achievable within 5 years | Pye Green Valley         | Suburban Area - 35dph     | Hednesford Green Heath                  | 100% | 2 | - | CH/21/0095 is prior approval for change of use from shops to dwelling house (C3) (Conversion of 1no. Ground floor shop and 1no. First floor flat into 2no. Dwellings (one front and one rear), approved September 2021. Net dwelling gain is 1 in consideration of conversion of existing flat. CH/22/0150 is prior approval for a change of use from Class E to Class C3 (3 apartments), approved July 2022. Net dwelling gain is 2 in consideration of existing dwelling. CH/22/0227 is a prior approval application for change of use from business (Class E) to Dwelling House (Class C3) 3no. apartments with minor building operations, withdrawn October 2022. | -  | Development potential, FULL planning permission | Brownfield             |
| <b>C538</b> | 154 - 156 Cannock Road, Chadsmoor, WS11 5BZ                      | 0.07 | 59.70  | 398820  | 311425 | Minor | YES | YES | Achievable within 5 years | North Cannock            | Suburban Area - 35dph     | Cannock East                            | 100% | 4 | - | CH/21/0257 is full planning permission for the demolition of existing two storey building containing retail use to ground floor and flats to the rear and first floor, and the construction of 1no. 3storey residential building containing 6no. 2 bed flats and associated works, granted December 2021. Net dwelling gain is 4 in consideration of demolition of existing 2no. flats.   | -  | Development potential, FULL planning permission | Brownfield             |
| <b>C539</b> | Shop 1 Huntington Terrace Road, Cannock, WS11 5HA                | 0.01 | 77     | 398676  | 311366 | Minor | YES | YES | Achievable within 5 years | North Cannock            | Suburban Area - 35dph     | Cannock East                            | 100% | 1 | - | CH/21/0259 is an application for prior approval for a change of use to dwellinghouse (C3), first floor conversion into a 1bed flat with bedroom in loft space, approved March 2022.   | -  | Development potential, FULL planning permission | Brownfield             |
| <b>C542</b> | 138 Belt Road, Cannock, WS12 4JB                                 | 0.03 | 37.04  | 398766  | 312630 | Minor | YES | YES | Achievable within 5 years | Pye Green Valley         | Suburban Area - 35dph     | Hednesford Green Heath                  | 100% | 1 | - | CH/21/0338 is full planning permission for the erection of 1no. 1 bed bungalow, granted September 2021  | -  | Development potential, FULL planning permission | Greenfield             |

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID   | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability                | Character Area                       | Character Area Density Zone                  | Ward                          | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status   | Brownfield/ Greenfield |
|---|--|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|------------------------------|--------------------------------------|--|-------------------------------|----------------------|--|---|---|---|--|------------------------|
|   |  |                                  |               |         |          |                     |           |            |                              |                                      |  |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |  |                        |
| C544  | 43 Market Street, Hednesford, Cannock, WS12 1AY                | 0.01                             | 77            | 400183  | 312302   | Minor               | YES       | YES        | Achievable within 5 years    | Hednesford Town Centre               | Urban Town Centre - 50dph                    | Hednesford North              | 100%                 | 1  | -   | CH/21/0382 is a planning application for change of use from retail storage to 1no. Studio apartment, refused December 2021. CH/22/0055 is a planning application for the change of use from retail to 1no. Studio apartment (resubmission of CH/21/0382), granted May 2022.   | HNP Market Street Special Local Character Area (TC1). Abuts proposed locally listed building. | Development Potential, FULL planning permission. | Brownfield             |
| C550  | 54 Market Street, Hednesford, Cannock, WS12 1AG                | 0.01                             | 230.77        | 400194  | 312355   | Minor               | YES       | YES        | Achievable within 5 years    | Hednesford Town Centre               | Suburban Area - 35dph                        | Hednesford North              | 100%                 | 3  | -   | CH/22/0018 is a planning application for alterations to upper floors to create 4 residential units, August 2022. Net dwelling gain 3 in consideration of existing dwelling.   | HNP Market Street Special Local Character Area (TC1).   | Development Potential, FULL planning permission. | Brownfield             |
| C552  | 12 Stafford Street, Heath Hayes, Cannock, WS12 2EH             | 0.04                             | 27.78         | 401367  | 310271   | Minor               | YES       | YES        | Achievable within 5 years    | Heath Hayes & Wimblebury             | Suburban Area - 35dph                        | Heath Hayes East & Wimblebury | 100%                 | 1  | -   | CH/22/0041 is an application for the construction of 4 bedroom detached house with integral garage and associated external works on vacant plot, granted April 2022.  | In proximity to AQMA.   | Development Potential, FULL planning permission. | Greenfield/ Brownfield |
| C554  | 23-25 Market Street, Hednesford, WS12 1AY                      | 0.03                             | 38            | 400229  | 312258   | Minor               | YES       | YES        | Achievable within 5 years    | Hednesford Town Centre               | Urban Town Centre - 50dph                    | Hednesford North              | 100%                 | 1  | -   | CH/22/0093 is prior approval application for a change of use from office space to 2-bed flat, approved July 2022.   | HNP Market Street Special Local Character Area (TC1).   | Development Potential, FULL planning permission. | Brownfield             |
| C555  | 1 Jubilee Cottages, Rumer Hill Road, Cannock, WS11 8EY         | 0.03                             | 38            | 398726  | 309446   | Minor               | YES       | YES        | Achievable within 5 years    | A5 Corridor / South and West Cannock | Suburban Area - 35dph                        | Cannock South                 | 100%                 | 1  | -   | CH/22/0102 is a planning application for the construction of a detached 4 bed property on vacant land, granted May 2022.  | -   | Development Potential, FULL planning permission. | Greenfield/ Brownfield |
| C556  | 109 Heath Street, Green Heath, Cannock, WS12 4BT               | 0.02                             | 59            | 399534  | 313355   | Minor               | YES       | YES        | Achievable within 5 years    | Pye Green Valley                     | Suburban Area - 35dph                        | Hednesford North              | 100%                 | 1  | -   | CH/22/0124 is a planning application for the erection of 1 bed bungalow, refused May 2022. CH/22/0395 is planning permission for the erection of 1no. bungalow, granted February 2023.  | -   | Development Potential, FULL planning permission. | Brownfield             |
| C561  | Poplar Court, 60 Union Street, Bridgtown, Cannock, WS11 0BY    | 0.06                             | 31            | 398272  | 308561   | Minor               | YES       | YES        | Achievable within 5 years    | Historic Bridgtown                   | Suburban Area - 35dph                        | Cannock South                 | 100%                 | 2  | -   | CH/22/0194 is a prior notification of change of use from office (Class E) to Dwelling House (Class C3), 3no. Apartments with minor building operations - refused July 2022. CH/22/0324 is prior notification for change of use of one office (Class E) to 2no. apartments (Class C3), approved October 2022.  | TPOs.   | Development potential, FULL planning permission. | Brownfield             |
| C563  | 242 Cannock Road, Chadsmoor, Cannock                           | 0.08                             | 24.75         | 399099  | 311688   | Minor               | YES       | YES        | Achievable within 5 years    | North Cannock                        | Suburban Area - 35dph                        | Cannock East                  | 100%                 | 2  | -   | CH/22/0211 is planning permission for residential development to the rear of 242 Cannock Road, Chadsmoor for 2no. 2bed apartments, granted October 2022.  | -   | Development potential, FULL planning permission. | Greenfield             |
| C567  | 29 Pye Green Road, Cannock, WS11 5RY                           | 0.07                             | 14            | 397916  | 310848   | Minor               | YES       | YES        | Achievable within 5 years    | North Cannock                        | Suburban Area - 35dph                        | Cannock West                  | 100%                 | 1  | -   | CH/22/0366 is planning permission for a proposed bungalow and access drive in the rear garden of 29 Pye Green Road, granted December 2022.  | -   | Development potential, FULL planning permission. | Greenfield             |
| C571  | 248 Cannock Road, Chadsmoor, Cannock, WS11 5DB                 | 0.04                             | 29            | 399107  | 311703   | Minor               | YES       | YES        | Achievable within 5 years    | North Cannock                        | Suburban Area - 35dph                        | Cannock East                  | 100%                 | 1  | -   | CH/22/0449 is prior notification for the change of use from Class E, to convert the existing shop to class C3 into a bedsit flat, approved March 2023.  | -   | Development potential, FULL planning permission. | Brownfield             |
| <b>Minor Cannock Full Planning Permission Sub-Totals</b>    |  |                                  |               |         |          |                     |           |            |                              |                                      |  |                               |                      | <b>52</b>  | <b>0</b>  |   |   |  |                        |
| <b>MINOR FULL PLANNING PERMISSION: RUGELEY AND BRERETON</b> |  |                                  |               |         |          |                     |           |            |                              |                                      |  |                               |                      |  |   |   |   |  |                        |
| R164  | 57 Horsefair, Rugeley, WS15 2EJ                                | 0.07                             | 57            | 404578  | 317660   | Minor               | YES       | YES        | Achievable within 5 years    | Rugeley Town Centre                  | Urban Town Centre - 50dph                    | Western Springs               | 100%                 | 4  | -   | CH/17/343 is a retrospective application to change the use of first floor office to residential apartment, refused September 2021. CH/21/0381 is full planning approval for the conversion and extension of building to create 3no. First floor flats and 1no. ground floor flat and, retrospective permission for the shopfront, granted November 2021.  | Conservation Area   | Development potential, FULL planning permission. | Brownfield             |
| R202  | 140 Burnthill Lane, Rugeley, WS15 2HZ                          | 0.03                             | 33            | 403818  | 317308   | Minor               | YES       | YES        | Achievable within 5 years    | Hagley                               | Suburban Area - 35dph                        | Hagley                        | 100%                 | 1  | -   | CH/20/282 is planning permission for a proposed new detached dwelling comprising 3bedrooms (in rear garden), granted October 2020.  | Adj. Green Belt   | Development potential, FULL planning permission. | Greenfield             |
| R207  | 98 Main Road, Brereton, Rugeley                                | 0.11                             | 36            | 405323  | 316341   | Minor               | YES       | YES        | Achievable within 6-15 years | Brereton & Ravenhill                 | Suburban Area - 35dph                        | Brereton & Ravenhill          | -                    | 4  | -   | CH/20/336 is a planning application for the construction of self-contained development of 4no. 2 bedroom houses and 4no. 1 bedroom apartments including revised access to Main Road and Car Parking, refused February 2021. CH/22/0060 is a planning application for the construction of 4no. 2-bed bungalows, associated access road & civil works, granted May 2022.  | Adjacent Listed Building. Conservation Area. Abuts Green Space Network.                       | Development potential, FULL planning permission. | Greenfield             |
| R212  | 4 Penk Drive North, Rugeley, WS15 2XY                          | 0.17                             | 6             | 402889  | 318902   | Minor               | YES       | YES        | Achievable within 5 years    | West Rugeley                         | Suburban Area - 35dph                        | Etching Hill and The Heath    | 100%                 | 1  | -   | CH/21/0331 is a planning application for the demolition of the existing house and construction of 2no. Detached dwellings, refused October 2021. Net dwelling gain is 1 in consideration of the demolition and replacement of the existing dwelling. CH/22/0034 is an application for the demolition of existing garage and house and construction of two detached dwellings. Resubmission of CH/21/0331, granted September 2022. | TPOs. Proximity to AONB.  | Development potential, FULL planning permission. | Brownfield             |
| R217  | 53 Lichfield Street, Rugeley, WS15 2EH                         | 0.01                             | 143           | 404599  | 317776   | Minor               | YES       | YES        | Achievable within 5 years    | Rugeley Town Centre                  | Urban Town Centre - 50dph                    | Western Springs               | 100%                 | 1  | -   | CH/21/0451 is a planning application for the change of use of two bed detached dwelling to 2no. one bed flats, granted March 2022. Net dwelling gain is 1in consideration of split of existing dwelling.  | Within Conservation Area. Adj. Rugeley Town Centre.   | Development potential, FULL planning permission. | Brownfield/ Greenfield |
| R220b   | Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS15 2UJ | 0.13                             | 16            | 403146  | 317637   | Minor               | YES       | YES        | Achievable within 5 years    | Slitting Mill                        | Rural Area - Established Settlement/ Village | Etching Hill and The Heath    | 100%                 | 2  | -   | CH/22/0106 is a planning application for the demolition of existing farmhouse and replacement with a 'new' farmhouse using existing access off Jones Lane. Demolition of existing two outbuildings to the rear and replacement with two new residential units, granted Feb 23. Net dwelling gain is 2 due to demolition and replacement of existing unit.   | Abuts GB. Within Slitting Mill Settlement Boundary.   | Development potential, FULL planning permission. | Brownfield             |
| <b>Minor Rugeley Full Planning Permission Sub-Totals</b>    |  |                                  |               |         |          |                     |           |            |                              |                                      |  |                               |                      | <b>13</b>  | <b>0</b>  |   |   |  |                        |

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID   | Location  | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability             | Character Area  | Area Density Zone                 | Ward         | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status  | Brownfield/ Greenfield |
|---|---|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------|-----------------------------------|--------------|----------------------|--|---|---|---|---|------------------------|
|   |   |                                  |               |         |          |                     |           |            |                           |                 |                                   |              |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |   |                        |
| <b>MINOR FULL PLANNING PERMISSION: NORTON CANES</b>           |   |                                  |               |         |          |                     |           |            |                           |                 |                                   |              |                      |  |   |   |   |   |                        |
| N55   | Ivy Gardens, Norton Canes, WS11 9SE                                     | 0.07                             | 14            | 402077  | 308426   | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes    | Suburban Area - 35dph             | Norton Canes | 100%                 | 1  | -   | CH/17/011 is full planning permission for the erection of 1 dwelling, granted March 2017. This planning permission has an extended planning permission to 1st April 2021 (subject to review) due to amendments to legislation as a result of the Coronavirus disruption. Has now expired. (Formerly Land to the rear of 58, Brownhills Road, Norton Canes(SHLAA, 2022)). CH/22/0184 is planning permission for the erection of 1no. 2bed detached bungalow, granted September 2022.   | Historic Landfill   | Development Potential, FULL planning permission | Greenfield             |
| N70   | 151 Walsall Road, Norton Canes, WS11 9QX                                | 0.10                             | 40            | 401890  | 308277   | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes    | Suburban Area - 35dph             | Norton Canes | 100%                 | 4  | -   | CH/19/021 is a planning application for the demolition of existing retail unit and erection of 5no. New dwellings, granted May 2019. CH/20/206 is a planning application for the partial demolition of existing retail unit and construction of 4 new dwelling houses with private drives, a small extension to the retail unit, to regularise the rear elevation at first floor, refused July 2020.CH/20/330 is planning permission for the partial demolition of existing retail unit and construction of 4 new dwelling houses with private drives, granted December 2020. | -   | Development potential, FULL planning permission | Brownfield             |
| N76   | Lime Lane Kennels, Lime Lane, Pelsall, Walsall, WS3 5AL                 | 0.28                             | 11            | 401878  | 306698   | Minor               | YES       | YES        | Achievable within 5 years | GreenBelt/ AONB | Green Belt and AONB - 15- 20dph   | Norton Canes | 100%                 | 3  | -   | CH/20/398 is a planning application for the demolition of existing kennel buildings and erection of 3no. Detached bungalows and associated works, granted March 2021.   | Abuts SBI. Close Proximity to SSSI.                           | Development Potential, FULL planning permission | Brownfield             |
| N77   | 17 Washbrook Lane, Norton Canes, Cannock, WS11 9PE                      | 0.23                             | 4.43          | 401255  | 308172   | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes    | Green Belt urban extension- 35dph | Norton Canes | 100%                 | 1  | -   | CH/20/402 is a planning application for the demolition of existing buildings and creation of 1 single storey dwelling with detached garage, granted February 2021   | High Pressure Pipeline (Buffer Zone covers site). Green Belt. | Development Potential, FULL planning permission | Brownfield             |
| N79   | Ivy Gate Cottage, 38 Norton Green Lane, Norton Canes, Cannock, WS11 9PR | 0.02                             | 59            | 401682  | 307829   | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes    | Suburban Area - 35dph             | Norton Canes | 100%                 | 1  | -   | CH/20/207 is planning permission for the change of use from detached garage to 1 bed dwelling, granted October 2020.  | -   | Development Potential, FULL planning permission | Brownfield             |
| N82   | 7 Deer Close, Norton Canes, Cannock, WS11 9ST                           | 0.04                             | 24            | 402543  | 309,017  | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes    | Suburban Area - 35dph             | Norton Canes | 100%                 | 1  | -   | CH/22/0123 is a planning application for the erection of a 2-bed bungalow on land adjacent 7 Deer Close, granted October 2022.  | -   | Development Potential, FULL planning permission | Brownfield/ Greenfield |
| N83   | 34 Norton Terrace, Norton Canes, Cannock, WS11 9RY                      | 0.09                             | 11            | 401775  | 308775   | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes    | Suburban Area - 35dph             | Norton Canes | 100%                 | 1  | -   | CH/22/0221 is planning permission for the erection of 1no. 2bed detached house and 2no. detached garages, granted November 2022.  | Coal Authority High Risk Development Area. Proximity to GB.   | Development Potential, FULL planning permission | Greenfield             |
| <b>Minor Norton Canes Full Planning Permission Sub-Totals</b> |   |                                  |               |         |          |                     |           |            |                           |                 |                                   |              | 12                   | 0  |   |   |   |   |                        |
| <b>MINOR SITES FULL PLANNING PERMISSION TOTAL:</b>            |   |                                  |               |         |          |                     |           |            |                           |                 |                                   |              | 77                   | 0  |   |   |   |   |                        |

**MINOR UNDER CONSTRUCTION SITES**

| <b>MINOR UNDER CONSTRUCTION: CANNOCK, HEDNESFORD AND HEATH HAYES</b> |   |      |     |        |        |       |     |     |                           |                          |                           |                               |      |   |   |   |      |   |            |
|--|---|------|-----|--------|--------|-------|-----|-----|---------------------------|--------------------------|---------------------------|-------------------------------|------|---|---|---|------|---|------------|
| C90a   | Land to the rear of White Lodge, New Penkridge Road, Cannock  | 0.22 | 36  | 397011 | 310539 | Minor | YES | YES | Achievable within 5 years | South & West Cannock     | Suburban Area - 35dph     | Cannock West                  | 100% | 8 | - | Site previously constituted two separate SHLAA sites (C90(a) and C258). C90(a) previously benefited from planning permission for the erection of three detached 4 bedroom houses, now expired (CH/15/0135). C258 previously benefited from planning permission for the erection of three detached houses, now expired (CH/14/0380). CH/18/215 is a planning application for the erection of 8 detached dwellings with associated works for the whole site, granted May 2020 | TPOs | UNDER CONSTRUCTION                          | Greenfield |
| C230   | Land off Ashleigh Croft, Cannock                              | 0.18 | 33  | 398498 | 311294 | Minor | YES | YES | Achievable within 5 years | North Cannock            | Suburban Area - 35dph     | Cannock North                 | 100% | 6 | - | CH/16/153 is full planning permission for the erection of 7 dwellings, granted November 2016. Has now expired. CH/21/0113 is a planning application for the erection of 7no. dwellings (Resubmission of expired CH/16/153), granted May 2021.   | -    | UNDER CONSTRUCTION (1 of 7 units completed) | Greenfield |
| C296   | The Lamb Public House, John Street, Wimblebury                | 0.10 | 90  | 401606 | 311381 | Minor | YES | YES | Achievable within 5 years | Heath Hayes & Wimblebury | Suburban Area - 35dph     | Heath Hayes East & Wimblebury | 100% | 9 | - | CH/11/0417 is full planning permission for the conversion of the public house into 7 flats, granted August 2012. CH/15/0421 is permission for the change of use of additional area to 2 further flats, granted November 2016.   | -    | UNDER CONSTRUCTION                          | Brownfield |
| C320   | CVS Buildings, Arthur Street, Cannock                         | 0.14 | 43  | 398917 | 311672 | Minor | YES | YES | Achievable within 5 years | North Cannock            | Suburban Area - 35dph     | Cannock East                  | 100% | 2 | - | CH/15/0348 is full planning permission for conversion of the CVS building to a residential care home containing 5 communal rooms (C2 use) and 4 self-contained studio flats, granted April 2016. Capacity of 2 dwellings from 5 bedrooms based upon calculation specified in NPPG using the average number of adults living in households, from published census data (5 bedrooms/1.86 local ratio). The care home and 2 self contained units are completed.                | -    | UNDER CONSTRUCTION (4 of 6 units completed) | Brownfield |
| C363   | 89 Wood Lane, Hednesford                                      | 0.04 | 25  | 400547 | 311729 | Minor | YES | YES | Achievable within 5 years | Hednesford Town Centre   | Suburban Area - 35dph     | Hednesford South              | 100% | 1 | - | CH/14/0134 is outline planning permission for the erection of 1 dwelling, granted June 2014. CH/17/040 is reserved matters approval, granted November 2017.   | -    | UNDER CONSTRUCTION                          | Greenfield |
| C377   | Land adjacent former Oakley Garage, McGhie Street, Hednesford | 0.06 | 17  | 399963 | 312670 | Minor | YES | YES | Achievable within 5 years | Pye Green Valley         | Urban Town Centre - 50dph | Hednesford North              | 100% | 1 | - | CH/15/0150 is full planning permission for the erection of a pair of 3 bedroom semi-detached houses and 1 detached house, granted July 2015.  | -    | UNDER CONSTRUCTION (2 of 3 complete)        | Brownfield |
| C397   | Land to the rear 94 Wolverhampton Road, Cannock               | 0.14 | 14  | 397823 | 309868 | Minor | YES | YES | Achievable within 5 years | Cannock Town Centre      | Suburban Area - 35dph     | Cannock South                 | 100% | 2 | - | CH/15/0259 is outline planning permission for the erection of 2 dwellings, granted January 2017. Has now expired. CH/20/166 is planning permission for the erection of 2no detached dwellings with associated garage, parking and access, granted July 2020.  | -    | UNDER CONSTRUCTION                          | Greenfield |
| C398   | 30 Market Street, Hednesford                                  | 0.01 | 200 | 400235 | 312290 | Minor | YES | YES | Achievable within 5 years | Hednesford Town Centre   | Urban Town Centre - 50dph | Hednesford North              | 100% | 1 | - | Convert 1st floor into studio flat.   | -    | UNDER CONSTRUCTION                          | Brownfield |

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID   | Location  | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability             | Character Area           | Character Area Density Zone                            | Ward                          | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints  | Status                                | Brownfield/ Greenfield |
|---|---|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|--------------------------|--|-------------------------------|----------------------|--|---|---|--|---------------------------------------|------------------------|
|   |   |                                  |               |         |          |                     |           |            |                           |                          |  |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |  |                                       |                        |
| C420  | Land at 65 Wimblebury Road (Centenary Close), Heath Hayes, Cannock  | 0.30                             | 30            | 401560  | 310138   | Minor               | YES       | YES        | Achievable within 5 years | Heath Hayes & Wimblebury | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury | 100%                 | 2  | -   | CH/17/070 is outline planning permission for the erection of 10 dwellings, granted March 2017. Has now expired. CH/18/042 is full planning permission for the erection of 9no dwellings, granted March 2018.  |  | UNDER CONSTRUCTION (7 of 9 completed) | Brownfield             |
| C441  | 71, Old Penkridge Road, Cannock                                     | 0.16                             | 13            | 497415  | 310632   | Minor               | YES       | YES        | Achievable within 5 years | South & West Cannock     | Suburban Area - 35dph                                  | Cannock West                  | 100%                 | 2  | -   | CH/17/234 is outline planning permission for the erection of 2no. Detached dwellings, granted February 2018. CH/19/236 is approval of reserved matters pursuant to CH/17/234. CH/19/015 is a full planning application for the demolition of existing house and the erection of 2no. Detached dwellings - Dismissed on appeal November 2019. CH/19/411 is a resubmission of CH/19/015 for the demolition of the existing two storey house and erection of 2no. houses and associated works - approved January 2020. Net dwelling gain 1 due to existing dwelling. CH/22/0215 is planning permission for the residential development of 2no. bungalows to land to rear of 71 Old Penkridge Road, approved November 2022. Net dwelling gain 2 on whole site due to existing dwelling being rebuilt. | -  | UNDER CONSTRUCTION                    | Greenfield             |
| C446  | Land at 54-56a, New Penkridge Road, Cannock                         | 0.17                             | 12            | 397572  | 310412   | Minor               | YES       | YES        | Achievable within 5 years | Cannock Town Centre      | Suburban Area - 35dph                                  | Cannock West                  | 100%                 | 2  | -   | CH/17/243 is full planning permission for the erection of 4no. 4 bed semi-detached houses and 2No. 2 bed semi-detached bungalows with demolition of No. 54 and 55, granted March 2018. 4 net dwellings. CH/20/373 is a planning application for the erection of 2no 2bed dormer bungalows as an amendment to approved plan (CH/17/243) - Plots 5&6, granted January 2021  | -  | UNDER CONSTRUCTION (2 of 4 completed) | Brownfield             |
| C448  | Land to rear of 1-5 Victoria Street, Cannock                        | 0.08                             | 25            | 398,431 | 311515   | Minor               | YES       | YES        | Achievable within 5 years | North Cannock            | Suburban Area - 35dph                                  | Cannock North                 | 100%                 | 2  | -   | CH/18/111 is a full planning application for the erection of 2no. Detached bungalows, granted November 2018. CH/19/367 is refused planning permission for the erection of 2no. 2bedroom bungalows- refused December 2019. CH/20/037 is a planning application for two single storey dwellings with integral garages. Resubmission of CH/19/367 - granted March 2020   | -  | UNDER CONSTRUCTION                    | Greenfield             |
| C486  | 111 Hill Street, Hednesford   | 0.07                             | 57.14         | 400519  | 311120   | Minor               | YES       | YES        | Achievable within 5 years | Heath Hayes & Wimblebury | Suburban Area - 35dph                                  | Hednesford South              | 100%                 | 4  | -   | CH/19/054 is planning permission for the conversion of existing dwelling to 3 flats with single storey rear extension - granted July 2019. CH/19/057 is planning permission for proposed block of 2no. Two bedroom flats to the rear of the site - granted August 2019.   | -  | UNDER CONSTRUCTION                    | Brownfield             |
| C528  | Stumble Inn, 264 Walsall Road, Cannock, WS11 0JL                    | 0.14                             | 15            | 398327  | 308482   | Minor               | YES       | YES        | Achievable within 5 years | Historic Bridgtown       | Suburban Area - 35dph                                  | Cannock South                 | 100%                 | 2  | -   | CH/21/0095 is a planning application for the change of use of ground floor to nursery. Reconfiguration & change of use of first floor from residential to 2 residential apartments and offices/historical centre, granted October 2021. Net gain of 1 dwelling. Discharge of conditions submitted. CH/22/0039 is an application for the change of use of first floor from offices/historical centre to one residential apartment, granted May 2022.   | AQMA.  | UNDER CONSTRUCTION                    | Brownfield             |
| C549  | 71 Princess Street, West Chadsmoor, Cannock, WS11 5JT               | 0.03                             | 32.26         | 398394  | 312254   | Minor               | YES       | YES        | Achievable within 5 years | North Cannock            | Suburban Area - 35dph                                  | Cannock North                 | 100%                 | 1  | -   | CH/22/0005 is a planning application for the erection of 1no. 3bed detached house, granted April 2022.  | -  | UNDER CONSTRUCTION                    | Brownfield             |
| C551  | St Saviours Church, High Mount Street, West Hill, Cannock, WS12 4BN | 0.14                             | 42            | 399916  | 312533   | Minor               | YES       | YES        | Achievable within 5 years | Pye Green Valley         | Suburban Area - 35dph                                  | Hednesford North              | 100%                 | 6  | -   | CH/21/0404 is a planning application for the demolition of the existing business and erection of 6no. Bungalows, granted September 2022.  | -  | UNDER CONSTRUCTION                    | Brownfield             |
| Minor Cannock Under Construction Sub-Totals             |   |                                  |               |         |          |                     |           |            |                           |                          |  |                               |                      | 51   | 0   |   |  |                                       |                        |
| <b>MINOR UNDER CONSTRUCTION: RUGELEY &amp; BRERETON</b> |   |                                  |               |         |          |                     |           |            |                           |                          |  |                               |                      |  |   |   |  |                                       |                        |
| R101  | Land adjacent to 41 Stonehouse Road, Etchinghill                    | 0.14                             | 7.14          | 402503  | 318005   | Minor               | YES       | YES        | Achievable within 5 years | Western Rugeley          | Rural Area- Dispersed Settlement- 15-20dph             | Etching Hill and the Heath    |                      | 1  | -   | CH/13/0136 is full planning permission for the erection of one 5 bedroom house, granted July 2013.  | AONB, TPOs   | UNDER CONSTRUCTION                    | Greenfield             |
| R112a   | Upper Birches Farm, Hednesford, Rugeley, WS15 1JT                   | 0.52                             | 7.68          | 403524  | 316668   | Minor               | YES       | YES        | Achievable within 5 years | Hagley                   | Suburban Area - 35dph                                  | Hagley                        | 100%                 | 4  | -   | CH/20/022 is planning permission for the conversion of existing barn into three dwellings; demolition of two barns; erection of car port; demolition of existing dwelling and the erection of two new dwellings, along with parking, associated ground works and hard and soft landscaping. Net dwelling of 4. Granted June 2020.   | Part of site within Green Belt. Part of site in AONB. TPOs along northern boundary of access. Public Right of Way along northern boundary. | UNDER CONSTRUCTION                    | Brownfield/Greenfield  |
| R117  | 11 Bradwell Lane, Cannock Wood, Rugeley                             | 0.04                             | 26            | 404627  | 312238   | Minor               | YES       | YES        | Achievable within 5 years | Cannock Wood             | Rural Area - Established Settlement or Village - 20dph | Rawnsley                      | 100%                 | 1  | -   | CH/14/0372 is outline planning permission for 1 dwelling, granted January 2015. CH/18/324 is a refused planning application for the erection of a new 3 bedroom dwelling. CH/19/380 is full planning permission for the erection of one detached dwelling - granted December 2019   | Amenity issues. AONB.  | UNDER CONSTRUCTION                    | Brownfield/ Greenfield |
| R181  | Land rear of 48 Anson Street, Rugeley                               | 0.01                             | 100           | 404490  | 318372   | Minor               | YES       | YES        | Achievable within 5 years | Rugeley Town Centre      | Suburban Area - 35dph                                  | Western Springs               | 100%                 | 1  | -   | CH/18/388 is outline planning permission for the erection of one detached dwelling, granted December 2019. CH/22/0400 is a planning application for approval of reserved matters following planning permission CH/18/388 - Access- as per outline application and retained the same. Appearance - Proposed detailed drawings showing the appearance of the building. Landscaping - confirmed on site plan with ground coverings. Layout - proposed layout of the site including front parking areas, dwelling and rear garden shown on site plan and block plan. Proposed dwelling layout shown on proposed plans. Scale - scale of the proposed building has been confirmed on the proposed drawings.  | Flood Zone 2   | UNDER CONSTRUCTION                    | Brownfield             |
| R192  | 27 Market Street, Rugeley, WS15 2BS                                 | 0.11                             | 82            | 404509  | 318109   | Minor               | YES       | YES        | Achievable within 5 years | Rugeley Town Centre      | Urban Town Centre - 50dph                              | Western Springs               | 100%                 | 9  | -   | CH/19/368 is planning permission to change the use of first floor from dance studio/gym (D2) to provide 9no. Residential units (C3) and flexible A1/A2/B1a/D1/D2 in line with Schedule 2, Part 3, Class V of GDPO. Granted July 2020.   | Flood Zone 2, adjoining Listed Building, Conservation Area,  | UNDER CONSTRUCTION                    | Brownfield             |



**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

| Site ID   | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability                | Character Area           | Character Area Density Zone | Ward   | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints  | Status   | Brownfield/ Greenfield |
|---|--|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|------------------------------|--------------------------|-----------------------------|--|----------------------|--|---|--|--|--|------------------------|
|   |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |  |  |                        |
| R198  | 17 Upper Brook Street, Rugeley, WS15 2DP                 | 0.01                             | 130           | 404414  | 317900   | Minor               | YES       | YES        | Achievable within 5 years    | Rugeley Town Centre      | Urban Town Centre - 50dph   | Western Springs                                  | 100%                 | 1  | -   | CH/20/095 is a planning application for a two storey rear extension and change of use of first floor to residential, granted June 2020   | Conservation Area. Part of site in Flood Zone 2.                   | UNDER CONSTRUCTION                                 | Brownfield             |
| R201  | 42 Talbot Street, Rugeley, WS15 2EG                      | 0.01                             | 143           | 404599  | 317783   | Minor               | Yes       | Yes        | Achievable within 5 years    | Rugeley Town Centre      | Urban Town Centre - 50dph   | Western Springs                                  | 100%                 | 1  | -   | CH/20/141 is planning permission for the conversion of outbuilding to dwellinghouse, granted July 2020.  | Proximity to LB. Conservation Area.                                | UNDER CONSTRUCTION                                 | Brownfield             |
| R211  | 55 Fortescue Lane, Rugeley, WS15 2AD                     | 0.03                             | 36            | 404034  | 318557   | Minor               | YES       | YES        | Achievable within 5 years    | Western Rugeley          | Suburban Area - 35dph       | Western Springs                                  | 100%                 | 1  | -   | CH/21/0224 is full planning permission for the proposed erection of 1no. 3 bedroom detached dormer bungalow, granted July 2021. Discharge of conditions submitted.   | -  | UNDER CONSTRUCTION                                 | Greenfield             |
| R214  | 33 Mardell House, Market Street, Rugeley, WS15 2JH       | 0.04                             | 68            | 404540  | 318263   | Minor               | YES       | YES        | Achievable within 5 years    | Rugeley Town Centre      | Urban Town Centre - 50dph   | Western Springs                                  | 100%                 | 3  | -   | CH/21/0387 is a planning application for the change of use of former funeral director's premises with first floor one bedroomed flat, garages and storage to 4x2 bedroomed flats together with rear first floor extension, granted July 2022. Net dwelling gain 3 in consideration of existing flat on site.   | Part of site in Flood Zone 2. Proximity to LB. Within TC Boundary. | UNDER CONSTRUCTION                                 | Brownfield             |
| R215  | 93 Thatch Cottage, Bower Lane, Rugeley, WS15 2TS         | 0.15                             | 7             | 403073  | 319032   | Minor               | YES       | YES        | Achievable within 5 years    | West Rugeley             | Suburban Area - 35dph       | Etching Hill and The Heath                       | 100%                 | 1  | -   | CH/21/0411 is a planning application for the erection of 1no. Bungalow to the site of 93 Bower Lane with associated amenity space, off street parking and landscaping, granted March 2022  | -  | UNDER CONSTRUCTION                                 | Brownfield/ Greenfield |
| R219  | 6 Brindley Bank Road, Rugeley, WS15 2EY                  | 0.03                             | 31            | 404040  | 319344   | Minor               | YES       | YES        | Achievable within 5 years    | West Rugeley             | Suburban Area - 35dph       | Western Springs                                  | 100%                 | 1  | -   | CH/22/0059 is a planning application for the erection of a detached 3bed bungalow and associated external works, granted April 2022.   | -  | UNDER CONSTRUCTION                                 | Greenfield             |
| Minor Rugeley Under Construction Sub-Totals                                   |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      | 24   | 0   |  |  |  |                        |
| <b>MINOR UNDER CONSTRUCTION: NORTON CANES</b>                                 |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      |  |   |  |  |  |                        |
| N39   | Land formerly 4-6 Poplar Street, Norton Canes            | 0.05                             | 40            | 402173  | 308489   | Minor               | YES       | YES        | Achievable within 5 years    | Norton Canes             | Suburban Area - 35dph       | Norton Canes                                     | 100%                 | 2  | -   | Two semi-detached dwellings. Full approval with conditions November 2009 (CH/09/0306). Dwellings started and near completion but site appears to have stalled.   | -  | UNDER CONSTRUCTION                                 | Brownfield             |
| N67a  | 272 Hednesford Road, Norton Canes                        | 0.09                             | 96            | 401992  | 308859   | Minor               | YES       | YES        | Achievable within 5 years    | Norton Canes             | Suburban Area - 35dph       | Norton Canes                                     | 100%                 | 9  | -   | CH/18/013 is a planning application for the demolition of former Sycamore Bowling Club and ancillary timber structures. Construction of new access road and parking. Erection of 13 houses and 1 bungalow. Withdrawn - September 2020. CH/19/248 is planning application for the erection of 9 dwellings. Granted September 2020. Development would involve the loss of a bowling green.   | -  | UNDER CONSTRUCTION                                 | Brownfield             |
| N71   | 92 Burntwood Road, Norton Canes                          | 0.04                             | 25            | 402337  | 308878   | Minor               | YES       | YES        | Achievable within 5 years    | Norton Canes             | Suburban Area - 35dph       | Norton Canes                                     | 100%                 | 1  | -   | CH/18/346 is an outline planning permission for the erection for 1 detached dwelling, granted December 2018. CH/21/0306 is full planning permission for residential development of 1no. Two storey dwelling and associated parking and amenity, granted September 2021.  | -  | UNDER CONSTRUCTION                                 | Greenfield             |
| N80   | Land adjacent to 5 Chapel Street, Norton Canes, WS11 9NX | 0.05                             | 43            | 401913  | 308327   | Minor               | YES       | YES        | Achievable within 5 years    | Norton Canes             | Suburban Area - 35dph       | Norton Canes                                     | 100%                 | 2  | -   | CH/21/0296 is full planning permission for 2no. Semi-detached dwellings, granted December 2021.  | -  | UNDER CONSTRUCTION                                 | Greenfield             |
| Minor Norton Canes Under Construction Sub-Totals                              |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      | 14   | 0   |  |  |  |                        |
| <b>MINOR SITES UNDER CONSTRUCTION TOTAL:</b>                                  |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      |  |   |  |  |  |                        |
|   |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      | <b>89</b>  | <b>0</b>  |  |  |  |                        |
| <b>MINOR SITES OUTLINE PLANNING PERMISSION</b>                                |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      |  |   |  |  |  |                        |
| <b>MINOR OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES</b> |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      |  |   |  |  |  |                        |
| C477  | 145 Greenheath Road, Green Heath, Cannock, WS12 4AU      | 0.09                             | 88.89         | 399475  | 312982   | Minor               | YES       | YES        | Achievable within 5 years    | Pye Green Valley         | Urban Town Centre - 50dph   | Hednesford Green Heath                           | 100%                 | 8  | -   | CH/18/343 is a withdrawn planning application for the demolition of existing former retail unit and erection of 3no. Residential blocks forming 16no. Self contained apartments and studio bedsits. CH/19/228 is resubmission for 8 flats, withdrawn August 2021. CH/21/0466 is an outline planning application with all matters reserved - erection of 2no. separate blocks containing 4no. two bedroom flats (Proposed 8no. flats in total) and demolition of existing building, granted March 2022. CH/22/0401 is a planning application for the approval of reserved matters following outline approval (CH/21/0466). Access, appearance, landscape, layout and scale, not yet determined. | Overdevelopment. Landowner intentions                              | Development potential, OUTLINE planning permission | Brownfield             |
| C513  | 50 Kings Croft, Wimblebury, Cannock, WS12 2GT            | 0.07                             | 14            | 401439  | 311812   | Minor               | YES       | YES        | Achievable within 5 years    | Heath Hayes & Wimblebury | Suburban Area - 35dph       | Heath Hayes East & Wimblebury / Hednesford South | 100%                 | 1  | -   | CH/20/055 is an outline application for the erection of 2no. detached dwellings (some matters reserved) - refused May 2020. CH/20/372 is outline planning permission (some matters reserved) for the demolition of existing double garage and link to existing house, erection of detached dwelling with detached double garage, erection of replacement double garage for existing house, granted December 2020.  | -  | Development potential, OUTLINE planning permission | Brownfield             |
| C534  | 145 Moss Road, Blackfords, Cannock, WS11 6DF             | 0.01                             | 71            | 399262  | 311576   | Minor               | YES       | YES        | Achievable within 6-15 years | North Cannock            | Suburban Area - 35dph       | Cannock East                                     | 100%                 | 1  | -   | CH/21/0206 is an outline application (some matters reserved) proposed single detached bungalow & access, granted August 2021   | -  | Development potential, OUTLINE planning permission | Greenfield             |
| C565  | 15 Buttermere Close, Cannock, WS11 6EE                   | 0.41                             | 2             | 399354  | 311330   | Minor               | YES       | YES        | Achievable within 5 years    | North Cannock            | Suburban Area - 35dph       | Cannock East                                     | 100%                 | 1  | -   | CH/22/0274 is an outline planning permission (some matters reserved) for the erection of a detached 3bedroomed dwelling, access and layout, granted March 2023.  | -  | Development potential, OUTLINE planning permission | Greenfield             |
| Minor Cannock Outline Planning Permission Sub-Totals                          |  |                                  |               |         |          |                     |           |            |                              |                          |                             |  |                      | 11   | 0   |  |  |  |                        |

**APPENDIX H: 0-5 YEAR DELIVERABLE SITES**

|  |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | Potential Yield  |   |   |                       |   |                        |
|--|----------------------------------|----------------------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|----------------------|-----------------------------|----------------------|----------------------|--|---|---|-----------------------|---|------------------------|
| Site ID  | Location                         | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability             | Character Area       | Character Area Density Zone | Ward                 | Net Developable Area | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 | Notes   | Potential Constraints | Status  | Brownfield/ Greenfield |
| <b>MINOR OUTLINE PLANNING PERMISSION: RUGELEY AND BRERETON</b>   |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      |  |   |   |                       |   |                        |
| R161   | 36 Yew Tree Road, Rugeley        | 0.03                             | 33            | 404785  | 316874   | Minor               | YES       | YES        | Achievable within 5 years | Brereton & Ravenhill | Suburban Area - 35dph       | Brereton & Ravenhill | 100%                 | 1  | -   | CH/17/268 is outline planning permission for 1no dwelling, granted October 2017. CH/20/059 is an outline application for the erection of a dwelling (some matters reserved), granted April 2020. CH/23/0143 is an application for a reserved matters application for the appearance, landscaping, layout and scale pursuant to CH/20/059, not yet determined. | -                     | Development potential, <b>OUTLINE</b> planning permission | Greenfield             |
| <b>Minor Rugeley Outline Planning Permission Sub-Totals</b>      |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 1  | 0   |   |                       |   |                        |
| <b>MINOR OUTLINE PLANNING PERMISSION: NORTON CANES</b>           |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      |  |   |   |                       |   |                        |
| N69  | 164 Burntwood Road, Norton Canes | 0.02                             | 50            | 402,594 | 309,134  | Minor               | YES       | YES        | Achievable within 5 years | Norton Canes         | Suburban Area - 35dph       | Norton Canes         | 100%                 | 1  | -   | CH/18/237 is outline planning permission for the demolition of existing garage and erection of 1no. Detached dwelling, granted September 2018. CH/21/0305 is outline planning permission for the demolition of existing garage & car port, erection of a new dwelling, granted September 2021.  | -                     | Development potential, <b>OUTLINE</b> planning permission | Brownfield             |
| <b>Minor Norton Canes Outline Planning Permission Sub-Totals</b> |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 1  | 0   |   |                       |   |                        |
| <b>MINOR SITES OUTLINE PLANNING PERMISSION TOTAL:</b>            |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 13   | 0   |   |                       |   |                        |
| <b>0-5 MINOR SITES SUB-TOTAL:</b>                                |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 179  | 0   |   |                       |   |                        |
|  |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 179  |   |   |                       |   |                        |
| <b>GRAND TOTALS 0-5 YEAR SITES</b>                               |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 1076   | 0   |   |                       |   |                        |
|  |                                  |                                  |               |         |          |                     |           |            |                           |                      |                             |                      |                      | 1076   |   |   |                       |   |                        |

**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID | Location | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability | Character Area | Character Area Density Zone | Ward | Net Developable Area | Potential Yield  |   | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|----------|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|---------------|----------------|-----------------------------|------|----------------------|--|---|-------|-----------------------|--------|------------------------|
|         |          |                                  |               |         |          |                      |           |            |               |                |                             |      |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |       |                       |        |                        |

**6-15 MAJOR SITES**

**MAJOR SITES: CANNOCK, HEDNESFORD AND HEATH HAYES**

|             |   |      |       |        |        |       |     |     |                                |                          |                           |                               |      |    |    |  |  |  |            |
|-------------|---|------|-------|--------|--------|-------|-----|-----|--------------------------------|--------------------------|---------------------------|-------------------------------|------|----|----|--|--|--|------------|
| <b>C63</b>  | Land adjacent and to the rear of 419-435, Cannock Road, Hednesford                          | 0.30 | 83    | 399861 | 312498 | Major | YES | YES | Achievable within 6 - 15 years | Pye Green Valley         | Suburban Area - 35dph     | Hednesford Green Heath        | 100% | 25 | -  | CH/08/0165 is full planning permission for 25 flats and 2 bungalows. Application has expired. Site owner still wishes to take site forward for residential development. Site identified in Hednesford Neighbourhood Plan for retirement housing provision (potential C3 use class as independent apartments). Potential for site area to expand to adjacent land under same land ownership and for capacity to therefore increase as per Hednesford Neighbourhood Plan allocation. SHLAA site reflects previous planning consent area only at present.   | Hednesford Local List Building No.6  | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>C81</b>  | Land at Chapel Street, Heath Hayes  | 1.13 | 19.72 | 401276 | 310047 | Major | YES | YES | Achievable within 6-15 years   | Heath Hayes & Wimblebury | Suburban Area - 35dph     | Heath Hayes East & Wimblebury | 90%  | -  | 20 | Highways land surplus to requirements bounded by residential development. Has been subject of an application for a change of status to a village green - SCC continuing promotion of site following dismissal of village green application. Site is being promoted for mixed residential development of circa 20-25 dwellings. The site's viability is subject to assessment and possible further investigation. No work has been undertaken on the promotion of the site at this time. Site is being proposed to be brought forward in the short term. Boundary Amendment.  | Coal Authority High Risk Development Area. Covered by TPO group.   | Development potential, <b>NO</b> planning permission | Greenfield |
| <b>C177</b> | Land at Girton Road/Spring Street, Cannock  | 0.40 | 60    | 398483 | 309725 | Major | YES | YES | Achievable within 6 - 15 years | South & West Cannock     | Suburban Area - 35dph     | Cannock South                 | 100% | 24 | -  | The site is currently laid to grass and is vacant. County Council has sold the land. CH/21/0476 is a planning application for the erection of two apartment buildings to accommodate 24no. Apartments and associated development, including access, parking and landscaping, not yet determined.   | Currently open space - previously used as a school playing field. To be left in-situ for 10 years (from 2006) under Sport England rules. | Development potential, <b>NO</b> planning permission | Greenfield |
| <b>C469</b> | A Dunford and Son, Brindley Heath Road, Cannock, WS12 4DR                                   | 0.18 | 83.33 | 400406 | 313324 | Minor | YES | YES | Achievable within 6-15 years   | Pye Green Valley         | Suburban Area - 35dph     | Hednesford North              | 100% | 15 | -  | CH/18/145 is outline planning permission for the erection of 6no. 2 bed houses and 2no. 3 bed houses granted July 2019. Timeframe has expired for submission of Reserved Matters. CH/22/0419 is a planning application for the demolition of existing buildings and the erection of 3no. apartment buildings providing 15no. dwellings, plus associated development including access, parking and landscaping, not yet determined. Site was formerly 1 Brindley Heath Road, Cannock in previous SHLAAs.  | Potential Contaminated Land  | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>C504</b> | Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre, WS11 1EB. | 1.80 | 43    | 398140 | 310254 | Major | YES | YES | Achievable within 6 - 15 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock South                 | 90%  | -  | 70 | Site was formerly multi storey car park, market gill and retail, units. Church Street, Cannock in SHLAA 2022 and identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for 40-50 dwellings, to be pursued in short term. Part of a potential wider site redevelopment scheme comprising circa 5,000sqm retail/F&B units, 5 screen cinema. Site also included in ELAA Ref: CE73. Site is 2ha -NDA not provided assumed at 90% site NDA 1.8ha. CH/23/0131 is an outline planning application with all matters reserved for regeneration of town centre including mixed use leisure and cultural hub, refurbishment of Prince of Wales Theatre, upto 750sqm if new cafe/bar/restaurant premises within the theatre, new cafe building (upto 325sqm), managed workspaces (upto 1300sqm), replacement retail unit (upto 1858sqm), new office accommodation (upto 3170sqm), extra care/retirement accommodation (upto 70 dwellings), bicycle hub and associated public realm improvements, not yet determined. | Abutting Conservation Area. Adjacent to Listed Building.   | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>C505</b> | Park Road Bus Station, Cannock  | 0.11 | 136   | 397990 | 310329 | Major | YES | YES | Achievable within 6 - 15 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock South                 | 100% | -  | 15 | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 15-20 residential homes or 50+bedroom hotel.  | Abutting Conservation Area. Close proximity to Listed Building.  | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>C506</b> | Beecroft Road Car Park, Cannock   | 0.51 | 76    | 398142 | 310377 | Major | YES | YES | Achievable within 6 - 15 years | Cannock Town Centre      | Urban Town Centre - 50dph | Cannock West                  | 90%  | -  | 35 | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for 35-40 dwellings. Part of a potential wider site redevelopment scheme comprising 300+ deck parking spaces. Site also included in ELAA Ref: CE40. NDA not provided assumed at 90%. Boundary alteration in line with application submission for C504.   | -  | Development potential, <b>NO</b> planning permission | Brownfield |

**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID                           | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability                  | Character Area                             | Character Area Density Zone | Ward          | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints  | Status   | Brownfield/ Greenfield |
|-----------------------------------|--|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|--------------------------------|--|-----------------------------|---------------|----------------------|--|---|--|--|--|------------------------|
|                                   |  |                                  |               |         |          |                      |           |            |                                |  |                             |               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |  |  |                        |
| C507                              | Danilo Road Car Park, Cannock  | 0.19                             | 105           | 397801  | 310136   | Major                | YES       | YES        | Achievable within 6 - 15 years | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock West  | 100%                 | -  | 20  | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 20-30 residential homes.  | Close Proximity to Conservation Area.                                      | Development potential, <b>NO</b> planning permission | Brownfield             |
| C508                              | Backcrofts Car Park, Cannock   | 0.26                             | 77            | 398015  | 310043   | Major                | YES       | YES        | Achievable within 6 - 15 years | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock South | 100%                 | -  | 20  | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 20-30 residential homes.  | Abutting Conservation Area/small portion of site within Conservation Area. | Development potential, <b>NO</b> planning permission | Brownfield             |
| C509                              | Park Road Offices, Cannock   | 0.19                             | 132           | 397838  | 310368   | Major                | YES       | YES        | Achievable within 6 - 15 years | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock West  | 100%                 | -  | 25  | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 25-35 residential homes.  | Abutting Green Space Network.  | Development potential, <b>NO</b> planning permission | Brownfield             |
| C510                              | Police Station Car Park, Cannock   | 0.19                             | 132           | 397890  | 310047   | Major                | YES       | YES        | Achievable within 6 - 15 years | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock West  | 100%                 | -  | 25  | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 25-35 residential homes.  | -  | Development potential, <b>NO</b> planning permission | Brownfield             |
| C511a                             | Avon Road/Hallcourt Lane, Cannock  | 0.14                             | 157           | 398137  | 309948   | Major                | YES       | YES        | Achievable within 6 - 15 years | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock South | 100%                 | -  | 22  | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for 40-50 dwellings, but to be pursued in medium to long term. Site also considered as an potential for 1,800sqm retail, Leisure or F&B units, or 200-220bedroom hotel. Part of ELAA Site Ref: CE46. Adjustment to boundary and dwelling numbers in line with C511b.   | -  | Development potential, <b>NO</b> planning permission | Brownfield             |
| C511b                             | Land at the corner of Avon Road and Hunter Road, Cannock, WS11 1BT               | 0.30                             | 61            | 398106  | 309936   | Major                | YES       | YES        | Achievable within 6 - 15 years | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock South | 100%                 | 18   | -   | CH/22/0398 is a planning application for a proposed residential care home with associated landscaping and carpaking for 33no. Bedrooms, not yet determined. Capacity of 18 dwellings based upon calculation specified in NPPG using the average number of adults living in households, from published census data (33 bedrooms/1.86 local ratio). Site formed part of C511a identified in the Cannock Development Prospectus, site also forms part of ELAA Site Ref: CE46. | -  | Development potential, <b>NO</b> planning permission | Brownfield             |
| C553                              | 41 Mill Street, Cannock, WS11 0DZ  | 0.13                             | 114           | 398308  | 310119   | Major                | YES       | YES        | Achievable within 6-15 years   | Cannock Town Centre                        | Urban Town Centre - 50dph   | Cannock South | 100%                 | 15   | -   | CH/22/0058 is a planning application for the demolition of existing building to create 15 apartments (1 & 2bed) with associated parking and amenity space, not yet determined.   | -  | Development potential, <b>NO</b> planning permission | Brownfield             |
| C557                              | Cannock Chase High School, Lower Site Campus, Hednesford Road, Cannock, WS11 1JT | 4.18                             | -             | 398485  | 310868   | Major                | YES       | YES        | Achievable within 6-15 years   | North Cannock                              | Suburban Area - 35dph       | Cannock West  | 75%                  | -  | -   | Site is an exchequer funded asset department for education approval required for disposal/sale. Board of Governors have set a vision to consolidate school operations on to one site, this site would be surplus to requirements. Confirmation not provided on exact site size or dwelling provision, therefore no capacity is identified but may be forthcoming.  | Greenspace network.  | Development potential, <b>NO</b> planning permission | Brownfield             |
| C558                              | Springvale Area Service Office, Walhouse Street, Cannock, WS11 0DY               | 0.40                             | 25            | 398392  | 3097740  | Major                | YES       | YES        | Achievable within 6-15 years   | Cannock Town Centre / South & West Cannock | Suburban Area - 35dph       | Cannock South | 100%                 | 10   | -   | SCC gave brought land forward for development within 5-10years to enable relocation of services. Sites viability subject to assessment and possible further investigation.   | TPOs.  | Development potential, <b>NO</b> planning permission | Brownfield             |
| <b>Cannock Major Sites Totals</b> |  |                                  |               |         |          |                      |           |            |                                |  |                             |               |                      | <b>107</b>   | <b>252</b>  |  |  |  |                        |

**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID                                  | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability                 | Character Area              | Character Area Density Zone | Ward                 | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints   | Status   | Brownfield/ Greenfield |
|--|--|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|-------------------------------|-----------------------------|-----------------------------|----------------------|----------------------|--|---|--|---|--|------------------------|
|  |  |                                  |               |         |          |                      |           |            |                               |                             |                             |                      |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |   |  |                        |
| <b>MAJOR SITES: RUGELEY AND BRERETON</b> |  |                                  |               |         |          |                      |           |            |                               |                             |                             |                      |                      |  |   |  |   |  |                        |
| R22                                      | Gregory Works, Armitage Road, Brereton   | 0.43                             | 53            | 405600  | 316723   | Major                | YES       | YES        | Achievable within 6 -15 years | Brereton & Ravenhill        | Suburban Area - 35dph       | Brereton & Ravenhill | 100%                 | 23   | -   | Site previously benefited from full planning permission (CH/07/0215) for the demolition of the industrial unit and the erection of 18 apartments and 5 houses, granted October 2007. Landowner has expressed continued interest in taking forward redevelopment of the site in the medium term. Sole landowner promoting site, not developer. Site currently in use as manufacturing works. Situated adjacent to a predominately residential area.       | Adjacent to Conservation Area   | Development potential, <b>NO</b> planning permission   | Brownfield             |
| R127 P12                                 | Rugeley Power Station, Rugeley   | 55.0                             | -             | 405601  | 317840   | Major                | YES       | YES        | Achievable within 6 -15 years | North Rugeley/ Brereton     | Suburban Area - 35dph       | Brereton & Ravenhill | -                    | 600  | -   | Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station. Planning application CH/19/201, granted April 2021. Site also included within ELAA Site Ref RE24. CONSTRUCTION EXPECTED TO TAKE PLACE BETWEEN 2021-2040. Basis of 50dpa for y1 and 100dpa after. Phasing assumes 400units to Cannock Chase in first 5years with additional 600units in pt2 assumed 6-15years. | Part of site (forming golf course) lies within Flood Zone 2/3. Green Space Network. Historic Landfill. Significant demolition works will be required. Major redevelopment site- infrastructure provision. Way leaves across the site. Substations and associated infrastructure to be retained on site. Represents EIA development. | Development potential, <b>FULL</b> planning permission | Brownfield/ Greenfield |
| R139                                     | Heron Court, Heron Street, Rugeley   | 0.15                             | 67            | 404664  | 317988   | Major                | YES       | YES        | Achievable within 6 -15 years | Rugeley Town Centre         | Urban Town Centre - 50dph   | Western Springs      | 100%                 | 10   | -   | CH/15/0416 is outline planning application for the erection of a four storey block of 8 no 2-bedroom apartments and a pair of 3 bed semi-detached dwellings, awaiting Section 106.   | Within Conservation Area. Flood Zone 2 at entrance to site.   | Development potential, <b>NO</b> planning permission   | Brownfield             |
| R144b                                    | The Fairway Motel, Horse Fair, Rugeley, WS15 2EJ                                 | 0.02                             | 708           | 404479  | 317903   | Major                | YES       | YES        | Achievable within 6 -15 years | Rugeley Town Centre         | Urban Town Centre - 50dph   | Western Springs      | 100%                 | 17   | -   | CH/22/0098 is a planning application for the change of use of existing motel (C1) to 17no. Apartments (C3) with parking and associated amenity areas, not yet determined.  | Within a CA.  | Development potential, <b>NO</b> planning permission   | Brownfield             |
| R208                                     | Castle Inn, 141 Main Road, Brereton, Rugeley, WS15 1DX                           | 0.37                             | 73.91         | 405411  | 316383   | Major                | YES       | YES        | Achievable within 6 -15 years | Brereton & Ravenhill        | Suburban Area - 35dph       | Brereton & Ravenhill | 100%                 | 27   | -   | CH/21/0023 is a planning application for the demolition of existing building and the erection of an apartment building comprising of 27dwellings and associated landscaping, parking and access, not yet determined.   | Adjacent Listed Building. Abuts Conservation Area.  | Development potential, <b>NO</b> planning permission   | Brownfield             |
| R221                                     | Fomer Hart School, Burnthill Road, Rugeley, WS15 2HZ (Hagley Park)               | 4.90                             | 39            | 403821  | 317450   | Major                | YES       | YES        | Achievable within 6-15 years  | Hagley                      | Suburban Area - 35dph       | Hagley               | 75%                  | 145  | -   | Site subject of disposal by Staffordshire County Council as surplus to requirements. Currently in use as HS walk in Covid testing centre and community uses on site. Site proposed for mixed residential use. Further investigation required with regards to potential access to site. Site viability subject to further assessment and possible further investigation. Site available in 1-5years timeframe.  | Part of the site is within the GB.  | Development potential, <b>NO</b> planning permission   | Brownfield/ Greenfield |
| R223                                     | Land at the north of Priory Avenue, Rugeley                                      | 3.46                             | 29            | 406044  | 317151   | Major                | YES       | YES        | Achievable within 6-15 years  | North Rugeley/ Brereton     | Suburban Area - 35dph       | Brereton & Ravenhill | 75%                  | 75   | -   | CH/22/0378 is an outline application for up to 75 dwellings with all matters reserved other than means of access, not yet determined. NDA not provided presumed at 75%. Site was part of original S106 agreement for Open Space as part of the original adjoining development.   | TPOs. Historic Landfill.  | Development potential, <b>NO</b> planning permission   | Brownfield/ Greenfield |
| R227                                     | Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley, WS15 2QH | 0.19                             | 509           | 404398  | 318446   | Major                | YES       | YES        | Achievable within 6-15 years  | Rugeley Town Centre         | Urban Town Centre - 50dph   | Western Springs      | 100%                 | 95   | -   | Site proposed for residential development including open market/affordable housing for up to 95 dwellings. Site currently consists of petrol station and associated convenience store, MOT Test and Repair Centre. Direct access from Wolseley Road. Available to be brought forward in the short term, not currently being marketed.  | Potential for land contamination. Proximity to LB. Flood Zone1. Abuts CA.   | Development potential, <b>NO</b> planning permission   | Brownfield             |
| R228                                     | Brereton Fields Farm, Gorse Lane, Rugeley, WS15 1BD                              | 1.60                             | 30            | 404443  | 316794   | Major                | YES       | YES        | Achievable within 6-15 years  | Hagley/Brereton & Ravenhill | Suburban Area - 35dph       | Hagley               | 75%                  | 48   | -   | Site is being proposed for residential - 30% affordable with the potential for mixed-use for up to 48 dwellings. Site currently consists of an agricultural small-holding with some built development. Topography and pylons reduce the capacity of the site, site area is 2.83ha provided NDA of 1.6ha. Site is available in the short/medium term on a potential phased basis. Further investigation required on potential for land contamination.     | Abuts GB. Site is in Greenspace Network. Proximity to AONB. Historic Landfill. Small section of Coal Authority High Risk Development Area.  | Development potential, <b>NO</b> planning permission   | Greenfield/ Brownfield |
| <b>Rugeley Major Sites Totals</b>        |  |                                  |               |         |          |                      |           |            |                               |                             |                             |                      |                      | <b>1040</b>  | <b>0</b>  |  |   |  |                        |

**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID                                | Location  | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability                | Character Area | Character Area Density Zone | Ward         | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints | Status   | Brownfield/ Greenfield |
|--|---|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|------------------------------|----------------|-----------------------------|--------------|----------------------|--|---|---|-----------------------|--|------------------------|
|  |   |                                  |               |         |          |                      |           |            |                              |                |                             |              |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |                       |  |                        |
| <b>MAJOR SITES: NORTON CANES</b>       |   |                                  |               |         |          |                      |           |            |                              |                |                             |              |                      |  |   |   |                       |  |                        |
| N67b                                   | 272 Hednesford Road, Norton Canes, WS11 9SA       | 0.31                             | 36            | 401992  | 308859   | Major                | Yes       | Yes        | Achievable within 6-15 years | Norton Canes   | Suburban Area - 35dph       | Norton Canes | 100%                 | 11   | -   | CH/22/0233 is a planning application for a proposed Development to consist of one Apartment Block with 6 apartments, 1 two bedroom bungalow and Four Houses to an existing Development (Original Development was 9 Plots)(The buglaow is an amendment to the submitted scheme, in place of 2 houses, application was originally for 12dwellings). New application includes parking arrangements to existing and proposed Development, not yet determined. | -                     | Development potential, <b>NO</b> planning permission | Brownfield             |
| N13b                                   | Land off Norton Hall Lane, Norton Canes, WS11 9AA | 1.58                             | 39            | 401106  | 307418   | Major                | Yes       | Yes        | Achievable within 6-15 years | Norton Canes   | Suburban Area - 35dph       | Norton Canes | 90%                  | 55   | -   | CH/22/0318 is a full planning application for the development of up to 55 dwellings with associated landscaping and infrastructure, not yet determined. Site originally part of N13 and N13a, boundary amendments to reflect application changes.   | -                     | Development potential, <b>NO</b> planning permission | Brownfield             |
| <b>Norton Canes Major Sites Totals</b> |   |                                  |               |         |          |                      |           |            |                              |                |                             |              | <b>66</b>            | <b>0</b>   |   |   |                       |  |                        |

|                                     |  |  |  |  |  |  |  |  |  |  |  |  |             |            |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------------|------------|--|--|--|--|
| <b>6-15 MAJOR SITES SUB-TOTALS:</b> |  |  |  |  |  |  |  |  |  |  |  |  | <b>1213</b> | <b>252</b> |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------------|------------|--|--|--|--|

**6-15 MINOR SITES**

**MINOR SITES: CANNOCK, HEDNESFORD AND HEATH HAYES**

|      |  |      |     |        |        |       |     |     |                                |                        |                           |                               |      |   |   |  |   |   |            |
|------|--|------|-----|--------|--------|-------|-----|-----|--------------------------------|------------------------|---------------------------|-------------------------------|------|---|---|--|---|---|------------|
| C10  | Garage court, off Gaelic Road, Cannock                       | 0.05 | 40  | 397722 | 311533 | Minor | YES | YES | Achievable within 6 - 15 years | North Cannock          | Suburban Area - 35dph     | Cannock North                 | 100% | 2 | - | Has been identified as being a possible site for disposal and levels of occupancy will be monitored. Currently no authority to sell.   | -   | Development potential, <b>NO</b> planning permission  | Brownfield |
| C103 | Land off St. John's Road, Cannock                            | 0.25 | 36  | 397907 | 309533 | Minor | YES | YES | Achievable within 6 - 15 years | Cannock Town Centre    | Urban Town Centre - 50dph | Cannock South                 | 100% | - | 9 | Cabinet decision 10/7/03 declared surplus to requirements and is due for disposal.   | -   | Development potential, <b>NO</b> planning permission  | Brownfield |
| C105 | 50 Park Street & Union Street, Bridgtown                     | 0.08 | 88  | 398278 | 308597 | Minor | YES | YES | Achievable within 6 - 15 years | Historic Bridgtown     | Suburban Area - 35dph     | Cannock South                 | 100% | 7 | - | Application CH/08/0006 was planning permission for 16 flats, now expired. Owner now considering revised scheme of 7 houses, in medium term. Site owned by intended developers. Requires relocation of business but this business is owned by landowner/developer so not considered a constraint.             | -   | Development potential, <b>NO</b> planning permission  | Brownfield |
| C107 | Parking area off Warwick Close, Rumer Hill                   | 0.05 | 60  | 398811 | 309792 | Minor | YES | YES | Achievable within 6 - 15 years | South & West Cannock   | Suburban Area - 35dph     | Cannock South                 | 100% | 3 | - | Identified as being suitable for 3 two bed bungalows but to be pursued in medium-longer term. Currently no authority to sell.  | Coal Authority High Risk Development Area | Development potential, <b>NO</b> planning permission  | Brownfield |
| C130 | Garage Court off Brunswick Road near Georgian Place, Cannock | 0.08 | 38  | 398143 | 310898 | Minor | YES | YES | Achievable within 6 - 15 years | North Cannock          | Suburban Area - 35dph     | Cannock West                  | 100% | 3 | - | Identified as being suitable for 3 houses but to be pursued in medium-longer term. Cabinet authority to sell decision 21/08/2008.  | -   | Development potential, <b>NO</b> planning permission  | Brownfield |
| C298 | Land adjacent to 11 Stafford Lane, Hednesford                | 0.05 | 20  | 399739 | 312220 | Minor | YES | YES | Achievable within 6 - 15 years | Hednesford Town Centre | Suburban Area - 35dph     | Hednesford Green Heath        | 100% | 1 | - | CH/18/412 is full planning permission for the erection of a 4 bed detached dwelling, granted March 2019. Has now expired.  | -   | Development potential, <b>NO</b> planning permission  | Greenfield |
| C299 | Former Farm Garage, Hednesford Road, Heath Hayes             | 0.18 | 33  | 400886 | 310564 | Minor | YES | NO  | Achievable within 6 - 15 years | Hawks Green            | Suburban Area - 35dph     | Heath Hayes East & Wimblebury | 100% | - | 6 | Cleared site of former car garage. Planning permission CH/05/0161 for 9 flats and 2 dwellings granted June 2006- now expired. Site owned by developer, Tudorworth Properties, who do wish to develop site in the medium-longer term. Site capacity estimated based on provision of no flats- dwellings only. | -   | Development potential, <b>NO</b> planning permission  | Brownfield |
| C317 | 476 Littleworth Road, Cannock                                | 0.06 | 17  | 401893 | 312033 | Minor | YES | YES | Achievable within 6 - 15 years | Hazelslade & Rawnsley  | Suburban Area - 35dph     | Rawnsley                      | 100% | 1 | - | CH/18/376 is outline planning permission for a 2-storey detached dwelling, granted December 2018. Timeframe for submission of Reserved Matters has expired.  | -   | Development potential, <b>NO</b> planning permission  | Greenfield |
| C396 | 65 Union Works, Union Street, Cannock                        | 0.06 | 100 | 398357 | 308528 | Minor | YES | YES | Achievable within 6-15 years   | Historic Bridgtown     | Suburban Area - 35dph     | Cannock South                 | 100% | 6 | - | CH/16/317 as outline planning permission for the erection of a block of 6no. two bedroom apartments; granted Dec 2016. Has now expired. CH/17/247 is full planning permission for the erection of one block of 6no. two bedroom apartments, granted September 2017. Has now expired.                         | -   | Development Potential, <b>NO</b> planning permission. | Brownfield |
| C423 | 5-7, Broad Street, Bridgtown, Cannock                        | 0.05 | 120 | 398094 | 308636 | Minor | YES | YES | Achievable within 6-15 years   | Historic Bridgtown     | Suburban Area - 35dph     | Cannock South                 | 100% | 6 | - | CH/16/384 is an outline planning permission for the demolition of 2 dwellings and the erection of an apartment block, consisting of 8 dwellings, granted May 2017. 6 net dwellings. Has now expired.   | Adjacent to Conservation Area             | Development Potential, <b>NO</b> planning permission. | Brownfield |

**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability                | Character Area           | Character Area Density Zone     | Ward                          | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status  | Brownfield/ Greenfield |
|---------|--|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|------------------------------|--------------------------|---------------------------------|-------------------------------|----------------------|--|---|---|---|---|------------------------|
|         |  |                                  |               |         |          |                      |           |            |                              |                          |                                 |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |   |                        |
| C427    | 249, Hednesford Road, Heath Hayes, Cannock               | 0.13                             | 38            | 400864  | 310577   | Minor                | YES       | YES        | Achievable within 6-15 years | Hawks Green              | Suburban Area - 35dph           | Heath Hayes East & Wimblebury | 100%                 | 5  | -   | CH/17/002 is full planning permission for the erection of 6 detached dwellings and 2 semi-detached dwellings, granted April 2017. Has now expired. CH/22/0304 is a planning application for the erection of 2no. 4bed detached house, 2no. 3bed detached houses and 2no. 3bed semi-detached houses, not yet determined. | -   | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| C438b   | Garam Masala, 2 Old Fallow Road, Cannock                 | 0.12                             | 8             | 398649  | 311344   | Minor                | YES       | YES        | Achievable within 6-15 years | North Cannock            | Suburban Area - 35dph           | Cannock North                 | 100%                 | 1  | -   | CH/23/0018 is full planning application for the proposed formation of new first floor flat above existing restaurant, not yet determined.   | -   | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| C445    | Land rear of 117 & 118, Moss Road, Blackford, Cannock    | 0.10                             | 40            | 399174  | 311481   | Minor                | YES       | YES        | Achievable within 6-15 years | North Cannock            | Suburban Area - 35dph           | Cannock East                  | 100%                 | 4  | -   | CH/17/391 is outline planning permission for the erection of 4no 1 bed flats, granted December 2017. Has now expired.   | -   | Development Potential, <b>NO</b> planning permission. | Greenfield             |
| C447    | Land to rear of 41 Ebenezer Street, Green Heath, Cannock | 0.03                             | 33            | 399492  | 313402   | Minor                | YES       | YES        | Achievable within 6-15 years | Pye Green Valley         | Suburban Area - 35dph           | Hednesford North              | 100%                 | 1  | -   | CH/17/413 is outline planning permission for the erection of one detached dwelling, granted March 2018. Has now expired.  | -   | Development Potential, <b>NO</b> planning permission. | Greenfield             |
| C451    | 107 High Mount Street, Hednesford                        | 0.03                             | 33            | 399903  | 313124   | Minor                | YES       | YES        | Achievable within 6-15 years | Pye Green Valley         | Suburban Area - 35dph           | Hednesford North              | 100%                 | 1  | -   | CH/17/253 is approval for change of use from office to 1no dwelling, granted August 2017. Has now expired.  | -   | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| C456    | 124 New Penkridge Road, Cannock                          | 0.10                             | 60.00         | 397227  | 310580   | Minor                | YES       | YES        | Achievable within 6-15 years | South & West Cannock     | Suburban Area - 35dph           | Cannock West                  | 100%                 | 6  | -   | CH/18/315 is full planning permission for the erection of 6no. 2 bedroom apartments, granted October 2018. Has now expired.   | -   | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| C464    | Land at Rowley Close, Hednesford, Cannock                | 0.28                             | 32.14         | 399515  | 313750   | Minor                | YES       | YES        | Achievable within 6-15 years | Pye Green Valley         | Suburban Area - 35dph           | Hednesford North              | 100%                 | 9  | -   | Identified as being suitable for 8-10 houses but to be pursued in medium term. No Cabinet authority to sell. Former garage site and land- garage bases remain along with large grassed area.  | Third party access  | Development potential, <b>NO</b> planning permission. | Greenfield/ Brownfield |
| C465    | Land at The Willows, Cannock                             | 0.23                             | 39.13         | 397320  | 310057   | Minor                | YES       | YES        | Achievable within 6-15 years | South & West Cannock     | Suburban Area - 35dph           | Cannock West                  | 100%                 | 9  | -   | Identified as being suitable for 8-10 houses but to be pursued in medium term. No Cabinet authority to sell. Informal amenity space with scout hut on site (currently on lease).  | Current community use on site   | Development potential, <b>NO</b> planning permission. | Greenfield/ Brownfield |
| C466    | Land at Middleway, Rawnsley                              | 0.09                             | 44.44         | 402072  | 312505   | Minor                | YES       | YES        | Achievable within 6-15 years | Hazelslade & Rawnsley    | Suburban Area - 35dph           | Rawnsley                      | 100%                 | 4  | -   | Identified as being suitable for 4 houses but to be pursued in medium term. No Cabinet authority to sell. Currently serves as informal grassed area.  | Coal Authority High Risk Development Area                               | Development potential, <b>NO</b> planning permission. | Greenfield             |
| C492    | 67 Sankey Road, Blackfords, Cannock, WS11 6DT            | 0.05                             | 20            | 398920  | 311211   | Minor                | YES       | YES        | Achievable within 6-15 years | North Cannock            | Suburban Area - 35dph           | Cannock East                  | 100%                 | 1  | -   | CH/19/267 is a planning application for the Change of Use from 1no dwelling to 2no two bedroom apartments - granted February 2020. Has now expired.   | -   | Development potential, <b>NO</b> planning permission. | Brownfield             |
| C495    | 250 Walsall Road, Cannock, WS11 0JL                      | 0.04                             | 50            | 398366  | 308612   | Minor                | YES       | YES        | Achievable within 6-15 years | Historic Bridgtown       | Suburban Area - 35dph           | Cannock South                 | 100%                 | 2  | -   | CH/19/369 is a planning application for a proposed change of use from shop/office to 2no. Apartments - not yet determined   | Employment Area: Bridgtown Business Area,                               | Development potential, <b>NO</b> planning permission. | Brownfield             |
| C512    | Allport Road, Cannock                                    | 0.09                             | 23            | 398184  | 310320   | Minor                | YES       | YES        | Achievable within 6-15 years | Cannock Town Centre      | Urban Town Centre - 50dph       | Cannock West                  | 100%                 | -  | 2   | Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 2-3 residential homes. Also identified within the ELAA: CE40   | -   | Development potential, <b>NO</b> planning permission. | Brownfield             |
| C527    | Former Co-op Supermarket, Angelsey Street, Hednesford    | 0.14                             | 57.14         | 400033  | 312423   | Minor                | YES       | YES        | Achievable within 6-15 years | Hednesford Town Centre   | Urban Town Centre - 50dph       | Hednesford North              | 100%                 | -  | 8   | Vacant site identified in the Development Capacity Study for potential mixed use. Indicative capacity based on Development Capacity study figures relating to sqm of site and mixed usepotential.   | Adjacent LB. Abuts HNP Market Street Special Local Character Area (TC1) | Development potential, <b>NO</b> planning permission. | Brownfield             |
| C540b   | Unit F, Beecroft Court, Cannock, WS11 1JP                | 0.43                             | 18.69         | 398237  | 310574   | Minor                | YES       | YES        | Achievable within 6-15 years | Cannock Town Centre      | Urban Town Centre - 50dph       | Cannock West                  | 100%                 | 8  | -   | CH/23/0051 is a planning application for the proposed extension of Block F to form 8no. Apartments, not yet determined. Site forms part of C540a.   | TPOs. Town Centre Boundary.   | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| C546    | The Pied Piper, 114 Pye Green Road, Cannock, WS11 5RZ    | 0.12                             | 25            | 398034  | 311060   | Minor                | YES       | YES        | Achievable within 6-15 years | North Cannock            | Suburban Area - 35dph           | Cannock West                  | 100%                 | 3  | -   | CH/21/0262 is an outline application (some matters reserved) (appearance/landscape) for the proposed erection of 2no. Dormer bungalows, not yet determined. Site associated with completed SHLAA 2021 site C350.  | -   | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| C559    | Land off Holly Hill Road, Cannock Wood                   | 0.54                             | 2             | 404040  | 312292   | Major                | YES       | YES        | Achievable within 6-15 years | Green Belt & AONB        | Green Belt and AONB - 15- 20dph | Rawnsley                      | 100%                 | 1  | -   | Sole landowner promoting the site, not developer. Proposing 1-4 dwellings. Site is being proposed for availability in the short term. Boundary Amendment.   | Coal Authority Development High Risk Area. GB & AONB.                   | Development potential, <b>NO</b> planning permission. | Greenfield             |
| C560    | 203 Hednesford Road, Heath Hayes, Cannock, WS12 3HN      | 0.02                             | 43            | 401120  | 310336   | Minor                | YES       | YES        | Achievable within 6-15 years | Heath Hayes & Wimblebury | Suburban Area - 35dph           | Heath Hayes East & Wimblebury | 100%                 | 1  | -   | CH/22/0169 is a planning application for the erection of 1no. 2bedroom bungalow, not yet determined.  | Close proximity to AQMA.  | Development Potential, <b>NO</b> planning permission. | Greenfield             |

**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID                                  | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability                  | Character Area          | Character Area Density Zone                  | Ward                                  | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status  | Brownfield/ Greenfield |
|--|--|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|--------------------------------|-------------------------|--|---------------------------------------|----------------------|--|---|---|---|---|------------------------|
|  |  |                                  |               |         |          |                      |           |            |                                |                         |  |                                       |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |   |                        |
| C562                                     | 46 Stafford Lane, Hednesford, Cannock, WS12 1LE                | 0.24                             | 21            | 399735  | 312132   | Minor                | YES       | YES        | Achievable within 6-15 years   | North Cannock           | Suburban Area - 35dph                        | Cannock East & Hednesford Town Centre | 100%                 | 5  | -   | CH/22/0255 is an outline application - some matters reserved (Access) - alterations to existing vehicular access and erection of 5 dwelling houses, not yet determined.   | Portion of site in Historical Landfill Site. Majority of site within greenspace network.      | Development Potential, <b>NO</b> planning permission.   | Greenfield             |
| C566                                     | 25A Cranston, Ebenezer Street, Green Heath, Cannock, WS12 4HD  | 0.03                             | 30            | 399457  | 313395   | Minor                | YES       | YES        | Achievable within 6-15 years   | Pye Green Valley        | Suburban Area - 35dph                        | Hednesford North                      | 100%                 | 1  | -   | CH/22/0358 is a planning application for the construction of 2 storey 3bedroom house on land to the r/o 25a Ebenezer Street, not yet determined.  | -   | Development Potential, <b>NO</b> planning permission.   | Greenfield             |
| C569                                     | 2 Market Place, Cannock, WS11 1BT                              | 0.03                             | 129           | 398107  | 310029   | Minor                | YES       | YES        | Achievable within 6-15 years   | Cannock Town Centre     | Urban Town Centre - 50dph                    | Cannock South                         | 100%                 | 4  | -   | CH/22/0462 is a planning application for the proposed conversion of former bank into 2no. Commercial units on the ground floor and 4no. Studio/apartments on the first floor with new access arrangements, windows, doors and associated works, not yet determined.   | Proximity to setting of LB. Abuts CA.Town Centre Boundary. Primary Retail Area Boundary.      | Development Potential, <b>NO</b> planning permission.   | Brownfield             |
| C572                                     | 219-221 Cannock Road, Chadsmoor, Cannock, WS11 5DD             | 0.04                             | 28            | 399004  | 311673   | Minor                | YES       | YES        | Achievable within 6-15 years   | North Cannock           | Suburban Area - 35dph                        | Cannock East                          | 100%                 | 1  | -   | CH/23/0019 is a planning application for the formation of a ground floor living unit in existing storage room, not yet determined.  | -   | Development Potential, <b>NO</b> planning permission.   | Brownfield             |
| C576                                     | 101 Hednesford Road, Cannock, WS11 6LB                         | 0.09                             | 32            | 398544  | 310382   | Minor                | YES       | YES        | Achievable within 6-15 years   | Cannock Town Centre     | Urban Town Centre - 50dph                    | Cannock West                          | 100%                 | 3  | -   | CH/23/0009 is a planning application for residential development for the erection of a 2storey block of 2no. 2bedroom flats and a 3 bedroom bungalow with access and amenity, not yet determined.   | -   | Development Potential, <b>NO</b> planning permission.   | Brownfield             |
| C577                                     | 10 Falcon Close, Cannock, WS11 1JE                             | 0.04                             | 26            | 397198  | 310759   | Minor                | YES       | YES        | Achievable within 6-15 years   | South & West Cannock    | Suburban Area - 35dph                        | Cannock West                          | 100%                 | 1  | -   | CH/23/0089 is a planning application for residential development of a 3bed detached house on the land adjacent to no.10 Falcon Close, not yet determined.   | -   | Development Potential, <b>NO</b> planning permission.   | Brownfield             |
| <b>Cannock Minor Sites Totals</b>        |  |                                  |               |         |          |                      |           |            |                                |                         |  |                                       |                      | <b>100</b>   | <b>25</b>   |   |   |   |                        |
| <b>MINOR SITES: RUGELEY AND BRERETON</b> |  |                                  |               |         |          |                      |           |            |                                |                         |  |                                       |                      |  |   |   |   |   |                        |
| R71                                      | 37 Atlee Crescent, Rugeley, WS15 1BP                           | 0.08                             | 13            | 404885  | 317423   | Minor                | YES       | NO         | Achievable within 6-15 years   | Brereton & Ravenhill    | Urban Town Centre - 50dph                    | Brereton & Ravenhill                  | 100%                 | 1  | -   | CH/16/422 is full planning permission for the erection of 1 dwelling, granted February 2017. Has now expired. CH/23/0023 is a planning application for residential development for the erection of 1no. 4 bed detached dwelling, not yet determined.  | -   | Development potential, <b>NO</b> planning permission.   | Brownfield/ Greenfield |
| R88                                      | Former Abattoir, Love Lane, Rugeley                            | 0.16                             | 12.71         | 404872  | 318008   | Minor                | YES       | YES        | Achievable within 6-15 years   | North Rugeley/ Brereton | Urban Town Centre - 50dph                    | Western Springs                       | 100%                 | 2  | -   | CH/11/0403 is a withdrawn planning application for the erection of 3 dwellings. CH/19/354 is planning application for the erection of 2 dwellings, granted February 2020. Has now expired.  | Green Space Network. Adjacent to Conservation Area. Access.                                   | Development potential, <b>NO</b> planning permission.   | Brownfield             |
| R114                                     | Garage Court, St Michaels Drive, Brereton                      | 0.14                             | 29            | 405212  | 316497   | Minor                | YES       | YES        | Achievable within 6-15 years   | Brereton & Ravenhill    | Suburban Area - 35dph                        | Brereton & Ravenhill                  | 100%                 | 4  | -   | A Cabinet report dated 29.01.15 to obtain approval via a development brief to develop four two bed houses by October 2017. Council built properties for affordable housing provision. Replaces former site R24. In proximity to Conservation Area. Site now being considered for development in the medium term. Cabinet authority to sell decision 15/11/07. | -   | Development potential, <b>NO</b> planning permission.   | Brownfield             |
| R163                                     | Land at Brereton Fields, 37 Gorse Lane, Rugeley                | 0.08                             | 13            | 404554  | 316582   | Minor                | YES       | YES        | Achievable within 6-15 years   | Brereton & Ravenhill    | Suburban Area - 35dph                        | Hagley                                | 100%                 | 1  | -   | CH/17/358 is outline planning permission for the erection of 1no. Detached 4 bedroom houses, granted December 2017. Has now expired.  | AONB  | Development potential, <b>NO</b> planning permission.   | Greenfield             |
| R168                                     | Land off Ashleigh Road, Pear Tree Estate, Rugeley              | 0.12                             | 33            | 404331  | 317216   | Minor                | YES       | YES        | Achievable within 5 years      | Hagley                  | Suburban Area - 35dph                        | Hagley                                | 100%                 | 4  | -   | CH/17/295 is a full planning application for the erection of two pairs of semi-detached dwellings, granted February 2019. Has now expired.  | Green Space Network   | Development Potential, <b>NO</b> planning permission.   | Brownfield             |
| R173                                     | Land at Kelly Avenue/Coulthwaite Way, Brereton                 | 0.10                             | 50            | 404729  | 316907   | Minor                | YES       | YES        | Achievable within 6 - 15 years | Brereton & Ravenhill    | Suburban Area - 35dph                        | Brereton & Ravenhill                  | 100%                 | 5  | -   | Identified as being suitable for 4-6 houses but to be pursued in medium term. No Cabinet authority to sell. Grassed area/embankment adjacent to Council owned flats.  | -   | Development potential, <b>NO</b> planning permission.   | Greenfield             |
| R183                                     | 28 West Butts Road, Rugeley                                    | 0.04                             | 25            | 402754  | 318423   | Minor                | YES       | YES        | Achievable within 6 - 15 years | Western Rugeley         | Suburban Area - 35dph                        | Etching Hill and the Heath            | 100%                 | 1  | -   | CH/18/418 is outline planning permission for the erection of 1no. Dwelling to the rear, granted February 2019. Timeframe has expired for submission of Reserved Matters.  | AONB  | Development potential, <b>NO</b> planning permission.   | Greenfield             |
| R186                                     | Rugeley Police Station, Anson Street, Rugeley                  | 0.13                             | 54            | 404452  | 318041   | Minor                | YES       | YES        | Achievable within 6 - 15 years | Rugeley Town Centre     | Urban Town Centre - 50dph                    | Western Springs                       | 100%                 | -  | 7   | Site suggested for conversion to residential apartments with relocation of police station to nearby fire station. No capacity suggested by applicant. Capacity has potential to increase with higher density proposal.  | Conservation Area, Flood Zone 2 at entrance to site   | Development potential, <b>NO</b> planning permission.   | Brownfield             |
| R195                                     | 2 Elmore Lane, Rugeley, WS15 2DJ                               | 0.06                             | 113           | 404332  | 318080   | Minor                | YES       | YES        | Achievable within 6 - 15 years | Rugeley Town Centre     | Urban Town Centre - 50dph                    | Western Springs                       | 100%                 | 7  | -   | CH/20/004 is a planning application for the demolition of existing commercial building and the erection of 7no. Apartments - granted February 2020. Has now expired.  | Edge of site in Flood Zone 2. Listed Building in close proximity. Abutting Conservation Area. | Development potential, <b>FULL</b> planning permission. | Brownfield             |
| R220a                                    | Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS15 2UJ | 0.25                             | 16            | 403109  | 317659   | Minor                | YES       | YES        | Achievable within 6-15 years   | Slitting Mill           | Rural Area - Established Settlement/ Village | Etching Hill and The Heath            | 100%                 | 4  | -   | CH/22/0090 is an outline application (all matters reserved) for the construction of 4 detached residential properties on land to west of Hagley Park Farm, not get determined.  | Abuts GB. Within Slitting Mill Settlement Boundary.   | Development Potential, <b>NO</b> planning permission.   | Greenfield             |



**APPENDIX I: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

| Site ID                                | Location   | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability                | Character Area      | Character Area Density Zone | Ward            | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints  | Status  | Brownfield/ Greenfield |
|--|--|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|------------------------------|---------------------|-----------------------------|-----------------|----------------------|--|---|---|--|---|------------------------|
|  |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |  |   |                        |
| R222                                   | 75 Church Street, Rugeley, WS15 2AH                                      | 0.02                             | 43            | 404077  | 318189   | Minor                | YES       | YES        | Achievable within 6-15 years | Rugeley Town Centre | Urban Town Centre - 50dph   | Western Springs | 100%                 | 1  | -   | CH/22/0355 is planning permission for the erection of a two storey building alongside 75 Church Street to form a 1bedroom dwelling, not yet determined.   | Part of site within CA.  | Development Potential, <b>NO</b> planning permission. | Greenfield             |
| R224                                   | Garages to the rear of public car park, Market Street, Rugeley, WS15 1BT | 0.04                             | 49            | 404493  | 318193   | Minor                | YES       | YES        | Achievable within 6-15 years | Rugeley Town Centre | Urban Town Centre - 50dph   | Western Springs | 100%                 | 2  | -   | CH/22/0435 is a planning application for the proposed demolition of the existing lock-up garages and construction of 2no. New dwellings, not yet determined.  | Part of site in Flood Zone 2. Proximity to LB. Part of site within CA. Town Centre Boundary. | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| R225                                   | 24 Landor Crescent, Rugeley, WS15 1LP                                    | 0.02                             | 64            | 404031  | 317063   | Minor                | YES       | YES        | Achievable within 6-15 years | Hagley              | Suburban Area - 35dph       | Hagley          | 100%                 | 1  | -   | CH/23/0059 is a planning application for the erection of 1bed detached bungalow, not yet determined.  | -  | Development Potential, <b>NO</b> planning permission. | Greenfield             |
| R226                                   | Rutland Avenue, Rugeley, WS15 1JN  | 0.19                             | 5             | 403693  | 316706   | Minor                | YES       | YES        | Achievable within 6-15 years | Hagley              | Suburban Area - 35dph       | Hagley          | 200%                 | 1  | -   | CH/23/0063 is a planning application for the erection of 1no. 2bed detached bungalow, not yet determined. The site forms part of completed site R146.   | TPO  | Development Potential, <b>NO</b> planning permission. | Brownfield             |
| <b>Rugeley Minor Sites Totals</b>      |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      | <b>33</b>  | <b>7</b>  |   |  |   |                        |
| <b>MINOR SITES: NORTON CANES</b>       |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      |  |   |   |  |   |                        |
| N5                                     | Garage court off Red Lion Lane / Braemar Road, Norton Canes              | 0.14                             | 36            | 402626  | 307718   | Minor                | YES       | YES        | Achievable within 6-15 years | Norton Canes        | Suburban Area - 35dph       | Norton Canes    | 100%                 | -  | 5   | Cabinet decision 21/08/08 to set in motion course of action for disposal of garage courts. Site is still with Housing Services. Site is accessible from both sides. Identified as being suitable for 5 dwellings (mix of two bed houses and bungalows) currently being considered for development in medium term. | -  | Development potential, <b>NO</b> planning permission. | Brownfield             |
| N61                                    | Land at 153, Norton East Road, Norton Canes                              | 0.28                             | 32            | 402,575 | 308,844  | Minor                | YES       | YES        | Achievable within 6-15 years | Norton Canes        | Suburban Area - 35dph       | Norton Canes    | 100%                 | 9  | -   | CH/16/454 is outline planning permission for residential development, granted April 2017. Has now expired.  | Green Space Network. Historic Landfill   | Development potential, <b>NO</b> planning permission. | Greenfield             |
| <b>Norton Canes Minor Sites Totals</b> |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      | <b>9</b>   | <b>5</b>  |   |  |   |                        |
| <b>6-15 MINOR SITES SUB-TOTALS:</b>    |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      | <b>142</b>   | <b>37</b>   |   |  |   |                        |
| <b>6-15 GRAND TOTALS:</b>              |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      | <b>1355</b>  | <b>289</b>  |   |  |   |                        |
|  |  |                                  |               |         |          |                      |           |            |                              |                     |                             |                 |                      | <b>1644</b>  |   |   |  |   |                        |

**APPENDIX J: 6 - 15 YEAR DEVELOPABLE SITES (POST PLAN PERIOD)**

| Site ID | Location | Site Area (Ha) (NDA if provided) | Density (dph) | Easting | Northing | Major or Minor Site? | Suitable? | Available? | Achievability | Character Area | Character Area Density Zone | Ward | Net Developable Area | Potential Yield  |   | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|----------|----------------------------------|---------------|---------|----------|----------------------|-----------|------------|---------------|----------------|-----------------------------|------|----------------------|--|---|-------|-----------------------|--------|------------------------|
|         |          |                                  |               |         |          |                      |           |            |               |                |                             |      |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |       |                       |        |                        |

**6-15 MAJOR SITES**

**MAJOR SITES: CANNOCK, HEDNESFORD AND HEATH HAYES**

|                                   |  |      |       |        |        |       |     |     |                                |                  |                       |                        |      |            |          |  |   |  |                        |
|-----------------------------------|--|------|-------|--------|--------|-------|-----|-----|--------------------------------|------------------|-----------------------|------------------------|------|------------|----------|--|---|--|------------------------|
| <b>C220a</b>                      | Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock | 0.9  | 37    | 399794 | 311364 | Major | YES | YES | Achievable within 6 - 15 years | Hawks Green      | Suburban Area - 35dph | Hednesford South       | 100% | 34         | -        | Would involve demolition of existing manufacturing/storage properties and land acquisition. Pre-application discussions undertaken. Majority landowner is developer- however it may require additional landowners to facilitate wider development.   | Adjacent industrial uses  | Development potential, <b>NO</b> planning permission | Brownfield/ Greenfield |
| <b>C220b</b>                      | Site B - Image Business Park, East Cannock Road, Hednesford, Cannock | 0.7  | 50    | 399723 | 311352 | Major | YES | YES | Achievable within 6 - 15 years | Hawks Green      | Suburban Area - 35dph | Hednesford South       | 100% | 33         | -        | Would involve demolition of existing manufacturing/storage properties and land acquisition. Pre-application discussions undertaken. Majority landowner is developer- however it may require additional landowners to facilitate wider development.   | Adjacent industrial uses  | Development potential, <b>NO</b> planning permission | Brownfield             |
| <b>C488</b>                       | Land at 521 Pye Green Road, Hednesford, Cannock                      | 2.02 | 39.60 | 398495 | 313411 | Major | YES | YES | Achievable within 6-15 years   | Pye Green Valley | Suburban Area - 35dph | Hednesford Green Heath | -    | 80         | -        | Sole landowner promoting site for mixed use redevelopment, including residential, employment services and community facilities. Suggests residential development could consist of 50 unit care facility, 50 apartments providing supported living and 49 dwellings- total of approx 149 dwellings (NB. may be less if care facility is C2 use class). Site sits within larger housing development site C113 that includes infrastructure provision including highways improvements and new primary school. Currently occupied by mixed uses including residential, horticultural, caravan storage and community uses (church) some of which may require relocation. Site area 3.16ha. Net developable area is 2.59ha. Area suggested for housing is 2.02ha. Estimated capacity has been reduced to reflect relatively high density levels being assumed situated within a largely medium density scale development area. | Proximity to SAC and AONB. Part of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. | Development potential, <b>NO</b> planning permission | Brownfield/ Greenfield |
| <b>Cannock Major Sites Totals</b> |  |      |       |        |        |       |     |     |                                |                  |                       |                        |      | <b>147</b> | <b>0</b> |  |   |  |                        |

**MAJOR SITES: RUGELEY AND BRERETON**

|             |   |      |    |        |        |       |     |     |                               |                         |                       |                      |      |    |   |   |  |  |            |
|-------------|---|------|----|--------|--------|-------|-----|-----|-------------------------------|-------------------------|-----------------------|----------------------|------|----|---|---|--|--|------------|
| <b>R18a</b> | Parcel of land at The Mossley off Armitage Road   | 0.02 | 0  | 404957 | 317484 | Major | YES | YES | Achievable within 6 -15 years | North Rugeley/ Brereton | Suburban Area - 35dph | Brereton & Ravenhill | 100% | -  | - | Site associated with development proposal at R18 but is under separate ownership. At present it is unclear whether or not this parcel would be required to facilitate access to R18 therefore no capacity is identified but may be forthcoming as part of wider development scheme for R18. | Landownership/ highways access. Adjacent to Conservation Area.   | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>R43a</b> | Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton | 1.70 | 41 | 404767 | 316465 | Major | YES | YES | Achievable within 6 -15 years | Brereton & Ravenhill    | Suburban Area - 35dph | Brereton & Ravenhill | -    | 70 | - | Site comprises the former Kodak Finishing Works and a Transport Depot. Identified as low quality employment area. Site area is 2.3ha. Net developable area assumed to be 1.7ha.   | Site is subject to possible contamination-not considered a major constraint by the landowner. Potential site investigation required to rear of site (colliery spoil). Coal Authority High Risk Development Area. Adjacent to AONB. Adjacent industrial uses. | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>R43b</b> | Former Milk Depot, Redbrook Lane Industrial Estate, Brereton                                | 0.68 | 34 | 404819 | 316525 | Major | YES | YES | Achievable within 6 -15 years | Brereton & Ravenhill    | Suburban Area - 35dph | Brereton & Ravenhill | -    | 23 | - | Site comprises the former Kodak Finishing Works and a Transport Depot. Currently occupied by business. Identified as low quality employment area. Site area is 0.75. Net developable area assumed to be 0.68ha.   | Site is subject to possible contamination-not considered a major constraint by the landowner. Coal Authority High Risk Development Area. Adjacent industrial uses.   | Development potential, <b>NO</b> planning permission | Brownfield |

|                                     |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   |            |          |  |   |  |            |
|-------------------------------------|--|------|----|--------|--------|-------|-----|-----|-------------------------------|----------------------|-----------------------|----------------------|---|------------|----------|--|---|--|------------|
| R43c,d,<br>e,f,g                    | Sites at Redbrook Lane Industrial Estate, Brereton | 0.70 | 34 | 404723 | 316458 | Major | YES | YES | Achievable within 6 -15 years | Brereton & Ravenhill | Suburban Area - 35dph | Brereton & Ravenhill | - | 24         | -        | Site forms part of current industrial estate- buildings partly occupied. Multiple landowners. Identified as low quality employment area. Site area is 0.8ha. Net developable area assumed to be 0.7ha. | Site is subject to possible contamination-not considered a major constraint by the landowner. Adjacent industrial uses. | Development potential, <b>NO</b> planning permission | Brownfield |
| R43h                                | Land at Redbrook Lane, Brereton                    | 0.60 | 33 | 404800 | 316397 | Major | YES | YES | Achievable within 6 -15 years | Brereton & Ravenhill | Suburban Area - 35dph | Brereton & Ravenhill | - | 20         | -        | Site forms part of current industrial estate- buildings partly occupied. Identified as low quality employment area. Site area is 0.65ha. Net developable area is assumed to be 0.6ha.                  | Site is subject to possible contamination-not considered a major constraint by the landowner. Adjacent industrial uses. | Development potential, <b>NO</b> planning permission | Brownfield |
| <b>Rugeley Major Sites Totals</b>   |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   | <b>137</b> | <b>0</b> |  |   |  |            |
| <b>MAJOR SITES: NORTON CANES</b>    |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   |            |          |  |   |  |            |
|                                     |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   | 0          | 0        | NO SITES IN THIS CATEGORY  |   |  |            |
| <b>Rugeley Major Sites Totals</b>   |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   | <b>0</b>   | <b>0</b> |  |   |  |            |
| <b>6-15 MAJOR SITES SUB-TOTALS:</b> |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   | <b>284</b> | <b>0</b> |  |   |  |            |
| <b>6-15 GRAND TOTALS:</b>           |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   | <b>284</b> | <b>0</b> |  |   |  |            |
|                                     |  |      |    |        |        |       |     |     |                               |                      |                       |                      |   | <b>284</b> |          |  |   |  |            |

**APPENDIX K: GREEN BELT AND AONB SITES**

| Site ID                                    | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area   | Character Area Density Zone      | Ward                          | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status |
|--|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|--|----------------------------------|-------------------------------|----------------------|--|---|---|---|--------|
|  |  |                                  |                       |         |          |           |            |               |  |                                  |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |        |
| <b>CANNOCK, HEDNESFORD AND HEATH HAYES</b> |  |                                  |                       |         |          |           |            |               |  |                                  |                               |                      |  |   |   |   |        |
| C115                                       | Land at Newlands Lane, Heath Hayes   | 0.75                             | 34.07                 | 401296  | 309849   | NO        | NO         | -             | Heath Hayes & Wimblebury / Green Belt & AONB               | Green Belt Urban Extension-35dph | Heath Hayes East & Wimblebury | 90%                  | -  | 23  | The site currently functions as a nursery/garden centre. It was put forward as site 07 in the Site Allocations. Not promoted since 2008.  | Green Belt. Coal Authority High Risk Development Area. Landowner intentions.  | -      |
| C116                                       | Land south of A5190, Lichfield Road, Heath Hayes   | 14                               | -                     | 401525  | 309625   | NO        | NO         | -             | Heath Hayes & Wimblebury / Green Belt & AONB               | Green Belt and AONB - 15- 20dph  | Heath Hayes East & Wimblebury | 75%                  | -  | -   | Formerly proposed large extension- original submission for 3,000 dwellings for whole site. Area now largely covered by other more recent submissions for separate parcels including C84, C116(a), C116(b), C279, C352 and C326. This site is therefore the remainder of land from original site C116 carried forward. Area largely comprises the Fair Lady Coppice Country Park. Unlikely to accommodate built development- may form part of open space to adjoining larger scale proposals.  | Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Local Plan Proposed Recreational Footpath/Cycle Route to south of site. Fair Lady Coppice Country Park- accessible recreational area of ecological value. Proximity to AQMA. Landowner intentions.                                  | -      |
| C116a and C116b                            | Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)   | 20                               | 58                    | 400574  | 309641   | NO        | YES        | -             | Hawks Green / Heath Hayes & Wimblebury / Green Belt & AONB | Green Belt Urban Extension-35dph | Norton Canes                  | -                    | 700  | -   | Previously formed part of C116 but site has since been put forward as separate representation. Land agent promoting site, with consent of landowner. Site is greenfield, currently in agricultural use. Site is being promoted in conjunction with adjacent land that would form Country Park (Site C116(b) that was formerly promoted for residential development). Site area of C116(a) is 32.4ha. NDA is circa 20ha (60% given scale of site). Lies adjacent to urban edge. Indicative concept plan and promotional document produced, supported by preliminary technical assessment work related to Green Belt, landscape and visual impacts, flooding and drainage, access, ecology and infrastructure. Work identifies woodland, water features and hedgerows on site- further survey work required to determine extent of species and habitats.Suggests potential for on-site infrastructure provision e.g. school. Promotional document provided. Potential for BNG.  | Green Belt. Coal Authority High Risk Development Area (on southern part of C116b). Adjacent to SBI. Proximity to listed building on Lichfield Road. Public right of way through site. Proposed recreational footpath/cycle route lies along southern boundary of C116b. In proximity to operational landfill. | -      |
| C116c                                      | Land south of Cannock Road A5190, Heath Hayes  | 5.18                             | 29                    | 401016  | 309831   | NO        | YES        | -             | Heath Hayes & Wimblebury / Green Belt & AONB               | Green Belt Urban Extension-35dph | Heath Hayes East & Wimblebury | -                    | 150  | -   | Previously formed part of C116 but site has since been put forward as separate representation. Sole landowner promoting site, not developer. Landowner intention to work with Cameron Homes to bring forward development. A statement from Cameron Homes has been provided. Suggests current market interest from major housebuilder for medium density market housing (150-160 dwellings) with some affordable. Site is greenfield and partly occupied by woodland. Site area is 7.93ha largely comprising of low grade grazing land divided into 3 main fenced enclosures together with an area of unmanaged deciduous woodland containing a pond(approx 2.8ha). NDA suggested as 5.18ha, which appears to represent remainder of site excluding woodland area. May therefore reduce further with reduced capacity accordingly. Some preliminary site masterplanning work undertaken (as part of previous submission for larger C116 site). Site is adjoined by detached houses and garage/car hire premises and is adjacent the urban edge of Heath Hayes. Formerly Land south of A5190, Lichfield Road, Heath Hayes - C116(c). Full legal due diligence has been undertaken by Cameron Homes, further technical submissions will be made. Site is being promoted to be brought forward in the short term subject to appropriate change in planning policy to enable grant of planning permission. | Green Belt. Site is covered by TPO group with area of woodland to west of site. Parts of site Coal Authority High Risk Development Area. Adjacent to SBI.   | -      |
| C119                                       | Former Severn Trent Plc Land, Wedges Mills   | 1.65                             | 34                    | 396996  | 308782   | NO        | NO         | -             | A5/ Greater Bridgtown / Green Belt & AONB                  | Green Belt Urban Extension-35dph | Cannock South                 | 90%                  | -  | 50  | Sole landowner promoting site, not developer. Hatherton Branch canal safeguarded route runs via site. Cross boundary site with South Staffordshire- total site area is approx 7.4ha. Also suggested for employment/recreational uses- ELAA ref CE54. Almost whole of site within CCDC is covered by Flood Zone 3 so considered to be significantly constrained physically.  | Green Belt. Access Problems, Flood Risk (Zones 2 and 3), Potential Contamination (former effluent lagoon). Historic Landfill. Hatherton Branch Canal route.   | -      |
| C120                                       | Land at the Grange, Cannock Wood St, Hazelslade  | 1.2                              | 15                    | 402679  | 312381   | NO        | YES        | -             | Hazelslade & Rawnsley/ Green Belt & AONB                   | Green Belt and AONB - 15- 20dph  | Rawnsley                      | 90%                  | -  | 16  | Sole landowner promoting site, not developer. Has been suggested for mix of potential uses, including residential.  | Green Belt. Proximity to AONB. TPO's. Coal Authority High Risk Development Area.  | -      |
| C121                                       | Land to the rear of Longford House, Watling Street, Cannock  | 1.18                             | 38                    | 396750  | 309253   | NO        | YES        | -             | South & West Cannock/ Green Belt & AONB                    | Green Belt Urban Extension-35dph | Cannock South                 | -                    | 45   | -   | Cross boundary site with South Staffordshire District with suggested total capacity of around 250 dwellings in total (45 dwellings on CCDC part of site). Whole site is 13ha, net developable area of 7ha. Part of site within CCDC is 2ha, net developable area of 1.18ha. Site currently in use for car auctions and car boot sales. Part of site constitutes brownfield land (occupied by buildings, car parks and storage areas). Higher density assumption reflects that the site lies to south of existing urban area. Site promoters advise all landowners support proposed development (no third party ownership constraints apply). Landowner promoting site, not developer. Vision document submitted with some preliminary assessment work, and some site promotion work undertaken. Work identifies boundary hedges, treelines and ditches may provide habitats for protected species; some potential non-designated archaeological assets in wider part of site; stream crosses through CCDC part of site. Further detailed survey work to be undertaken.  | Green Belt. TPOs on site. Proximity to Grade 2 Listed Building (to south of site).  | -      |
| C122b                                      | Former Iron Foundry, New Hayes Road, Rawnsley  | 3.4                              | 15                    | 403221  | 311818   | NO        | NO         | -             | Prospect Village/ Green Belt & AONB                        | Green Belt and AONB - 15- 20dph  | Rawnsley                      | 75%                  | -  | 39  | Adjacent to Prospect Village settlement boundary. Forms part of recreational ground for Prospect Village Hall and the hall building. Not promoted since 2007.   | Green Belt. Historic Landfill. SBI designation. Proposed recreational footpath/cycle route runs through site. Loss of community facilities. Landowner intentions.   | -      |
| C135                                       | Land at corner of Cumberledge Hill and H, Wagstaff, Land at Corner of Cumberledge Hill and Holly Hill Road, Cannock Wood, WS15 | 0.09                             | 16.66                 | 404018  | 312191   | NO        | NO         | -             | Green Belt & AONB  | Green Belt and AONB - 15- 20dph  | Rawnsley                      | 100%                 | -  | 1   | CH/23/055 is an application for the erection of a 2bedroom bungalow and integral garage, refused March 2023. Site formerly Land at the junction of Cumberledge Hill and Holly Hill Road, Cannock Wood. Boundary Change from last SHLAA.   | Green Belt and AONB. TPO. Landowner intentions  | -      |

APPENDIX K: GREEN BELT AND AONB SITES

| Site ID | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area   | Character Area Density Zone       | Ward                                     | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints   | Status |
|---------|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|--|-----------------------------------|--|----------------------|--|---|--|---|--------|
|         |   |                                  |                       |         |          |           |            |               |  |                                   |  |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |   |        |
| C136    | Land adjacent to 29 Cumberledge Hill, Cannock Wood  | 0.95                             | 15                    | 404120  | 312116   | NO        | YES        | -             | Green Belt & AONB  | Green Belt and AONB - 15- 20dph   | Rawnsley                                 | 90%                  | -  | 13  | Sole landowner promoting site, not developer. Site is greenfield.  | Green Belt and AONB. Coal Authority High Risk Development Area.   | -      |
| C137    | Land at Hayfield Hill, Cannock Wood   | 1.12                             | 15                    | 404546  | 311588   | NO        | NO         | -             | Cannock Wood/ Green Belt & AONB                                      | Green Belt and AONB - 15- 20dph   | Rawnsley                                 | 90%                  | -  | 15  | Sole landowner promoting site, not developer. Adjacent to Cannock Wood settlement boundary. Site is greenfield. Site capacity suggested of 32 dwellings, but doesn't take into account AONB/village location. Boundary Reduction by landowner site removed from wider allocation accordingly.  | Green Belt and AONB.  | -      |
| C171    | Land off Rugeley Road, Hazelslade, Cannock  | 2.96                             | 15.77                 | 402630  | 313163   | NO        | YES        | -             | Green Belt & AONB  | Green Belt and AONB - 15- 20dph   | Rawnsley                                 | 75%                  | -  | 35  | Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Site area 2.96ha and assumes 70 dwellings, but doesn't take account of NDA and AONB/village location. Capacity reduced accordingly.   | Green Belt and AONB. Southern edge of site affected by Coal Authority High Risk Development Area.   | -      |
| C174    | Land at the Bungalow, Rugeley Road, Hazelslade, Cannock   | 0.61                             | 16.34                 | 401960  | 312808   | NO        | YES        | -             | Hazelslade & Rawnsley/ Green Belt & AONB                             | Green Belt and AONB - 15- 20dph   | Rawnsley                                 | 90%                  | 10   | -   | Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Site is situated outside the Settlement Boundary.   | AONB. Coal Authority High Risk Development Area.  | -      |
| C264    | Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock  | 38                               | -                     | 402214  | 311675   | NO        | YES        | -             | Hazelslade & Rawnsley / Heath Hayes & Wimblebury / Green Belt & AONB | Green Belt Urban Extension- 35dph | Heath Hayes East & Wimblebury / Rawnsley | -                    | -  | -   | Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels (see related entries below). No capacity shown for C264 to avoid double counting- previously estimated overall capacity of 1000 dwellings. Replaces former Site C114. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Work identifies ponds and hedgerows on site- further survey work required to determine extent of species and habitats. Consideration of intervisibility with Scheduled Ancient Monument at Castle Ring required. Ground investigations to be undertaken related to former mining activity. Further transport assessment work to be undertaken to assess capacity of access arrangements. Proposals include potential on-site infrastructure e.g. school, local centre. Site area is circa 65ha with assumed 38ha available for residential development. LPPO submissions highlights the landowners ownership of land to the south (C265)- potential for the land to the south to be made available for appropriate mitigation to offset development of the C264 sites including provision of relevant infrastructure. | Green Belt. Coal Authority High Risk Development Area. Previously formed part of Open Cast Coal and Clay quarry. Public rights of way through part of site. Northern boundary adjacent to proposed recreational footpath/cycle route.       | -      |
| C264a   | Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)                         | 1.2                              | 30.83                 | 401795  | 311225   | NO        | YES        | -             | Heath Hayes & Wimblebury/ Green Belt & AONB                          | Green Belt Urban Extension- 35dph | Heath Hayes East & Wimblebury            | -                    | 37   | -   | Sole landowner promoting site, not developer. Site is greenfield. Site is located in the Green Belt. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Some access arrangements may be dependant upon third party landownership to provide sufficient capacity. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.   | Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Previously formed part of Open Cast Coal and Clay quarry.   | -      |
| C264b   | Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)                        | 6.5                              | 30.00                 | 401995  | 311446   | NO        | YES        | -             | Heath Hayes & Wimblebury / Green Belt & AONB                         | Green Belt Urban Extension- 35dph | Heath Hayes East & Wimblebury            | -                    | 195  | -   | Sole landowner promoting site, not developer. Site is greenfield. Site is located in the Green Belt. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Some access arrangements may be dependant upon third party landownership to provide sufficient capacity. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.   | Green Belt. Coal Authority High Risk Development Area. Previously formed part of Open Cast Coal and Clay quarry.  | -      |
| C264c   | Parcel C of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Haymaker Way/Barn Way and south of Littleworth Road) | 4.3                              | 14.65                 | 401910  | 311815   | NO        | YES        | -             | Hazelslade & Rawnsley / Heath Hayes & Wimblebury / Green Belt & AONB | Green Belt Urban Extension- 35dph | Heath Hayes East & Wimblebury            | -                    | 63   | -   | Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Some access arrangements may be dependant upon third party landownership to provide sufficient capacity. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.  | Green Belt. Previously formed part of Open Cast Coal and Clay quarry.   | -      |
| C264d   | Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)                                   | 21                               | 29.95                 | 402320  | 311759   | NO        | YES        | -             | Hazelslade & Rawnsley / Green Belt & AONB                            | Green Belt Urban Extension- 35dph | Rawnsley                                 | -                    | 629  | -   | Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.   | Green Belt. Coal Authority High Risk Development Area. Access may rely on other sites coming forward in tandem/prior to this site. Previously formed part of Open Cast Coal and Clay quarry.  | -      |
| C264e   | Parcel E of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Chetwynd Park and west of Cannock Wood Road)        | 5                                | 29.00                 | 402644  | 312046   | NO        | YES        | -             | Hazelslade & Rawnsley / Green Belt & AONB                            | Green Belt Urban Extension- 35dph | Rawnsley                                 | -                    | 145  | -   | Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.   | Green Belt. Proposed Recreational Footpath/Cycle Way may cross proposed access point. Previously formed part of Open Cast Coal and Clay quarry.   | -      |
| C265    | Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock  | 84.6                             | 33.33                 | 402766  | 311332   | NO        | YES        | -             | Heath Hayes & Wimblebury / Green Belt & AONB / Prospect Village      | Green Belt Urban Extension- 35dph | Rawnsley                                 | 60%                  | 2820   | -   | Sole landowner promoting site, not developer. Site is greenfield. Same landowner promoting site C264 ahead of C265 at present. LPPO submissions highlights the landowners ownership of land to the south (C265)- potential for the land to the south to be made available for appropriate mitigation to offset development of the C264 sites including provision of relevant infrastructure.   | Green Belt. SBI designation on part of site. Coal Authority High Risk Development Area. Adjacent to SSSI. Features of archaeological interest. Historic Landfill at edge of site. Previously formed part of Open Cast Coal and Clay quarry. | -      |
| C279a   | Land east of Wimblebury Road at Bleak House, Heath Hayes  | 11                               | 37.27                 | 401935  | 310505   | NO        | YES        | -             | Heath Hayes & Wimblebury / Green Belt & AONB                         | Green Belt Urban Extension- 35dph | Heath Hayes East & Wimblebury            | -                    | 410  | -   | Housebuilder (Taylor Wimpey) are landowner and site promoter. Site is mainly located in the Green Belt but it also includes site C84 (safeguarded land). Site is greenfield. Site area is circa 18ha, covering site C84. Proposed development area is 11ha with the remaining circa 7ha proposed for open space. Development statement prepared with indicative masterplan for site. Work identifies woodland, water features and hedgerows on site- further survey work required to determine extent of species and habitats.   | Green Belt. Coal Authority High Risk Development Area. Historic Landfill. In proximity to SSSI. Previously formed part of Open Cast Coal and Clay quarry. Some mine shafts on site.   | -      |

**APPENDIX K: GREEN BELT AND AONB SITES**

| Site ID        | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                              | Character Area Density Zone       | Ward                          | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints  | Status |
|----------------|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|---|-----------------------------------|-------------------------------|----------------------|--|---|---|--|--------|
|                |   |                                  |                       |         |          |           |            |               |   |                                   |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |  |        |
| C279b          | Land east of Wimblebury Road at Bleak House, Heath Hayes (Southern Parcel)            | 11                               | 12.95                 | 402073  | 310113   | NO        | YES        | -             | Green Belt & AONB                           | Green Belt and AONB - 15- 20dph   | Rawnsley                      | 75%                  | 190  | -   | Housebuilder (Taylor Wimpey) are landowner and site promoter. Site being promoted in conjunction with C279a (covering C84). Development statement prepared with indicative masterplan for site, provision identified for potential for meeting infrastructure requirements in the local area.   | Green Belt. Abuts SSSI. Coal Authority High Risk Development Area.   | -      |
| C342           | Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford             | 33                               | 33.33                 | 400046  | 313951   | NO        | YES        | -             | Pye Green Valley / Green Belt & AONB        | Green Belt and AONB - 15- 20dph   | Hednesford North              | 60%                  | 1100   | -   | Sole landowner promoting site, not developer. Site is greenfield, currently in agricultural use.  | Green Belt and AONB  | -      |
| C352           | Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes | 1.59                             | 28.30                 | 401499  | 309832   | NO        | YES        | -             | Heath Hayes & Wimblebury/ Green Belt & AONB | Green Belt Urban Extension- 35dph | Heath Hayes East & Wimblebury | 90%                  | 45   | -   | Formerly part of larger site of C116. Sole landowner promoting site, not developer. Currently in use as football ground, representing a greenfield site. Some site assessment and promotion work underway. Adjacent to urban edge. Landowner has provided information on the Football Association and Sport England which states that the current facilities are not fit for purpose, the site does not meet requirements and ground grading criteria of level 5 and therefore club could not be promoted. The site is being promoted for between 45-50 Affordable Homes. An altered boundary has been provided through Call for Sites 2023 this boundary is for identifying purposes only and does not signify ownership boundaries - as such third party landownership consideration would have to be given to enable the development to be brought forward.  | Green Belt. Coal Authority High Risk Development Area on southern boundary of site. Historic Landfill. Would require relocation of current use, particularly given represents in use playing pitches. Nearby Fair Lady Coppice (wildlife site). Third party landownership constraints. | -      |
| C373a          | Land at Court Bank Farm, Cannock Wood   | 0.71                             | 22.67                 | 404211  | 311628   | NO        | YES        | -             | Green Belt & AONB                           | Green Belt and AONB - 15- 20dph   | Rawnsley                      | 100%                 | -  | 16  | Sole landowner promoting site, not developer. Site is predominately greenfield, currently in mixed use (grazing, equestrian facilities, antiques operation). Site suggested for residential use (at circa 20-25dph but no suggested overall capacity) and renewable energy proposals. Landowner suggests part of site could be developed, rather than whole site, but whole site boundary has been suggested too. Overall site area 37ha. 7ha of ancient woodland area also containing ancient monument removed from site area. Site capacity represents maximum estimate based upon assumed 60% NDA of 30ha. Small parts of site adjoin Cannock Wood Settlement Boundary. Part of site formerly site C172. Site Boundary reduced in Call for Sites to include only the land covering 84 Hayfield Hill and the UKAA Business Premises. Reduction from 30ha to 1.024ha. Site reduced to reflect split with C373b.  | Green Belt and AONB. Coal Authority High Risk Development Area. Site is greenfield, currently in mixed use (grazing, equestrian facilities, antiques operation). Ancient Woodland, SBI and TPOs abut parts of site.  | -      |
| C373b          | Hill Farm, 84 Hayfield Hill, Cannock Wood, Cannock, WS15 4RU                          | 0.32                             | 12.40                 | 404543  | 311483   | NO        | YES        | -             | Green Belt & AONB                           | Green Belt and AONB - 15- 20dph   | Rawnsley                      | 100%                 | 4  | -   | Sole landowner promoting site, not developer. Site is northern portion of former C373 (SHLAA 2022) now site C373a. CH/22/0190 is a planning application for the demolition of 3no. buildings to be replaced with 3no. dwellings and the conversion of a 4th building to residential - withdrawn September 2022.   | Green Belt and AONB. Abuts TPOs, Ancient Woodland, SBI.  | -      |
| C375a, b and c | Land off Rugeley Road, A460, Hednesford, Staffordshire                                | 2.48                             | 26.94                 | 400975  | 313545   | NO        | YES        | -             | Pye Green Valley / Green Belt & AONB        | Green Belt and AONB - 15- 20dph   | Hednesford North              | 75%                  | 50   | -   | Sole landowner promoting site, not developer. Site being proposed as part of a comprehensive scheme to include the use of the wider site as open space; there are no third landownership constraints. Site suggested for housing-led development (Site C375a) with associated open space provision and an extended golf course ((Site C375) with the residential scheme enabling this). Previously granted consent for extension of adjacent golf course (1997- now lapsed). Site is being promoted for open market housing with proportional affordable housing provision. The overall proposition includes the adjacent land proposed for Leisure/Green Space Network/ Local Green Space, comprising c. 40-45acres for publicly accessible woodland; and the area (C375b) comprising c. 2-3acres for a small extension to one of the existing holes at Beau Desert Golf Club. Site is not currently in active use; the site (C375a) and the adjacent land were previously used for quarrying and tipping. Immediately adjacent, to the north-east of the site, is a site recently developed for housing. There is a building on part of the site and other evidence of its former commercial use. Landowner considers part of the site to meet the definition of previously developed land as provided in the NPPF Glossary. No detailed assessments or site promotion work undertaken to date. Site capacity suggested of 50-80 dwellings. Site size reflects area suggested for residential development only (Site C375a) however doesn't take into account NDA- assumed at 75%. Site is being promoted for availability in the medium/long term. There has been very preliminary level discussions with the developer of adjacent site (Fallow Hollow) and Forestry England). Further works required with regards to viability. Site formerly known as Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford (C375(a) and C375(b)). | Green Belt and AONB. Former sand and gravel quarry and landfill site. Land contouring may be required. On site water body acts as flood alleviation for Rawnsley Road. Culverting of watercourse running through site may be required. Adjacent to SBI.                                | -      |
| C376a          | Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood                        | 2.3                              | 5.80                  | 403296  | 312038   | NO        | NO         | -             | Green Belt & AONB                           | Green Belt and AONB - 15- 20dph   | Rawnsley                      | -                    | 10   | -   | Sole landowner, who is also developer, promoting site. Site former colliery tip but represents greenfield land (now restored). Site is wholly covered by SBI designation and therefore considered significantly physically constrained.   | Green Belt and AONB. SBI designation.  | -      |
| C376b          | Land at Cannock Wood Tip, off New Hayes Road, Cannock                                 | 10.94                            | 20.57                 | 403499  | 312439   | NO        | NO         | -             | Green Belt & AONB                           | Green Belt and AONB - 15- 20dph   | Rawnsley                      | 60%                  | -  | 135   | Landowner, promoting site for potential residential re-development or the provision of a site for biodiversity enhancement. Site former colliery tip but represents greenfield land (now restored). Site is wholly covered by SBI designation and therefore considered significantly physically constrained.  | Green Belt. Abuts AONB. SBI Designation.   | -      |
| C399           | Land at junction of New Hayes Road and Ironstone Road, Cannock Wood                   | 1.95                             | 19.83                 | 403533  | 311914   | NO        | YES        | -             | Prospect Village / Green Belt & AONB        | Green Belt and AONB - 15- 20dph   | Rawnsley                      | 75%                  | -  | 29  | Landowners promoting site, not developer. Site is greenfield.   | Green Belt and AONB. Adjacent to SBI.  | -      |
| C400           | Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)                      | 1.17                             | 17.09                 | 404396  | 312087   | NO        | YES        | -             | Cannock Wood/ Green Belt & AONB             | Green Belt and AONB - 15- 20dph   | Rawnsley                      | 90%                  | -  | 18  | Landowners promoting site, not developer. Site is greenfield.   | Green Belt and AONB.   | -      |

**APPENDIX K: GREEN BELT AND AONB SITES**

| Site ID                | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                            | Character Area Density Zone       | Ward                               | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints  | Status |
|------------------------|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|---|-----------------------------------|------------------------------------|----------------------|--|---|---|--|--------|
|                        |  |                                  |                       |         |          |           |            |               |   |                                   |                                    |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |  |        |
| C401                   | Land adjacent to 18 Cumberledge Hill, Cannock Wood                         | 1.1                              | 15.15                 | 404424  | 312216   | NO        | YES        | -             | Cannock Wood/ Green Belt & AONB           | Green Belt and AONB - 15- 20dph   | Rawnsley                           | 90%                  | -  | 15  | Landowners promoting site, not developer. Site is greenfield.   | Green Belt and AONB.   | -      |
| C402                   | Land to the rear of 40-46 Hayfield Hill, Cannock Wood                      | 0.38                             | 15.79                 | 404505  | 311859   | NO        | YES        | -             | Cannock Wood/ Green Belt & AONB           | Green Belt and AONB - 15- 20dph   | Rawnsley                           | 100%                 | -  | 6   | Sole landowner promoting site, not developer. Site currently in agricultural use mainly and represents largely greenfield land. No detailed assessments or site promotion work undertaken to date. Adjacent to Cannock Wood settlement boundary.  | Green Belt and AONB.   | -      |
| C403                   | Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood                | 0.13                             | 15.38                 | 404528  | 311157   | NO        | YES        | -             | Green Belt & AONB                         | Green Belt and AONB - 15- 20dph   | Rawnsley                           | 100%                 | -  | 2   | Sole landowner promoting site, not developer. Site currently in agricultural use mainly and represents largely greenfield land. No detailed assessments or site promotion work undertaken to date. Not adjacent to Cannock Wood settlement boundary.  | Green Belt and AONB.   | -      |
| C433                   | Land adjacent Rugeley Road, Hazelslade                                     | 3.37                             | 19.80                 | 402502  | 313009   | NO        | YES        | -             | Hazelslade & Rawnsley / Green Belt & AONB | Green Belt and AONB - 15- 20dph   | Rawnsley                           | 75%                  | -  | 50  | Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Suggests site area of 4.5ha and capacity of 120 dwellings. However, doesn't take into account NDA and AONB/village location. Capacity reduced accordingly.   | Green Belt and AONB. Part of site Coal Authority High Risk Development Area. Adjacent to SBI/Local Nature Reserve.   | -      |
| C467                   | Land at Old Ironstone Road, Burntwood/Wimblebury                           | 1.00                             | 44.44                 | 403780  | 310953   | NO        | YES        | -             | Green Belt & AONB                         | Green Belt Urban Extension- 35dph | Rawnsley                           | 90%                  | 40   | -   | Landowner promoting site, not developer. Site is greenfield. Site is cross boundary with majority of proposed development site lying within Lichfield DC (circa 12ha overall). Suggested for residential development but with potential for small scale offices and retail convenience store with public open space. Overall capacity of cross boundary site suggested as 350 dwellings. Portion within Cannock Chase District expected to accommodate wholly residential development (circa 40 dwellings). Pond and woodland on site. No detailed site assessments undertaken to date. | Green Belt. Coal Authority High Risk Development Area. Previously formed part of Open Case Coal and Clay quarry.   | -      |
| C489                   | Land at Newlands Lane, Heath Hayes   | 3.60                             | 38.89                 | 399920  | 309686   | NO        | YES        | -             | Hawks Green / Green Belt & AONB           | Green Belt Urban Extension- 35dph | Norton Canes                       | 75%                  | 140  | -   | Sole landowner promoting site, not developer. Publicly owned land (Staffordshire County Council). Site is greenfield, representing former golf course use. No detailed site assessment work undertaken to date. Pond on site. The site's viability is subject to assessment and possible further investigation. Site area is 4.8ha and suggested capacity of circa 140 dwellings, however doesn't take into account NDA. Assumed NDA at 75%. The site is a vacant site and it is proposed to be available to come forward immediately.  | Green Belt. Part of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. Proximity to listed building on Lichfield Road. Proximity to SBI. Lies adjacent to operational landfill site. | -      |
| C541                   | Land South East of New Hayes Farm, Holly Hill Road, Cannock Wood, WS15 1EE | 0.06                             | 18.18                 | 403993  | 312237   | NO        | YES        | -             | Green Belt & AONB                         | Green Belt and AONB - 15- 20dph   | Rawnsley                           | 100%                 | 1  | -   | CH/21/0292 is a planning application for the change of use of stables to dwelling, refused September 2021.  | Green Belt and AONB.   | -      |
| C564                   | The Holding, Rugeley Road, Hazelslade, Cannock, WS12 0PH                   | 0.29                             | 3                     | 401507  | 312936   | NO        | NO         | -             | Green Belt & AONB                         | Green Belt and AONB - 15- 20dph   | Hednesford North/ Hednesford South | 100%                 | 1  | -   | CH/22/0321 is a planning application for the demolition of equestrian buildings and the erection fo 1no. 3bed dwellinghouse, refused October 2022.  | Green Belt and AONB.   | -      |
| <b>CANNOCK TOTALS:</b> |  |                                  |                       |         |          |           |            |               |   |                                   |                                    |                      | <b>6783</b>  | <b>440</b>  |   |  |        |

**RUGELEY AND BRERETON**

|      |  |       |       |        |        |    |     |   |  |                                   |                          |     |     |    |  |  |   |
|------|--|-------|-------|--------|--------|----|-----|---|--|-----------------------------------|--------------------------|-----|-----|----|--|--|---|
| R28  | Land at Springs Farm, Brereton                                 | 6.07  | 33.61 | 405400 | 315784 | NO | YES | - | Brereton & Ravenhill / Green Belt & AONB | Green Belt Urban Extension- 35dph | Brereton & Ravenhill     | -   | 204 | -  | Land Promoter Richborough Estates promoting site on behalf of landowner. A new Masterplan and new site boundary has been provided reducing the NDA and the number of units from previously provided figures. A new boundary has been provided taking a full account of technical restraints on the site a topographical survey which the access and drainage strategies have been appraised against for development proposals. Site is greenfield and agricultural land. Masterplan produced supported by preliminary site assessment work related to highways/access, ecology, landscape and visual impacts, historic environment, flood risk, Green Belt assessment. Work identifies further detailed survey work required to confirm existence of species and habitats. Proximity of AONB identified in landscape appraisal. Site area is 13.68ha. NDA suggested at 6.07ha. Adjacent to urban edge. Illustrative Masterplan provided. | Green Belt and on the edge of AONB. Coal Authority High Risk Development Area at edge of site. Overhead power line crosses site. Proximity to Heritage Assets. | - |
| R29a | Land to the north of Armitage Lane, Rugeley                    | 0.762 | 21.87 | 405892 | 316397 | NO | YES | - | Brereton & Ravenhill / Green Belt & AONB | Green Belt and AONB - 15- 20dph   | Brereton & Ravenhill     | 90% | -   | 15 | Part of the overall site falls into LDC (1.1ha within CCDC)- would require cross boundary approval. Site is greenfield. Access currently constrained by third party ownership and village green application. Publicly owned land (Homes England). No NDA provided assumed at 90%. Site split with R29b as SCC submitted site separately.   | Green Belt and access issues   | - |
| R29b | Land at Hobbs View, Armitage Lane, Brereton, Rugeley, WS15 1ED | 0.502 | 22.13 | 405858 | 316302 | NO | YES | - | Brereton & Ravenhill / Green Belt & AONB | Green Belt and AONB - 15- 20dph   | Brereton & Ravenhill     | 90% | 10  | -  | Site owned by SCC, identified as vacant highway land surplus to requirements. Proposed for residential development of circa 10-15dwellings. Site viability subject to assessment and possible further investigation. The site is vacant land and is available to be brought forward immediately.   | Green Belt.  | - |
| R30  | Lakeside smallholding, Hagley Drive, Rugeley                   | 1.67  | 0.60  | 403854 | 317908 | NO | YES | - | West Rugeley / Green Belt & AONB         | Green Belt and AONB - 15- 20dph   | Western Springs / Hagley | 75% | 1   | -  | Owner wants to put 1 dwelling on the greenbelt part of the site. No NDA provided assumed at 75%.   | Green Belt. TPOs.  | - |
| R32  | Land East of The Meadows, Armitage Lane, Brereton              | 1.49  | 22.22 | 405854 | 316148 | NO | YES | - | Brereton & Ravenhill / Green Belt & AONB | Green Belt Urban Extension- 35dph | Brereton & Ravenhill     | 90% | 33  | -  | Landowner and site promoter is housebuilder. Site is greenfield. No detailed site assessments undertaken to date. Land forms steep embankment. Site area is 1.65ha but no NDA provided. Assumed to be 90%.   | Green Belt. TPOs (in proximity).   | - |
| R33  | Land adjacent to The Birches, Rugeley                          | 5     | 30.00 | 403471 | 317193 | NO | YES | - | Hagley / Green Belt & AONB               | Green Belt Urban Extension- 35dph | Hagley                   | -   | 150 | -  | Site in joint landownership. All landowners promoting site. Site also promoted by land agent, with consent of landowners. Site is greenfield, currently used as grazing land. Site area is 6.4ha. NDA is approx 5ha. No detailed site assessments undertaken to date. Adjacent to urban edge.  | Green Belt. Flood Zones 2 and 3 at edge of site. Watermain crosses site with wayleave strip.   | - |

APPENDIX K: GREEN BELT AND AONB SITES

| Site ID | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                           | Character Area Density Zone                            | Ward                              | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status |
|---------|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|--|--|-----------------------------------|----------------------|--|---|---|---|--------|
|         |   |                                  |                       |         |          |           |            |               |  |  |                                   |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |        |
| R37     | Land east of the junction of Stile Cop Road and A460 Hednesford Road, Rugeley | 1.74                             | 17.24                 | 403681  | 316457   | NO        | YES        | -             | Hagley / Green Belt & AONB               | Green Belt and AONB - 15- 20dph                        | Hagley                            | 75%                  | 30   | -   | Sole landowner promoting site, who is also the intended developer. Site is greenfield representing former agricultural use. Site area is 2.32ha but no NDA provided. Assumed to be 75%.   | Green Belt and AONB. Public footpath crosses northern part of site.   | -      |
| R38     | Land at Hagley Park Farm and Jones Lane, Rugeley                              | 2.5                              | 26.00                 | 403374  | 317506   | NO        | YES        | -             | Slitting Mill / Green Belt & AONB        | Green Belt and AONB - 15- 20dph                        | Etching Hill & The Heath / Hagley | -                    | 65   | -   | Sole landowner promoting site, not developer. Site area 16.6ha, net developable area 2.5ha. Site currently in agricultural use and represents greenfield land. Assumes 65 dwellings at 25dph. Unclear which part of wider site is being promoted for 2.5ha of development. No detailed assessments or site promotion work undertaken to date. Greenfield site. Not within the AONB but would effectively form extension to Slitting Mill village boundary so considered appropriate to assume lower density development.  | Green Belt. Flood Zones 2 and 3 at western edge of site. Public right of way crosses southern part of site. Pumping station at northern corner of site. | -      |
| R39     | Land Adjacent to No.1 Forge Row, Slitting Mill, Rugeley                       | 0.23                             | 4.35                  | 402615  | 316724   | NO        | YES        | -             | Green Belt/AONB                          | Green Belt and AONB - 15- 20dph                        | Etching Hill & The Heath          | 100%                 | 1  | -   | Sole landowners promoting site for self build development. Site lies adjacent to 7 houses and is currently in use as a garden by the owners. Suggested development of 1 detached low energy, eco-standard house. Greenfield site.   | Green Belt and AONB. High pressure gas pipeline crosses small portion of northern edge of site(Buffer Zone covers large portion of site).               | -      |
| R74     | Land between Etching Hill Road and Stafford Brook Road, Rugeley               | 1.69                             | 14.78                 | 402424  | 318613   | NO        | YES        | -             | West Rugeley / Green Belt & AONB         | Green Belt and AONB - 15- 20dph                        | Etching Hill & The Heath          | 90%                  | 25   | -   | Sole landowner promoting site, not developer. Greenfield site. Lies adjacent to urban edge but also within the AONB therefore considered appropriate to assume lower density development. NDA not provided- assumed at 90%.   | Green Belt and AONB. TPOs. Adjacent to SBI.   | -      |
| R87     | Land north of Post Office Lane, Slitting Mill                                 | 0.72                             | 5.56                  | 402767  | 317451   | NO        | YES        | -             | Slitting Mill / Green Belt & AONB        | Rural Area - Established Settlement or Village - 20dph | Etching Hill & The Heath          | 90%                  | 4  | -   | Joint landowner promoting site. Greenfield site currently in use as rough grazing land with woodland. Suggested for potential self build and agricultural worker dwellings. Site assessment and promotion work undertaken via previous planning application. CH/11/0207 is a refused outline planning application for 3 dwellings. Appeal also dismissed on grounds of detrimental impact upon the AONB. Site within Slitting Mill Settlement Boundary. NDA not provided assumed at 90%   | AONB. TPO   | -      |
| R106    | Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley   | 1.65                             | 20.00                 | 402344  | 318065   | NO        | YES        | -             | West Rugeley / Green Belt & AONB         | Green Belt and AONB - 15- 20dph                        | Etching Hill & The Heath          | 75%                  | 33   | -   | Sole landowners promoting site, not developer. Site is greenfield, currently in agricultural use. No detailed site assessment or site promotion work undertaken to date. NDA not provided- assumed at 75%.  | Green Belt and AONB. TPOs.  | -      |
| R112    | Land between the Rising Brook and Hednesford Road, Rugeley                    | 7                                | 30.00                 | 403187  | 316424   | NO        | YES        | -             | Hagley / Green Belt & AONB               | Green Belt and AONB - 15- 20dph                        | Etching Hill & The Heath / Hagley | -                    | 210  | -   | Sole landowner promoting site, not developer. Site is greenfield, currently in agricultural use with some woodland. Adjacent to urban edge. Replaces former Site R44. Site boundary amended to reflect 2017 representations. Site area 35.65ha. Circa 7ha proposed for development- remainder Country Park proposal. Suggested capacity of 210-245 dwellings. Indicative concept plan undertaken but no detailed site assessment work to date. Lies adjacent to urban edge, however located within AONB- lower density development may therefore be appropriate (currently assumes approx 30dph). Linked to R112 (a) which is a planning application incorporating part of the northern end of the site including the access route. | Green Belt. AONB. High pressure gas pipeline at south of site. Railway line at western boundary of site. Public right of way along northern boundary.   | -      |
| R128    | Land at Coalpit Lane, Brereton, Rugeley                                       | 7.5                              | 15.07                 | 405077  | 315755   | NO        | YES        | -             | Brereton & Ravenhill / Green Belt & AONB | Green Belt and AONB - 15- 20dph                        | Brereton & Ravenhill              | 75%                  | -  | 113   | Landowner promoting site, not developer. Site is greenfield. Site is being promoted for Employment/Other:Leisure-BNG over residential development - ELAA Ref RE25. No NDA provided assumed at 75%. Submission through call for sites identifying site for potential use as outdoor recreational country park, nature conservation areas, ancillary visitor centre and holiday lodge caravans and application submitted in line with this (CH/22/0044 - Departure from the Development Plan)   | Green Belt. Adjacent to SBI.  | -      |
| R129    | Land at Treetops/Brook View, Rugeley  | 0.14                             | 14.29                 | 402376  | 316364   | NO        | YES        | -             | Green Belt/AONB                          | Green Belt and AONB - 15- 20dph                        | Etching Hill & The Heath          | 100%                 | 2  | -   | Landowner promoting site, not developer. Site is greenfield.  | Green Belt and AONB.  | -      |



**APPENDIX K: GREEN BELT AND AONB SITES**

| Site ID                | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                   | Character Area Density Zone     | Ward                     | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints   | Status |
|------------------------|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|----------------------------------|---------------------------------|--------------------------|----------------------|--|---|---|---|--------|
|                        |  |                                  |                       |         |          |           |            |               |                                  |                                 |                          |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |   |        |
| R156                   | Land adjacent to Birchbrae. Chaseley Road, Rugeley                                     | 2.7                              | 16.67                 | 402246  | 318241   | NO        | YES        | -             | West Rugeley / Green Belt & AONB | Green Belt and AONB - 15- 20dph | Etching Hill & The Heath | 75%                  | -  | 45  | Part landowner promoting site in collaboration with other landowners, not developer. Site is greenfield, currently in equestrian use. No detailed site assessment or site promotion work undertaken to date. No NDA provided- assumed at 75%. Capacity suggested as 90 dwellings but does not reflect AONB/edge of settlement location. Capacity reduced accordingly.   | Green Belt and AONB.  | -      |
| R157                   | Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley                              | 2.48                             | 19.80                 | 402255  | 318414   | NO        | YES        | -             | West Rugeley / Green Belt & AONB | Green Belt and AONB - 15- 20dph | Etching Hill & The Heath | 75%                  | 49   | -   | Joint landowners (under single trust) promoting site, not developer. Site is greenfield currently in agricultural use. No detailed site assessment or site promotion work undertaken to date. Also suggested for C2 use potentially. No NDA provided- assumed at 75%.   | Green Belt and AONB.  | -      |
| R158                   | Land at Stonehouse Road, Etchinghill, Rugeley  | 1.44                             | 17.36                 | 402448  | 318130   | NO        | YES        | -             | West Rugeley / Green Belt & AONB | Green Belt and AONB - 15- 20dph | Etching Hill & The Heath | 90%                  | 25   | -   | Joint landowners (under single trust) promoting site, not developer. Site is greenfield currently in agricultural use. No detailed site assessment or site promotion work undertaken to date. Also suggested for C2 use potentially. No NDA provided- assumed at 90%.   | Green Belt and AONB. Planning permission previously refused on site (CH/86/450) | -      |
| R159                   | Land at Greenfields Farm, Rugeley  | 3.6                              | 22.22                 | 404130  | 316482   | NO        | YES        | -             | Hagley / Green Belt & AONB       | Green Belt and AONB - 15- 20dph | Hagley                   | 75%                  | 80   | -   | Joint landowners promoting site, not developer. Site is predominately greenfield, currently used for grazing. There are Council owned accesses in two places. The site is predominantly greenfield with some brownfield for the existing dwelling. Site is being promoted with potential for residential development of 80-100 dwellings. Site is also being promoted for potential for use for an extension to the school for additional, capacity/services and a community centre to form a mixed development with the residential variant. The site is also being promoted for the potential to use to meet other provisions based on the holistic and strategic view of the whole community. Power line crosses part of site (serves current property on site). Third party ownership (Council) of potential access route. No detailed site assessment or site promotion work undertaken to date. Site is 4.8ha - No NDA provided- assumed at 75%. Site being brought forward for availability in the short term. | Green Belt and AONB.  | -      |
| R187                   | Land adjacent to Heathfields Farm, Chaseley Road/Stonehouse Road, Etchinghill, Rugeley | 0.9                              | 22.22                 | 402613  | 318062   | NO        | YES        | -             | West Rugeley / Green Belt & AONB | Green Belt and AONB - 15- 20dph | Etching Hill & The Heath | 90%                  | 20   | -   | Part landowner promoting, not developer. Promoter suggests other landowners support submission. Site currently constitutes unused overgrown land and represents greenfield land. No detailed assessments or site promotion work undertaken to date. Site area reduced to reflect TPO group. No NDA provided- assumed at 90%.  | Green Belt and AONB. TPOs.  | -      |
| R230                   | Land known as Scarborough Field, Stafford Brook Road, Etchinghill, Rugeley             | 1.14                             | 30.62                 | 402254  | 318506   | NO        | YES        | -             | West Rugeley / Green Belt & AONB | Green Belt and AONB - 15- 20dph | Etching Hill & The Heath | 90%                  | 35   | -   | Land is under option by Walton Homes Ltd. Current use is agricultural. Site is proposed for potential residential development of market and affordable provision for 35-40 dwellings (depending on mix). No detailed site assessments or site promotion work undertaken to date. Site area is 1.27ha no NDA provided assumed at 90%.  | Green Belt and AONB.  | -      |
| <b>RUGELEY TOTALS:</b> |  |                                  |                       |         |          |           |            |               |                                  |                                 |                          |                      | <b>977</b>   | <b>173</b>  |   |   |        |

**NORTON CANES**

|      |  |       |       |        |        |    |     |   |                                  |                                   |              |     |     |     |  |   |   |
|------|--|-------|-------|--------|--------|----|-----|---|----------------------------------|-----------------------------------|--------------|-----|-----|-----|--|---|---|
| N33  | Land west of Hednesford Road, Norton Canes                                 | 11.24 | 37.37 | 401599 | 308648 | NO | YES | - | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph | Norton Canes | -   | -   | -   | Site also comprised of former sites N24, N64 and N20. Bloor Homes Ltd as prospective developers of the site has a formal option agreement in relation to the site. The site comprises a network of regular shaped fields of varied sizes that are in agricultural use, as well as the farm buildings and associated outbuildings of Norton Lodge Farm. The site is bound by Hednesford Road at the northern part of its eastern boundary, with established residential areas to the immediate east and south of the site. Predominantly a greenfield site (minor elements of brownfield land relating to Norton Lodge Farm). There is an existing gas pipeline within the site (that enters near to the SE corner, running NE to the E boundary before turning N and running through the centre of the site). There is a 6.1m easement in place to allow free access for the maintenance of the site, which has been taken into account in the emerging masterplan. Site area is 20.67ha, a NDA of 11.24ha has been provided for residential development equating to c.420 dwellings. There is also potential for community uses that would be housed within a retained (and converted) outbuilding at Norton Lodge Farm which will be considered as the scheme for the site's development evolves. An Access Feasibility Report has been undertaken. The site is being actively promoted, and a suite of technical and environmental assessments have been undertaken and provided. | Green Belt. High pressure gas pipeline runs through site. Historic landfill on part of site. Coal Authority High Risk Development Area. Possible pumping station on site. | - |
| N33a | Land west of Hednesford Road, Norton Canes (Parcel A)                      | 5.25  | 33.33 | 401890 | 308864 | NO | YES | - | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph | Norton Canes | 75% | 175 | -   | Related to N33 sites - former site N33. Site currently in agricultural use and represents largely greenfield land. Site partly occupied by farmhouse and agricultural buildings. Adjacent to urban edge. Site area is 7ha. No NDA provided- assumed at 75%. Proposed for circa 175 dwellings.  | Green Belt. High pressure gas pipeline runs through site. Historic landfill on part of site.  | - |
| N33b | Land west of Hednesford Road, Norton Canes (Parcel B - South of Long Lane) | 2.79  | 21.51 | 401601 | 308411 | NO | YES | - | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph | Norton Canes | 75% | 60  | -   | Related to N33 sites - former site N20. Option holder/developer promoting site, with landowner consent. Site currently used for grazing. No detailed assessments undertaken to date. Adjacent to urban edge. Greenfield site. No NDA provided- assumed at 75%. Proposed for circa 60-70 dwellings.   | Green Belt. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.  | - |
| N33c | Land west of Hednesford Road, Norton Canes (Parcel c - north of Long Lane) | 4.17  | 34.77 | 401601 | 308777 | NO | YES | - | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph | Norton Canes | 75% | 145 | -   | Related to N33 sites - former site N24. Option holder/developer promoting site, with landowner consent. Major housebuilder has identified interest in site. Site is greenfield, currently in agricultural use. No detailed site assessment work undertaken to date. No NDA provided assumed at 75%.  | Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Access. High pressure gas pipeline runs through site. Proximity to AQMA.                        | - |
| N33d | Land west of Hednesford Road, Norton Canes (Parcel D - East of Long Lane)  | 3.00  | 13.33 | 401609 | 308602 | NO | YES | - | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph | Norton Canes | 75% | 40  | -   | Related to N33 sites - former site N64. Option holder/developer promoting site, with landowner consent. Site currently in agricultural use and represents greenfield land. No detailed assessments or site promotion work undertaken to date. Adjacent to urban edge. Site area is 4ha. No NDA provided- assumed at 75%.   | Green Belt. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Possible pumping station on site.                                    | - |
| N49  | Land at Norton Canes between the A5 and M6 Toll                            | 15.30 | 34.64 | 402697 | 306839 | NO | YES | - | Green Belt/ AONB                 | Green Belt Urban Extension- 35dph | Norton Canes | 60% | -   | 530 | Joint landowners promoting site, not developer. Site is greenfield. Note- overlaps Sites N63 and N49(a). No site capacity or NDA suggested. Assumed NDA of 60% given site size.  | Green Belt. Proximity to AQMA. Proximity to M6 Toll. In proximity to Cannock Extension Canal SAC. Proximity to SBI.   | - |

**APPENDIX K: GREEN BELT AND AONB SITES**

| Site ID                                | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                   | Character Area Density Zone               | Ward         | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints   | Status |
|--|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|----------------------------------|---|--------------|----------------------|--|---|--|---|--------|
|  |   |                                  |                       |         |          |           |            |               |                                  |   |              |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |   |        |
| N51                                    | Land between Greyhound Stadium and M6 Toll, Norton Canes                              | 4.00                             | 35.00                 | 402911  | 307346   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension-35dph          | Norton Canes | -                    | 140  | -   | Land agent promoting site, with consent of landowner. Site is greenfield, currently in agricultural use. Overall site circa 6.6ha. Assumes developable area of circa 4ha based upon 35dph, taking account of constraints and potential need for on site play area and attenuation ponds. Indicative concept plan produced, with some supporting technical assessment work.   | Green Belt. Historic Landfill. Proximity to AQMA. Adjacent to M6 Toll. Overhead power lines and on site electricity pylon. Existing on site pond. Potential offset from nearby pumping station required.  | -      |
| N52                                    | Land north of Norton Hall Lane, Norton Canes  | 16.62                            | 34.30                 | 400852  | 307908   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension-35dph          | Norton Canes | 60%                  | 570  | -   | Sole landowner promoting site, not developer. Site is greenfield. Small parcel to south of site recently granted planning permission to accommodate extension of adjacent cemetery (July 2015)- CH/15/0003. Site area is 28ha. No NDA provided- assumed at 60% given site size.  | Green Belt. Coal Authority High Risk Development Areas. TPOs. High pressure gas pipeline runs through site. Proximity to AQMA.  | -      |
| N57                                    | Wyrley Grove, Lime Lane, Little Wyrley  | 2.48                             | 20.20                 | 401899  | 306123   | NO        | YES        | -             | Green Belt/ AONB                 | Rural Area- Dispersed Settlement-15-20dph | Norton Canes | 75%                  | -  | 50  | Sole landowner promoting site, not developer. Site represents largely brownfield land with areas of hardstanding and industrial buildings. Suggested for mixed use development, including potential residential and employment alongside leisure/tourism uses. See also ELAA Site Ref NE8. No NDA provided assumed at 75%.   | Green Belt. Currently partly occupied by existing business and travelling showpeople (on temporary planning permission). Lies adjacent to Cannock Chase Extension Canal SAC. Some Coal Authority High Risk Development Areas on site. Historic Landfill. Proximity to AQMA. | -      |
| N59                                    | Land north of Washbrook Lane, Norton Canes  | 3.00                             | 31.67                 | 401154  | 308344   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension-35dph          | Norton Canes | 75%                  | 95   | -   | Sole landowner promoting site, not developer. Site is greenfield. Site area is 4ha. No NDA provided- assumed at 75%.   | Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.  | -      |
| N63                                    | Land at Commonsides, Norton Canes   | 3.00                             | 33.33                 | 402470  | 307070   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension-35dph          | Norton Canes | 75%                  | 100  | -   | Joint landowners promoting site, not developer. Site currently in mixed agricultural and residential use. Parts of site brownfield, but largely greenfield site (including areas occupied by agricultural buildings). No detailed assessments or site promotion work undertaken to date. Note- overlaps Site N49. Site area is 4ha. No NDA provided- assumed at 75%.   | Green Belt. Proximity to AQMA. Lies adjacent to M6 Toll.  | -      |
| N65                                    | Land west of Long Lane, Norton Canes  | 15.00                            | 33.33                 | 401346  | 308726   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension-35dph          | Norton Canes | 75%                  | 500  | -   | Covers former site N16. Sole landowner promoting site, not developer. Site currently in agricultural use and represents greenfield land. No detailed assessments or site promotion work undertaken to date. Adjacent to urban edge. Site area is 20ha. No NDA provided- assumed at 75%.  | Green Belt. Coal Authority High Risk Development Area. Historic Landfill. High pressure gas pipeline runs through site. Proximity to AQMA. Public rights of way around boundary of site. TPOs at southern boundary of site.   | -      |
| N66                                    | Land north of Norton Hall Lane, Norton Canes, WS11 9PG                                | 0.80                             | 25.00                 | 400949  | 307630   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension-35dph          | Norton Canes | 90%                  | 20   | -   | Developer promoting site; Hampton Oak Developments. Current and historic land use is agricultural, the field is currently used for grazing horses. The adjacent fields are also agricultural and farmed. The site is being promoted for residential development of 28 dwellings. An informal traffic review has been undertaken which confirms access from the existing roundabout is suitable. The site is being promoted for availability in the short term. No detailed assessments or site promotion work undertaken to date. Situated adjacent to urban extension site N13 at Norton Canes. Site area is 0.88ha, NDA of 0.8ha has been provided. Formerly Parcel of land to north of Norton Hall Lane, Norton Canes.  | Green Belt. Proximity to AQMA. Proximity to M6 Toll.  | -      |
| N68                                    | Lime Lane/Watling Street, Norton Canes (Land at York's Bridge)                        | 2.66                             | 22.60                 | 402406  | 304910   | NO        | YES        | -             | Green Belt/ AONB                 | Green Belt Urban Extension-35dph          | Norton Canes | 75%                  | 60   | -   | Site originally highlighted to Cannock Chase Council by Black Country Authorities, following cross boundary site submission at York's Bridge in response to 2017 Black Country call for sites. Site submitted as part of the LPPO and subsequent call for sites as Land at York's Bridge, Pelsall. Site would represent part of urban extension to Brownhills in neighbouring Walsall MBC. Site being promoted for residential development circa 60 dwellings (CCDC Area) and the provision of community open space and a new 1FE primary school. Vision Document submitted. CCDC part of site cannot be brought forward in isolation and the land in Walsall would need to be allocated and come forward for development first. Part of site bordering existing traveller site has been previously considered as option for traveller pitch provision. Site area 3.54ha no NDA provided assumed at 75%. | Green Belt. Coal Authority High Risk Development Area.  | -      |
| N73                                    | Land off Hednesford Road, Norton Canes  | 12.98                            | 34.30                 | 401586  | 309241   | NO        | YES        | -             | Norton Canes / Green Belt & AONB | Green Belt urban extension-35dph          | Norton Canes | 75%                  | -  | 445   | Sole landowner promoting site, not developer. Site is greenfield. No detailed assessments or site promotion work undertaken to date. No site capacity suggested or NDA provided- assumed at 75%.   | Green Belt. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.   | -      |
| N74                                    | Land off Burntwood Road, Norton Canes   | 6.8                              | 26.47                 | 401957  | 309236   | NO        | YES        | -             | Norton Canes                     | Green Belt urban extension-35dph          | Norton Canes | -                    | -  | 180   | Sole landowner promoting site, not developer. Site is greenfield. No detailed assessments or site promotion work undertaken to date. No site capacity suggested or NDA provided- assumed at 75%. Overall site area is 9.8ha. Area of SBI removed from site area to calculate NDA based on 6.8ha site area.   | Green Belt. Part of site is SBI and adjacent to SBIs. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.   | -      |
| N75                                    | Land off Lime Lane, Little Wyrley   | 10.5                             | 34.29                 | 402504  | 305106   | NO        | YES        | -             | Green Belt/ AONB                 | Green Belt urban extension-35dph          | Norton Canes | 75%                  | -  | 360   | Sole landowner promoting site, not developer. Site is greenfield. No detailed assessments or site promotion work undertaken to date. Suggested as part of wider cross boundary site with Walsall Council and would represent an urban extension of the Brownhills urban area. Not adjacent to any urban area within Cannock Chase District. No site capacity suggested or NDA provided- assumed at 75%. Also suggested potential for additional gypsy and traveller provision related to nearby existing pitches at Lime Lane.   | Green Belt. Proximity to AQMA. In proximity to Cannock Extension Canal SAC.   | -      |
| N78                                    | Land at South Acres Farm, 228 Norton East Road, Norton Canes, Staffordshire, WS11 9RP | 4.65                             | 45.59                 | 402842  | 309105   | NO        | YES        | -             | Norton Canes                     | Green Belt urban extension-35dph          | Norton Canes | 75%                  | 212  | -   | Sole Landowner promoting site. Site is Greenfield with 0.9ha Brownfield. Proposed for residential - mixed tenure development. Site has direct access to Norton Road East. Utilities available on site. Site is currently use for unit, container, open & caravan storage, stables & livery for horses and customer parking. No NDA provided assumed at 75%.  | Green Belt. SSSI. SBI.  | -      |
| <b>NORTON CANES TOTALS:</b>            |   |                                  |                       |         |          |           |            |               |                                  |   |              |                      | <b>2117</b>  | <b>1565</b>   |  |   |        |
| <b>Green Belt and AONB Site totals</b> |   |                                  |                       |         |          |           |            |               |                                  |   |              |                      | <b>9877</b>  | <b>2178</b>   |  |   |        |

**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID                                    | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                              | Character Area Density Zone                            | Ward                               | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints  | Status | Brownfield/ Greenfield |
|--|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|---|--|------------------------------------|----------------------|--|---|--|--|--------|------------------------|
|  |  |                                  |                       |         |          |           |            |               |   |  |                                    |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |  |        |                        |
| <b>Restricted and Excluded Sites</b>       |  |                                  |                       |         |          |           |            |               |   |  |                                    |                      |  |   |  |  |        |                        |
| <b>CANNOCK, HEDNESFORD AND HEATH HAYES</b> |  |                                  |                       |         |          |           |            |               |   |  |                                    |                      |  |   |  |  |        |                        |
| C1   | Garage court, off Cornhill, Chadsmoor  | 0.09                             | 33                    | 398029  | 312255   | YES       | NO         | -             | North Cannock                               | Suburban Area - 35dph                                  | Cannock North                      | 100%                 | 3  | -   | CH/14/0012 is full planning permission for the erection of 3 bungalows, granted May 2014. Has now expired. Sold to Heantun Housing Association.  | -  | -      | Brownfield             |
| C17  | St. Chad's Courtyard, Cannock Road, Chadsmoor                                  | 0.3                              | 33.33                 | 399226  | 311746   | YES       | NO         | -             | North Cannock                               | Suburban Area - 35dph                                  | Cannock East                       | 100%                 | -  | 10  | The site has been approved for a nursing/residential home and separate specialist care facility (CH/10/0184 and CH/12/0263). Planning permission since expired.  | Alternative use. Landowner intentions.   | -      | -                      |
| C66  | Land adjacent to Windsor House, Albert Davie Drive, Littleworth Road, Rawnsley | 0.13                             | 38.46                 | 401365  | 311971   | YES       | NO         | -             | Heath Hayes & Wimblebury                    | Suburban Area - 35dph                                  | Hednesford South / Rawnsley        | -                    | 5  | -   | Application CH/10/0440 is permission for 5 terrace houses, granted outline approval in April 2011. Resubmission (outline) for 5 dwellings- revised layout of scheme- granted May 2012 (CH/12/0116). Both now expired.  | Landowner intentions   | -      | -                      |
| C78  | Between 155 & 135 Wimblebury Road, Heath Hayes                                 | 0.08                             | 37.50                 | 401601  | 310380   | YES       | NO         | -             | Heath Hayes & Wimblebury                    | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury      | 100%                 | -  | 3   | Relocation of the business occupying the site would be necessary but the site is in a predominantly residential area.  | Landowner intentions   | -      | -                      |
| C84  | Land to the East of Wimblebury Road, Heath Hayes                               | 6.4                              | -                     | 401736  | 310629   | NO        | NO         | -             | Heath Hayes & Wimblebury                    | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury      | -                    | -  | -   | Land removed from the Green Belt for development beyond the plan period (saved Local Plan site (C7 policy) and within Local Plan (Part 1)). Lies within site C279 but is not Green Belt. Capacity of approx 150 dwellings, but this is included within C279 to avoid double counting.  | Safeguarded land for development beyond the plan period. Coal Authority High Risk Development Area. Historic Landfill.   | -      | -                      |
| C85  | Car sales and printers, Mill Street, Cannock                                   | 0.19                             | 52.63                 | 398357  | 310075   | YES       | NO         | -             | Cannock Town Centre                         | Urban Town Centre - 50dph                              | Cannock South                      | 100%                 | -  | 10  | Site would be most suitable for a mixed use development including residential.   | Currently fully occupied and would involve demolition works. Landowner intentions.   | -      | -                      |
| C86  | Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock          | 0.60                             | 40.13                 | 398125  | 309953   | YES       | NO         | -             | Cannock Town Centre                         | Urban Town Centre - 50dph                              | Cannock South                      | -                    | 24   | -   | CH/04/0566 was outline planning permission for a mixed use development including residential. A revised planning application (CH/09/0094) was approved in November 2009 for amendments to the original permission, which included residential development (24 dwellings). However, a subsequent amendment to the scheme did not propose any residential element on site. Site Area reduced in consideration of application site C511 proposed in Town Centre Prospectus covering proportion of site. | Previous developer entered into administration and site now in multiple ownership. Previous schemes currently unviable and residential use is not being proactively considered by new landowners at present. | -      | -                      |
| C118                                       | Land at Cardinal Griffin School, Cannock                                       | 4                                | 30.67                 | 397545  | 311257   | NO        | NO         | -             | North Cannock                               | Suburban Area - 35dph                                  | Cannock West                       | -                    | 92   | -   | CH/98/0703 is refusal for 92 dwellings, June 1999. Not promoted since.   | Within the Greenspace Network (playing fields.)  | -      | -                      |
| C125                                       | Land adjacent to Newhall Farm, Lichfield Road, Cannock                         | 0.18                             | 33.33                 | 399939  | 309926   | NO        | NO         | -             | Hawks Green                                 | Suburban Area - 35dph                                  | Hawks Green                        | -                    | 6  | -   | A planning application (CH/07/0095) for a 41-bed hotel was refused on appeal in January 2008.  | Greenspace Network   | -      | -                      |
| C127                                       | Former Rumer Hill Industrial Estate, Cannock                                   | 2.83                             | 46.73                 | 398712  | 309382   | NO        | NO         | -             | South & West Cannock / A5/Greater Bridgtown | Suburban Area - 35dph                                  | Cannock South                      | 75%                  | 99   | -   | CH/10/0364 is resolution to grant outline planning permission (subject to S106) for residential development (75 dwellings), resolved in April 2011. Developer has since submitted amended scheme for 83 dwellings, undetermined/file closed May 2016. Site now sold to non-housing developer party (owner of adjacent Pentalver storage container depot). Developer has submitted representations for 99 dwellings including amendment to boundary providing reduction in site area.                 | Remediation work. Neighbouring industrial uses and proposed rail-freight interchange. Coal Authority High Risk Development Area. TPOs. Landowner intentions.   | -      | -                      |
| C129                                       | Corner of Uxbridge Street & Market Street, Hednesford                          | 0.30                             | 170.00                | 400256  | 312206   | YES       | NO         | -             | Hednesford Town Centre                      | Urban Town Centre - 50dph                              | Hednesford North/ Hednesford South | -                    | 51   | -   | CH/07/0579 is outline planning permission (subject to S106) for 51 dwellings as part of a mixed use re-development scheme including retail and a public house. Now expired. The site has a new owner and the development plans are not being taken forward at present.   | Land Assembly Difficulties. Landowner intentions. Hednesford Market Street Special Character Area. Hednesford Local List Buildings no. 18 and 19   | -      | -                      |
| C147                                       | Land rear of 160 Church Hill, Hednesford                                       | 0.02                             | 50.00                 | 400614  | 311884   | NO        | NO         | -             | Hednesford Town Centre                      | Suburban Area - 35dph                                  | Hednesford South                   | -                    | 1  | -   | Planning permission was refused on appeal for 2 semi detached dwellings, January 2009 (CH/08/0217). Application for one dwelling (CH/12/0352) withdrawn.   | Landowner intentions   | -      | -                      |
| C149                                       | Rear of 146 - 164, Stafford Road, Cannock                                      | 0.08                             | 100.00                | 397862  | 310866   | NO        | NO         | -             | North Cannock                               | Suburban Area - 35dph                                  | Cannock West                       | -                    | 1  | -   | CH/08/0180 was refusal of planning permission for 1 detached dwelling  | Tree protection and access issues  | -      | -                      |
| C150                                       | Land at 167- 169 Gorsemoor Road, Heath Hayes                                   | 0.06                             | 77.78                 | 400670  | 310114   | NO        | NO         | -             | Heath Hayes & Wimblebury                    | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury      | -                    | 6  | -   | CH/08/0155 was a refusal of planning permission for a block of 6 flats.  | Highways, character and amenity impact issues  | -      | -                      |
| C152                                       | 26 - 28 Wolverhampton Road, Cannock  | 0.12                             | 208                   | 397923  | 309989   | YES       | NO         | -             | Cannock Town Centre                         | Urban Town Centre - 50dph                              | Cannock South                      | -                    | 25   | -   | CH/15/0078 is full planning permission for 21no. 1 bed flats, granted May 2015- Now Expired. CH/18/167 was revised outline planning application for 25 apartments, now withdrawn. Landowner intends to develop- potentially as landlord to future rental properties.   | -  | -      | -                      |
| C157                                       | 19 Eskrett Street, Hednesford  | 0.13                             | 8                     | 400094  | 312167   | YES       | NO         | -             | Hednesford Town Centre                      | Urban Town Centre - 50dph                              | Hednesford North                   | 100%                 | 1  | -   | Outline planning permission CH/13/0149 for 3 dwellings, granted May 2015. Full planning permission CH/16/088 for erection of 1 dwelling- granted May 2016. Has now expired.  | TPOs   | -      | Brownfield             |
| C163                                       | Land opposite 116 Church Hill, Hednesford                                      | 0.22                             | 27                    | 400493  | 312030   | YES       | NO         | -             | Hednesford Town Centre                      | Urban Town Centre - 50dph                              | Hednesford South                   | 100%                 | 6  | -   | CH/16/295 is full planning permission for 6 dwellings, granted November 2016. Has now expired.   | Coal Authority High Risk Development Area  | -      | Greenfield             |
| C164                                       | 66 New Penkridge Road, Cannock   | 0.09                             | 77.78                 | 397484  | 310453   | NO        | NO         | -             | Cannock Town Centre                         | Suburban Area - 35dph                                  | Cannock West                       | -                    | 7  | -   | CH/08/0322 is a Full planning application for 7 flats for the Over 55's - refused 12/11/2008   | Character and amenity impact issues  | -      | -                      |
| C168                                       | 23 - 25 Ironstone Road, Rawnsley   | 0.1                              | 20.00                 | 403428  | 311598   | YES       | NO         | -             | Prospect Village                            | Rural Area - Established Settlement or Village - 20dph | Rawnsley                           | -                    | 2  | -   | CH/11/0093 is full planning permission for two 4 bedroom detached houses, granted in May 2011. Now expired. CH/18/348 is a refused planning application for the erection of a pair of semi-detached bungalows. Appeal also dismissed.  | Not considered infill development and amenity issues.  | -      | -                      |
| C176                                       | Land adjoining Denmark Rise, Hednesford  | 1.71                             | 31.19                 | 400860  | 313084   | NO        | YES        | -             | Pye Green Valley                            | Suburban Area - 35dph                                  | Hednesford South                   | 75%                  | 40   | -   | Site is part of the Green Space Network in the District. Formerly Land at Rawnsley Road, Hednesford. Site has been identified for either residential development or for retired living scheme of 40-70 dwellings. Site are is 2.28ha no NDA provided assumed at 75%  | Site is in the Green Space Network and adjacent to the Hednesford Hills SSSI   | -      | -                      |
| C202                                       | Land adjacent to, 14, Pinewood Avenue, Cannock                                 | 0.02                             | 50.00                 | 397827  | 311681   | NO        | NO         | -             | North Cannock                               | Suburban Area - 35dph                                  | Cannock North                      | -                    | 1  | -   | Residential development - One detached dwelling. Planning Refused April 2008 (CH/08/0093). CH/19/268 is refusal of outline application for 1 dwelling, October 2019.   | Character issues   | -      | -                      |

**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                           | Character Area Density Zone                            | Ward   | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints  | Status | Brownfield/ Greenfield |
|---------|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|--|--|--|----------------------|--|---|---|--|--------|------------------------|
|         |  |                                  |                       |         |          |           |            |               |  |  |  |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |  |        |                        |
| C212    | British Red Cross Centre Care Nursery, 27, Newhall Street, Cannock.          | 0.04                             | 25.00                 | 397850  | 310081   | YES       | NO         | -             | Cannock Town Centre                      | Urban Town Centre - 50dph                              | Cannock West                                     | -                    | 1  | -   | Change of use from day nursery to residential. Full Planning Permission granted in October 2008 (CH/08/0403). Now expired.  | Landowner intentions/alternative use.  | -      |                        |
| C221    | Land at Church Court, 4-8a Church Street, Cannock South, Bridgtown           | 0.11                             | 36                    | 398023  | 308680   | YES       | NO         | -             | Historic Bridgtown                       | Suburban Area - 35dph                                  | Cannock South                                    | -                    | 4  | -   | A planning application was approved (with conditions) for 10 one-bedroom dwellings in May 2010 (CH/09/0317). Site recently sold to non-developer party, but with intention of pursuing development on site. Extension to time limit granted July 2013 (CH/13/0120), but new owners may pursue revised scheme.   | Within Conservation Area.  | -      |                        |
| C222a   | Virage Court, Cannock South, Bridgtown                                       | 0.27                             | 77.78                 | 398351  | 308774   | YES       | NO         | -             | Historic Bridgtown                       | Suburban Area - 35dph                                  | Cannock South                                    | -                    | 21   | -   | 8 no. three-bed houses, 7 no. two-bed houses and 6 no. one-bed apartments previously suggested by former landowner. New landowners indicate they are not intending to redevelop site in medium term- likely to remain commercial use. Site opposite recently granted planning permission for residential redevelopment (Edgmead Court).   | Landowner intentions not to pursue residential development. Proximity to AQMA.           | -      |                        |
| C227    | 155 Wimblebury Road, Heath Hayes.  | 0.02                             | 55.56                 | 401597  | 310399   | NO        | YES        | -             | Heath Hayes & Wimblebury                 | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury                    | -                    | 1  | -   | Conversion of existing dwelling into four dwellings, with a first floor rear extension, and a two storey side extension to provide a further dwelling. Full planning permission granted in November 2009 (CH/09/0309). 1 of 4 completed (two storey side extension). The conversion of the existing dwelling has not taken place to date. CH/22/0076 is a planning application for the erection of 1no. 3bed bungalow to the rear of 155 Wimblebury Road, refused May 2022. CH/23/0013 is a planning application for the proposed new 3bedroom dormer bungalow, not yet determined.   | Coal Authority High Risk Development Area. Proximity to AQMA. Landowner intentions.      | -      |                        |
| C232    | Rear of 30-34 Market Street, Hednesford, Cannock                             | 0.07                             | 85.71                 | 400247  | 312316   | YES       | NO         | -             | Hednesford Town Centre                   | Urban Town Centre - 50dph                              | Hednesford North                                 | -                    | 6  | -   | 6 one-bedroom flats. Full planning permission granted in June 2010 (CH/10/0159).  | Landowner intentions. Adjacent to Hednesford Market Street Special Local Character Area. | -      |                        |
| C235    | Land adjacent to Cannock Wood Street, Hazelslade                             | 0.44                             | 15.91                 | 402345  | 312839   | NO        | NO         | -             | Hazelslade & Rawsley                     | Rural Area - Established Settlement or Village - 20dph | Rawsley  | 100%                 | -  | 7   | Site is located in the settlement boundary. Planning application for residential development refused 1993.  | AONB. Adjacent to SBI. andowner intentions   | -      |                        |
| C250    | Land to the rear of 53 Hatherton Road, Cannock                               | 0.10                             | 10                    | 397349  | 310329   | YES       | NO         | -             | South & West Cannock                     | Suburban Area - 35dph                                  | Cannock West                                     | 100%                 | 1  | -   | CH/14/0306 is outline planning permission for one detached 4 bungalow granted in February 2015. Recently expired.   | -  | -      |                        |
| C259    | Land adjacent to 10 Union Street, Bridgtown                                  | 0.06                             | 16.66                 | 398151  | 308684   | YES       | NO         | -             | Historic Bridgtown                       | Suburban Area - 35dph                                  | Cannock South                                    | -                    | 1  | -   | CH/11/0051 is full planning permission for a two storey 3 bedroom dwelling granted in April 2011, now expired.  | Landowner intentions. Within Conservation Area.  | -      |                        |
| C260    | 82-86 Hednesford Road, Heath Hayes   | 0.06                             | 66.66                 | 401434  | 310135   | YES       | NO         | -             | Heath Hayes & Wimblebury                 | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury                    | -                    | 4  | -   | CH/11/0002 is full planning permission for the demolition of existing building and the erection of a new 3 storey building incorporating 4 two bedroom flats and retail floorspace, granted in April 2011, now expired.   | Existing businesses on site. Landowner intentions.                                       | -      |                        |
| C275    | 2 Rowan Road, Cannock  | 0.1                              | 10.00                 | 397035  | 311012   | YES       | NO         | -             | South & West Cannock                     | Suburban Area - 35dph                                  | Cannock West                                     | -                    | 1  | -   | CH/11/0380 is approval for an extension to time limit on application CH/08/0504 for a new bungalow, granted in January 2012. CH/13/0124 is amendment to permission, approved July 2013. Now expired.  | Landowner intentions.  | -      |                        |
| C284    | 1, Foster Avenue, Hednesford   | 0.07                             | 14.29                 | 398676  | 312714   | YES       | NO         | -             | Pye Green Valley                         | Suburban Area - 35dph                                  | Hednesford Green Heath                           | -                    | 1  | -   | CH/12/0124 is outline planning permission for the demolition of an existing bungalow and the erection of two detached 3 bedroom dwellings, granted in May 2012 (1 net total). Now expired.  | Landowner intentions.  | -      |                        |
| C289    | 81 Cannock Wood Street   | 0.09                             | 11.11                 | 402589  | 312423   | NO        | NO         | -             | Hazelslade & Rawsley / Green Belt & AONB | Green Belt and AONB - 15- 20dph                        | Rawsley  | -                    | 1  | -   | Site is located in the Green Belt. Planning Permission refused for erection of one dwelling (CH/12/0134) June 2012. Appeal also dismissed.  | Green Belt. Coal Authority High Risk Development Area. Landowner intentions.             | -      |                        |
| C301    | 251, 253, 253A, Huntington Terrace Road, Cannock                             | 0.06                             | 133.33                | 398823  | 312183   | YES       | NO         | -             | North Cannock                            | Suburban Area - 35dph                                  | Cannock East                                     | -                    | 8  | -   | Proposed Residential development - Erection of a three storey building comprising of 8 flats (Outline with all matters reserved- CH/13/0070). Granted on appeal, February 2014. Now expired.  | Landowner intentions.  | -      |                        |
| C302    | Cannock Royal British Legion, 21 Stafford Road, Cannock                      | 0.03                             | 300                   | 397936  | 310376   | NO        | NO         | -             | Cannock Town Centre                      | Urban Town Centre - 50dph                              | Cannock West                                     | -                    | 9  | -   | Full planning permission for proposed extension to create four 2-bedroom flats, granted May 2013 (CH/13/0086). Now expired. CH/18/247 is a planning application for a change of use to a 25 bedroom HMO and front and side extensions and floor alterations, refused December 2018. Appeal also dismissed. CH/20/026 is a planning application for site redevelopment to provide 18room HMO. Refused June 2020. CH/22/0352 is a planning application for the redevelopment of the site to provide 17 room house of multiple occupation, refused January 2023. Capacity of 9 dwellings based upon calculation specified in NPPG using the average number of adults living in households, from published census data (17 bedrooms/1.86 local ratio) | Parking, scale and character. Proximity to CA,   | -      |                        |
| C307    | Land rear of 115 Newhall Street, with access off Wolverhampton Road, Cannock | 0.07                             | 14                    | 397767  | 309851   | YES       | NO         | -             | Cannock Town Centre                      | Suburban Area - 35dph                                  | Cannock South                                    | -                    | 1  | -   | CH/13/0088 is an extension to time limit for the erection of one detached house, granted May 2013. Now expired.   | -  | -      |                        |
| C309    | TNT Express, Wimblebury Road, Cannock  | 0.91                             | 40.29                 | 401434  | 311679   | YES       | NO         | -             | Heath Hayes & Wimblebury                 | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury / Hednesford South | -                    | 33   | -   | Site vacated by TNT Express who initially expressed interest to dispose of site for residential use. However, the site has now been occupied by EDS Couriers who wish to retain it for their business operations. Located within primarily residential area and represents single business unit.  | Alternative use. Proximity to AQMA.  | -      |                        |
| C315    | 89a Station Road, Hednesford   | 0.10                             | 20                    | 400016  | 312881   | YES       | NO         | -             | Pye Green Valley                         | Suburban Area - 35dph                                  | Hednesford North                                 | 100%                 | 2  | -   | CH/13/0163 is extension of time limit to planning permission CH/10/0137, for 2 dwellings, granted July 2013. Reserved matters CH/14/0458 approved February 2015. Has now expired.   | -  | -      | Greenfield             |
| C323    | Virage Point, Green Lane, Cannock  | 0.1                              | 120.00                | 398407  | 308675   | YES       | NO         | -             | Historic Bridgtown                       | Suburban Area - 35dph                                  | Cannock South                                    | -                    | 12   | -   | CH/13/0322 is prior notification approval to change use from office (B1) to 10 no 2 bedroom flats and 2 no 1 bedroom flats, granted November 2013. Developer advises that this site will though now remain as offices.  | Alternative use. Proximity to AQMA.  | -      |                        |
| C325    | Land adjacent to 15 Cannock Wood Street, Cannock                             | 0.33                             | 12.12                 | 402405  | 312740   | NO        | NO         | -             | Hazelslade & Rawsley                     | Rural Area - Established Settlement or Village - 20dph | Rawsley  | -                    | 4  | -   | Outline planning application for 7 dwellings refused January 2015 (CH/13/0401). Full planning application for 4 dwellings refused December 2017 (CH/17/325)   | AONB. SBI designation covers whole site. Landowner intentions.                           | -      |                        |

**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                               | Character Area Density Zone                            | Ward                          | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints   | Status | Brownfield/ Greenfield |
|---------|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|--|--|-------------------------------|----------------------|--|---|--|---|--------|------------------------|
|         |  |                                  |                       |         |          |           |            |               |  |  |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |   |        |                        |
| C326    | Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes | 4.9                              | 35.37                 | 401806  | 309774   | YES       | NO         | -             | Heath Hayes & Wimblebury / Green Belt & AONB | Green Belt Urban Extension-35dph                       | Norton Canes                  | 75%                  | -  | 130   | Formerly part of larger site of C116. Sole landowner promoting site, not developer. Greenfield site (vacant land, formerly part of Bleak House mine- since restored). Lies adjacent to recently permitted crematorium (CH/18/380) and cemetery (CH/14/0404). Suggest site capacity of 171 dwellings at 35dph on site area of 4.9ha, but does not account for net developable area. Indicative capacity adjusted to reflect estimated net developable area and 35dph. No detailed assessments or site promotion work undertaken to date. Also proposed for employment use- see ELAA reference CE56. Site is being used for an alternative use in the form of a crematorium. | Green Belt. Coal Authority High Risk Development Area. Proposed Recreational Footpath/Cycle way crosses south of site. Would need to share access with cemetery to the south. | -      |                        |
| C330    | Land adjacent to 95 Cannock Road, Heath Hayes                            | 0.04                             | 25                    | 401280  | 309944   | YES       | YES        | -             | Heath Hayes & Wimblebury                     | Suburban Area - 35dph                                  | Heath Hayes East & Wimblebury | -                    | 1  | -   | CH/13/0392 is full planning permission for the erection of one 3 bedroom dwelling, granted February 2014. Now expired.   | Coal Authority High Risk Development Area   | -      |                        |
| C337    | The Globe Inn, East Cannock Road, Hednesford, Cannock                    | 0.26                             | 34.62                 | 399627  | 311404   | YES       | NO         | -             | Hawks Green                                  | Suburban Area - 35dph                                  | Hednesford South              | 100%                 | -  | 9   | CH/14/0417 is full planning permission for 20 bed care home (C2) granted April 2015. Now expired. Site subject of recent application for car wash use.   | Landowner intentions. Historic landfill. TPO. Alternative use.  | -      |                        |
| C341    | Hazelslade Youth and Community Centre                                    | 0.08                             | 25.00                 | 402333  | 312898   | NO        | NO         | -             | Hazelslade & Rawnsley                        | Rural Area - Established Settlement or Village - 20dph | Rawnsley                      | 100%                 | -  | 2   | Previously Identified as having potential for residential development by County Council but the site is now being incorporated into the adjacent primary school which is becoming an academy. Within settlement boundary.  | Alternative use   | -      |                        |
| C353    | 256 Walsall Road, Bridgtown, Cannock                                     | 0.07                             | 129                   | 398371  | 308570   | YES       | NO         | -             | Historic Bridgtown                           | Suburban Area - 35dph                                  | Cannock South                 | 100%                 | 9  | -   | CH/14/0344 is outline planning permission for the erection of a block of 9no. 1 bedroom flats, granted May 2015. Now expired.  | -   | -      | Brownfield             |
| C357    | Olistica, 385 Pye Green Road, Cannock                                    | 0.03                             | 33                    | 398347  | 312388   | YES       | NO         | -             | North Cannock                                | Suburban Area - 35dph                                  | Cannock North                 | 100%                 | 1  | -   | CH/14/0374 is full planning permission for extension and change of use to form 1 flat, granted January 2015. Recently expired.   | -   | -      |                        |
| C365    | Land to the rear of 26 Blewitt Street, Hednesford                        | 0.02                             | 50                    | 399647  | 313065   | YES       | NO         | -             | Pye Green Valley                             | Suburban Area - 35dph                                  | Hednesford North              | 100%                 | 1  | -   | CH/14/0210 is full planning permission for a two bedroom bungalow, granted September 2014. Has now expired.  | -   | -      |                        |
| C366    | 58 North Street, Bridgtown, Cannock                                      | 0.01                             | 200                   | 398142  | 308705   | YES       | YES        | -             | Historic Bridgtown                           | Suburban Area - 35dph                                  | Cannock South                 | 100%                 | 2  | -   | CH/14/0305 is full planning permission for a rear extension to create 2 flats, granted January 2016. Has now expired.  | Within Conservation Area  | -      | Brownfield             |
| C368    | 148 Hednesford Road, Cannock   | 0.10                             | 20                    | 398640  | 310803   | YES       | NO         | -             | North Cannock                                | Suburban Area - 35dph                                  | Cannock East                  | 100%                 | 2  | -   | CH/16/176 is full planning permission for the demolition of an existing bungalow and the erection of 3 detached houses, granted December 2016. 2 net dwellings. Has now expired.   | -   | -      | Brownfield             |
| C385    | Land to rear of 37 & 39 North Street, Cannock                            | 0.03                             | 100                   | 398073  | 308707   | NO        | NO         | -             | Historic Bridgtown                           | Suburban Area - 35dph                                  | Cannock South                 | 100%                 | 3  | -   | CH/15/0385 is full planning permission for the erection of 3 flats, granted December 2015. Now expired. CH/21/0339 is a planning application for the erection of 2no. Two storey buildings to create 3no. Flats, 3no. garages, 1no. Cycle store and associated works (resubmission of CH/15/0385), refused February 2022.  | Within Conservation Area  | -      | Greenfield             |
| C387    | 6a Hallcourt Crescent, Cannock   | 0.02                             | 50                    | 398229  | 309816   | YES       | NO         | -             | Cannock Town Centre                          | Urban Town Centre - 50dph                              | Cannock South                 | 100%                 | 1  | -   | CH/16/023 is full planning permission for the conversion from office to a dwelling, granted April 2016. Has now expired.   | -   | -      | Brownfield             |
| C388    | Land rear of 5 Victoria Street, Hednesford                               | 0.05                             | 40                    | 400230  | 312458   | YES       | NO         | -             | Hednesford Town Centre                       | Urban Town Centre - 50dph                              | Hednesford North              | 100%                 | 2  | -   | CH/16/040 is full planning permission for the erection of 1 bungalow, granted April 2016. Has now expired.   | -   | -      | Greenfield             |
| C389    | Land to the rear of 454-460 Littleworth Road, Cannock                    | 0.27                             | 15                    | 401793  | 311985   | YES       | NO         | -             | Hazelslade & Rawnsley                        | Suburban Area - 35dph                                  | Rawnsley                      | -                    | 4  | -   | CH/14/0176 is full planning application for the erection of 5 dwellings as well as the demolition of an existing dwelling - withdrawn April 2017 (4 net dwellings).  | -   | -      |                        |
| C393    | The Buds, Buds Road, Cannock Wood  | 0.33                             | 3.03                  | 405037  | 312248   | NO        | NO         | -             | Cannock Wood/ Green Belt & AONB              | Rural Area - Established Settlement or Village - 20dph | Rawnsley                      | -                    | 1  | -   | CH/15/0466 is refusal of planning application for the conversion of a barn to a dwelling (March 2016). CH/17/112 is refusal of resubmission (May 2017). Appeal also dismissed.   | Green Belt and AONB. Landowner intentions.  | -      |                        |
| C394    | 90a Cannock Road, Cannock  | 0.06                             | 16.67                 | 398702  | 311266   | NO        | NO         | -             | North Cannock                                | Suburban Area - 35dph                                  | Cannock East                  | -                    | 1  | -   | CH/15/0494 is refusal for 2 flats (February 2016). CH/17/088 is full planning application for 1 bungalow, refused August 2017.   | Cramped development site- insufficient space for dwellings  | -      |                        |
| C395    | 480 Littleworth Road, Cannock  | 0.08                             | 13                    | 401917  | 312042   | YES       | NO         | -             | Hazelslade & Rawnsley                        | Suburban Area - 35dph                                  | Rawnsley                      | 100%                 | 1  | -   | CH/16/065 is full planning permission for 1 detached house, granted October 2016. Has now expired.   | -   | -      | Greenfield             |
| C404    | Land off Rugeley Road (at Hill Farm), Cannock Wood                       | 2.29                             | 14.56                 | 404288  | 311289   | NO        | NO         | -             | Green Belt & AONB                            | Green Belt and AONB - 15- 20dph                        | Rawnsley                      | 90%                  | -  | 30  | Sole landowner promoting site, not developer. Site currently in agricultural use mainly and represents largely greenfield land. Some buildings on site relating to antiques business. No detailed assessments or site promotion work undertaken to date. Not adjacent to Cannock Wood settlement boundary. Boundary Reduction by landowner site removed from wider allocation accordingly.   | Green Belt and AONB. Public right of way runs along southern boundary of site.  | -      |                        |
| C406    | 8 Bank House, Mill Street, Cannock                                       | 0.04                             | 75                    | 398199  | 310056   | YES       | NO         | -             | Cannock Town Centre                          | Urban Town Centre - 50dph                              | Cannock South                 | 100%                 | 3  | -   | CH/16/122 is full planning permission for conversion of offices into 3 flats, granted July 2016. Has now expired. CH/16/123 is listed building consent. Has now expired.   | Listed Building. Within Conservation Area   | -      | Brownfield             |
| C407    | 523 Pye Green Road, Hednesford, Cannock                                  | 0.01                             | 100                   | 398594  | 313355   | YES       | NO         | -             | Pye Green Valley                             | Suburban Area - 35dph                                  | Hednesford Green Heath        | 100%                 | 1  | -   | CH/16/158 is full planning permission for the conversion of a bungalow to 2no dwellings, granted June 2016. 1 net dwelling. Has now expired.   | -   | -      | Brownfield             |
| C414    | Land to the rear of 19 & 21, Queen Street, Hednesford                    | 0.07                             | 14                    | 399504  | 312168   | YES       | NO         | -             | North Cannock                                | Suburban Area - 35dph                                  | Cannock East                  | 100%                 | 1  | -   | CH/16/100 is full planning permission for the erection of 1 dwelling, granted February 2017. Has now expired.  | -   | -      | Greenfield             |

**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area  | Character Area Density Zone                            | Ward                          | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints   | Status | Brownfield/ Greenfield |
|---------|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|---|--|-------------------------------|----------------------|--|---|--|---|--------|------------------------|
|         |   |                                  |                       |         |          |           |            |               |   |  |                               |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |   |        |                        |
| C432    | Gestamp, Wolverhampton Road/A5 Watling Street, Cannock    | 4.50                             | 40.00                 | 397177  | 309118   | YES       | NO         | -             | South & West Cannock / A5 Corridor/ Greater Bridgtown | Suburban Area - 35dph                                  | Cannock South                 | -                    | 180  | -   | Business on site (Gestamp) due to relocate to alternative site. Previous proposals for mixed use redevelopment recently withdrawn (CH/17/323 is outline planning permission, subject to Section 106 for demolition of existing factory and offices and erection of up to 180 dwellings and up to 30,000 square foot of employment floor space (B1(c) and B8 Use Class), access and associated works. Site since sold onto non-housing developer party. Likely to be retained in employment use. Site area is 5.3ha. Circa 4.5ha net developable area. CH/17/323 was withdrawn June 2019. | TPOs. Adjacent Historic Landfill. Potential contamination from industrial use. Alternative use.               | -      |                        |
| C452    | 66 Hayfield Hill, Cannock Wood                            | 0.11                             | 9.09                  | 404517  | 311713   | NO        | NO         | -             | Cannock Wood  | Rural Area - Established Settlement or Village - 20dph | Rawnsley                      | -                    | 1  | -   | CH/18/019 is an application for the erection of a 3 bedroom 1.5 storey bungalow, refused March 2019. Appeal Dismissed - January 2020   | AONB. Landowner intentions  | -      |                        |
| C454    | 17 Southgate, Cannock, WS11 1PS                           | 0.02                             | 50.00                 | 396901  | 309374   | NO        | NO         | -             | South & West Cannock                                  | Suburban Area - 35dph                                  | Cannock South                 | -                    | 1  | -   | CH/17/377 is a refused application for the erection of 1no. One bed detached bungalow. Appeal dismissed July 2018.   | Cramped development site- insufficient space for dwellings  | -      |                        |
| C462    | Land at Market Street/Victoria Street, Hednesford         | 0.7                              | -                     | 400185  | 312432   | YES       | NO         | -             | Hednesford Town Centre                                | Urban Town Centre - 50dph                              | Hednesford North              | -                    | -  | -   | Site identified in draft Hednesford Neighbourhood Plan as potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with element of residential development. Boundary adjusted in line with separate application submissions on areas of the site.   | Multiple landowners, landowner intentions. Adjacent to Hednesford Market Street Special Local Character Area. | -      |                        |
| C463    | Land at Cardigan Place, Hednesford                        | 0.1                              | -                     | 400256  | 312316   | YES       | NO         | -             | Hednesford Town Centre                                | Urban Town Centre - 50dph                              | Hednesford North              | -                    | -  | -   | Site identified in draft Hednesford Neighbourhood Plan as potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with element of residential development.   | Multiple landowners, landowner intentions. Adjacent to Hednesford Market Street Special Local Character Area. | -      |                        |
| C472    | 12 Gorsey Lane, Cannock                                   | 0.06                             | 16.67                 | 397301  | 310193   | NO        | NO         | -             | South & West Cannock                                  | Suburban Area - 35dph                                  | Cannock West                  | -                    | 1  | -   | CH/18/179 is a withdrawn planning application for the erection of 1no. Two storey detached three bed dwelling.   | Landowner intentions  | -      |                        |
| C475    | Land between 19 & 21 Moss Road, Blackfords, Cannock       | 0.02                             | 100.00                | 399092  | 311354   | NO        | NO         | -             | North Cannock   | Suburban Area - 35dph                                  | Cannock East                  | -                    | 2  | -   | CH/18/229 is a planning application for the erection of 1no. 2 bedroom detached dwelling, this application was refused due to loss of protected nature and would be a cramped form of development. CH/19/025 is a resubmission of application CH/18/229 for the erection of one 2-bed dwelling, also refused-May 2018.   | TPO. Landowner intentions   | -      |                        |
| C485    | Land rear of 8 Landsbury Drive, Cannock                   | 0.02                             | 50.00                 | 398095  | 311672   | NO        | NO         | -             | North Cannock   | Suburban Area - 35dph                                  | Cannock North                 | -                    | 1  | -   | CH/19/019 is an outline planning application for the erection of one 2-storey dwelling, refused March 2019.  | Character and amenity impact issues   | -      |                        |
| C495    | 250 Walsall Road, Cannock, WS11 0JL                       | 0.04                             | 50                    | 398366  | 308612   | YES       | NO         | -             | Historic Bridgtown                                    | Suburban Area - 35dph                                  | Cannock South                 | -                    | 2  | -   | CH/19/369 is a planning application for a proposed change of use from shop/office to 2no. Apartments - withdrawn.  | Employment Area: Bridgtown Business Area,   | -      | Brownfield             |
| C499    | 55 Huntington Terrace Road, Cannock, WS11 5HB             | 0.05                             | 21                    | 398709  | 311581   | NO        | NO         | -             | North Cannock   | Suburban Area - 35dph                                  | Cannock East                  | -                    | 1  | -   | CH/19/403 is an application for proposed conversion of outbuilding to residential, including the increase in roof height - Withdrawn October 2020  | -   | -      |                        |
| C502    | 46 Uxbridge Street, Littleworth, Cannock, WS12 1DB        | 0.08                             | 12                    | 400222  | 311967   | YES       | NO         | -             | Hednesford Town Centre                                | Urban Town Centre - 50dph                              | Hednesford South              | -                    | 1  | -   | CH/20/001 is an application for change of use from garage annex to 1bed dwelling - withdrawn 03/02/2020  | -   | -      |                        |
| C514    | 120 Watling Street, Cannock, WS11 0BN                     | 0.05                             | 22                    | 398099  | 308531   | YES       | NO         | -             | Historic Bridgtown                                    | Suburban Area - 35dph                                  | Cannock South                 | -                    | 1  | -   | CH/20/062 is a planning application for change of use of rear annexe as a studio flat (Retrospective application) - not yet determined   | Abuts AQMA 1-A  | -      |                        |
| C516    | 4 Beeston Court, Cannock, WS12 4HY                        | 0.003                            | 344                   | 398568  | 312815   | YES       | NO         | -             | Pye Green Valley                                      | Suburban Area - 35dph                                  | Hednesford Green Heath        | -                    | 1  | -   | CH/20/112 is a planning application for the proposed change of use from garage & store to Residential Unit (C3), refused July 2020   | -   | -      |                        |
| C517    | 1 Union Street, Bridgtown, Cannock, WS11 0BY              | 0.01                             | 181                   | 398160  | 308720   | NO        | NO         | -             | Historic Bridgtown                                    | Suburban Area - 35dph                                  | Cannock South                 | -                    | 1  | -   | CH/20/113 is a prior approval for a proposed change of use from Offices (B1a) to Residential (C3). Withdrawn May 2020  | Proximity to CA.  | -      |                        |
| C518    | 333 Longford Road, Cannock, WS11 1NG                      | 0.11                             | 9                     | 396751  | 310192   | NO        | NO         | -             | South & West Cannock                                  | Suburban Area - 35dph                                  | Cannock West                  | -                    | 1  | -   | CH/20/126 is an outline application - some matters reserved for the erection of a 2-bed detached bungalow, access & layout, refused May 2020   | -   | -      |                        |
| C521    | 243 Hill Street, Hednesford, Cannock, WS11 2DP            | 0.46                             | 28.16                 | 400831  | 310770   | NO        | NO         | -             | Heath Hayes & Wimblebury                              | Suburban Area - 35dph                                  | Hednesford South              | 90%                  | 13   | -   | CH/20/241 is an outline application (some matters reserved) for residential development of 8no x 3bed semi-detached, 4no x 4bed detached with garage and 1no x 3bed detached, withdrawn March 2021. NDA not provided assumed at 90%.   | Part of site in Coal Authority High Risk Area. Abuts Green Space Network.                                     | -      |                        |
| C526    | Land r/o 26 Heath Gap Road, Blackfords, Cannock, WS11 6DY | 0.03                             | 31.19                 | 398840  | 311178   | NO        | YES        | -             | North Cannock   | Suburban Area - 35dph                                  | Cannock East                  | 100%                 | 1  | -   | CH/20/443 is a planning application for the erection of 1no. 3bed house, refused June 2021.n CH/22/0319 is a planning application for the erection of 1no. 2 bed dwelling, refused October 2022.   | -   | -      | Greenfield             |
| C529    | 151 Hednesford Road, Heath Hayes, Cannock, WS12 3HN       | 0.03                             | 36                    | 401284  | 310203   | NO        | YES        | -             | Heath Hayes & Wimblebury                              | Suburban Area - 35dph                                  | Heath Hayes & East Wimblebury | 100%                 | 1  | -   | CH/21/0097 is a planning application for the erection of 1no. Maisonette style studio to the rear of an existing post office. Parking space and access to the Post Office to be retained, refused June 2021. CH/21/0380 is a planning application for the erection of 1no. maisonette style studio to the rear of an existing post office. access to the post office to be retained, refused December 2021.  | AQMA.   | -      | Brownfield             |

**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID                     | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                                    | Character Area Density Zone                            | Ward                     | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints  | Status | Brownfield/ Greenfield |
|-----------------------------|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|---|--|--------------------------|----------------------|--|---|--|--|--------|------------------------|
|                             |   |                                  |                       |         |          |           |            |               |   |  |                          |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |  |        |                        |
| C532                        | 74 View Street, Pye Green, Cannock, WS12 4JQ                      | 0.06                             | 16.39                 | 398908  | 312846   | NO        | YES        | -             | Pye Green Valley                                  | Suburban Area - 35dph                                  | Hednesford Green Heath   | 100%                 | 1  | -   | CH/21/0188 is an outline application (all matters reserved) for residential development of 1no. 3 bed bungalow to the rear including removal of the existing garage other alterations to existing bungalow to allow access, refused June 2021  | Abuts SBI. Abuts Greenspace network.   | -      |                        |
| C543                        | 4 Anglesey Street, Hednesford, Cannock, WS12 1AB                  | 0.04                             | 27.78                 | 399981  | 312386   | NO        | YES        | -             | Hednesford Town Centre                            | Urban Town Centre - 50dph                              | Hednesford North         | 100%                 | 1  | -   | CH/21/0332 is an outline planning application (some matters reserved) for the erection of 1no. Dormer bungalow, access and layout, refused October 2021. CH/23/0124 is an outline application for the erection of 1no. Dormer bungalow for access and layout only, all other matters reserved, not yet determined.   | Abuts TC boundary. In proximity of Hednesford Neighbourhood Plan Proposed Local Listed Building.   | -      |                        |
| C547                        | 54 Lloyd Street, Cannock, WS11 1HE                                | 0.24                             | 21                    | 397594  | 310143   | NO        | YES        | -             | Cannock Town Centre                               | Urban Town Centre - 50dph                              | Cannock West             | 100%                 | -  | 5   | CH/21/0439 is an outline application for access only for residential development, refused March 2022. CH/22/0237 is an outline application (access only) for residential development of land to the rear of 54 Lloyd Street (including demolition of No. 54), refused September 2022. Site capacity not provided by applicant, figure indicated by case officer. | -  | -      | Greenfield/Brownfield  |
| C561                        | Poplar Court (4-6), 60 Union Street, Bridgtwon, Cannock, WS11 0BY | 0.06                             | 47                    | 398273  | 308563   | NO        | NO         | -             | Historic Bridgtwon                                | Suburban Area - 35dph                                  | Cannock South            | 100%                 | 3  | -   | CH/22/0194 is a prior notification of change of use from office (Class E) to Dwelling House (Class C3), 3no. Apartments with minor building operations - refused July 2022.  | -  | -      | Brownfield             |
| C568                        | 361 Littleworth Road, Cannock, WS12 1HY                           | 0.04                             | 26                    | 401427  | 312049   | NO        | NO         | -             | Heath Hayes & Wimblebury                          | Suburban Area - 35dph                                  | Rawsley                  | 100%                 | 1  | -   | CH/22/0446 is a planning application for a proposed new 3bed detached dwelling to rear of 361 Littleworth Road, withdrawn February 2023.   | Abuts SSSI and Greenspace Network.   | -      | Greenfield/Brownfield  |
| C570                        | 33 Poplar Lane, Cannock, WS11 1NQ                                 | 0.07                             | 14                    | 396594  | 310062   | NO        | NO         | -             | South & West Cannock                              | Suburban Area - 35dph                                  | Cannock West             | 100%                 | 1  | -   | CH/22/0467 is a planning application for the demolition of the existing bungalow and garage and erection of 2 detached houses, Refused March 2023. Net dwelling gain of 1.   | -  | -      | Brownfield             |
| <b>CANNOCK TOTALS:</b>      |   |                                  |                       |         |          |           |            |               |   |  |                          |                      | <b>728</b>   | <b>206</b>  |  |  |        |                        |
| <b>RUGELEY AND BRERETON</b> |   |                                  |                       |         |          |           |            |               |   |  |                          |                      |  |   |  |  |        |                        |
| R12                         | Former Garage, Bow Street, Rugeley.                               | 0.1                              | 50.00                 | 404318  | 318151   | YES       | NO         | -             | Rugeley Town Centre                               | Urban Town Centre - 50dph                              | Western Springs          | -                    | 5  | -   | Has the potential to be redeveloped as residential but no interest for landowner in pursuing redevelopment at present.   | Within Conservation Area. Landowner intentions.  | -      |                        |
| R15a                        | The Old Mill, Sheepfair, Rugeley                                  | 0.15                             | 33.33                 | 404177  | 318076   | NO        | NO         | -             | Rugeley Town Centre                               | Urban Town Centre - 50dph                              | Western Springs          | -                    | 5  | -   | Two storey extension with basement linked to rear of main building incorporating 5 flats. Full Planning Permission granted on appeal (15th May 2009). CH/08/0505. Extension to time limit granted June 2012 (CH/12/0158). Now expired.   | Green Space Network. Within Conservation Area. Access issues. Landowner intentions.                | -      |                        |
| R15b                        | The Old Mill, Sheepfair, Rugeley                                  | 0.15                             | 20.00                 | 404177  | 318076   | NO        | NO         | -             | Rugeley Town Centre                               | Urban Town Centre - 50dph                              | Western Springs          | -                    | 3  | -   | Proposed residential development of 3 dwellings (CH/11/0423) refused on basis of being out of character with Conservation Area and being located within the Green Space Network  | Within Conservation Area and the Greenspace Network  | -      |                        |
| R18                         | Land at The Mossley, off Armitage Road                            | 1.3                              | 31                    | 405014  | 317472   | NO        | NO         | -             | North Rugeley/ Brereton                           | Suburban Area - 35dph                                  | Brereton & Ravenhill     | -                    | -  | 40  | Site previously considered restricted due to access issues. However, the owner of the site has now purchased land which would enable a widened access to the development. However, there are now landownership issues which require resolution before the site can progress. Site area 1.8ha. Net developable area assumed to be 1.3ha.                          | Landownership/ highways access. Adjacent to Conservation Area.                                     | -      |                        |
| R25                         | Land at St Michael's Road, Brereton, Rugeley, WS15 1ET            | 1.25                             | 28.00                 | 405296  | 316258   | NO        | NO         | -             | Brereton & Ravenhill                              | Suburban Area - 35dph                                  | Brereton & Ravenhill     | -                    | 35   | -   | SCC advise that the land is currently vacant and surplus to requirements - previously educational use. Site is being proposed for mixed residential development circa 35 dwellings. The site's viability is subject to assessment and possible further investigation. Site is being promoted with the potential to come forward in the short term.               | Green Space Network. Potential alternative use.  | -      | Brownfield             |
| R36                         | Land adjacent to Lady Hill Terrace, PO Lane, Slitting Mill        | 0.2                              | 15.00                 | 402774  | 317017   | NO        | NO         | -             | Slitting Mill / Green Belt & AONB                 | Green Belt and AONB - 15-20dph                         | Etching Hill & The Heath | 100%                 | -  | 3   | Site not promoted since 2007   | Green Belt and AONB. Landowner intentions.   | -      |                        |
| R60                         | Land to rear of 11, Penkridge Bank Road, Slitting Mill, Rugeley   | 0.14                             | 14.29                 | 403060  | 317573   | NO        | NO         | -             | Slitting Mill                                     | Rural Area - Established Settlement or Village - 20dph | Etching Hill & The Heath | -                    | 2  | -   | 2 detached 4 bedroom dwellings. Planning Refused August 2009 (CH/09/0158). Outline application for 1 detached dwelling, refused July 2010.   | Highways, character, amenity TPO and protected species impact issues                               | -      |                        |
| R75                         | The Mount, Colliery Road, Brereton                                | 0.18                             | 16.66                 | 405025  | 316007   | NO        | NO         | -             | Brereton & Ravenhill / Green Belt & AONB          | Green Belt and AONB - 15-20dph                         | Brereton & Ravenhill     | 100%                 | -  | 3   | Site no longer being promoted  | Green Belt. Landowner intentions.  | -      |                        |
| R78                         | 26, Post Office Lane, Slitting Mill, Rugeley                      | 0.31                             | 3.23                  | 402686  | 317479   | NO        | NO         | -             | Slitting Mill                                     | Rural Area - Established Settlement or Village - 20dph | Etching Hill & The Heath | -                    | 1  | -   | CH/10/0328 is planning permission for one detached dwelling, granted in January 2011. Now expired. CH/19/008 is a withdrawn outline planning application for the development of one detached dwellings and detached garage.  | AONB. TPOS. Landowner intentions.  | -      |                        |
| R83                         | Land at Gorse Lane, Cherry Tree Road, Rugeley                     | 8.96                             | 15.03                 | 404366  | 316570   | NO        | NO         | -             | Brereton & Ravenhill / Hagley / Green Belt & AONB | Green Belt and AONB - 15-20dph                         | Hagley                   | 75%                  | -  | 101   | Site not promoted since 2011   | Green Belt. AONB. Coal Authority High Risk Development Area at edge of site. Landowner intentions. | -      |                        |
| R90                         | Land fronting Sheep Fair and the Old Mill, Rugeley                | 0.11                             | 90.91                 | 404124  | 318106   | YES       | NO         | -             | Rugeley Town Centre                               | Urban Town Centre - 50dph                              | Western Springs          | -                    | 10   | -   | CH/12/0227 is outline planning permission for the demolition of a motor components building and the erection of three townhouses and seven flats, granted October 2012- now expired. Landowner currently retaining commercial use in short term. Application for change of use from retail to servicing garage (CH/17/144) granted May 2017.                     | Green Space Network. Conservation Area. Landowner intentions. Alternative use.                     | -      |                        |
| R93                         | 26 West Butts Road, Rugeley                                       | 0.10                             | 10                    | 402737  | 318400   | NO        | NO         | -             | Brereton & Ravenhill                              | Suburban Area - 35dph                                  | Etching Hill & The Heath | -                    | 1  | -   | CH/12/0409 is full planning permission for the erection of one 4 bedroom bungalow (including reconfiguration of existing bungalow on site), granted January 2013. Now expired.   | AONB   | -      |                        |
| R99                         | 27 Abbots Walk, Rugeley   | 0.04                             | 25                    | 405869  | 316428   | YES       | NO         | -             | Brereton & Ravenhill                              | Suburban Area - 35dph                                  | Brereton & Ravenhill     | -                    | 1  | -   | Outline planning permission (CH/13/0041) for 1 detached dormer bungalow, granted April 2013. Reserved matters granted July 2015 (CH/15/0155). Now expired.   | TPOs   | -      |                        |
| R100                        | 1 The Green, Rugeley  | 0.02                             | 50                    | 404994  | 316757   | NO        | NO         | -             | Brereton & Ravenhill                              | Suburban Area - 35dph                                  | Brereton & Ravenhill     | -                    | 1  | -   | Outline planning permission (CH/13/0137) for 1 house, granted June 2013. Now expired.  | -  | -      |                        |

**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID | Location   | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area       | Character Area Density Zone                            | Ward                       | Net Developable Area | Potential Yield  |   | Notes  | Potential Constraints   | Status | Brownfield/ Greenfield |
|---------|--|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|----------------------|--|----------------------------|----------------------|--|---|--|---|--------|------------------------|
|         |  |                                  |                       |         |          |           |            |               |                      |  |                            |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |  |   |        |                        |
| R120    | The Royal British Legion, Bow Street, Rugeley                        | 0.07                             | 57.14                 | 404276  | 318109   | YES       | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | -                    | 4  | -   | CH/15/0024 is full planning permission for the erection of 4no. 2 bedroom houses, granted April 2015. Site has since been granted full planning permission for the erection of an office block (CH/15/0491), granted February 2016. Within Conservation Area.  | Alternative use. Flood Zone 2 at entrance to site.  | -      |                        |
| R123    | Ollys, 34-36 Bow Street, Rugeley                                     | 0.07                             | 28.57                 | 404295  | 318117   | NO        | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | -                    | 2  | -   | CH/14/0211 is outline planning application for a pair of semi-detached dwellings- withdrawn.   | Landowner intentions. Flood Zone 2 at entrance to site. Conservation Area.  | -      |                        |
| R125    | 77 Hednesford Road, Rugeley  | 0.05                             | 20.00                 | 403857  | 316922   | NO        | NO         | -             | Hagley               | Suburban Area - 35dph                                  | Hagley                     | -                    | 1  | -   | CH/15/0044 is refusal for 1 detached dwelling- design issues. CH/16/045 is refusal for 1 detached dwelling.  | Site design   | -      |                        |
| R130    | Ravenhill Ward Social Club, Armitage Road, Rugeley                   | 0.04                             | 25.00                 | 404960  | 317411   | YES       | NO         | -             | Brereton & Ravenhill | Suburban Area - 35dph                                  | Brereton & Ravenhill       | -                    | 1  | -   | CH/15/0153 is full planning permission for the change of use to 1 bungalow, granted August 2015.   | Retained in community use. Adjacent to Conservation Area.   | -      |                        |
| R131    | Land adjacent to 68 Sandy Lane, Rugeley                              | 0.10                             | 50                    | 404140  | 317360   | YES       | NO         | -             | Hagley               | Suburban Area - 35dph                                  | Hagley                     | 100%                 | 5  | -   | CH/15/0128 is full planning permission for the erection of a part of 3 bedroom semi-detached houses with associated parking and access via Sandy Lane; granted May 2015. Has now expired. CH/16/213 is full planning permission for the erection of 4no. apartments and 1 dwelling, granted September 2016. Has now expired.   | -   | -      | Greenfield             |
| R136    | 37 Bower Lane, Rugeley   | 0.16                             | 31                    | 403408  | 319289   | YES       | NO         | -             | West Rugeley         | Suburban Area - 35dph                                  | Etching Hill and The Heath | 100%                 | 5  | -   | CH/15/0205 is full planning permission for the demolition of existing dwelling and erection of 6 dwellings (5 net dwellings) granted August 2016. Has now expired.   | -   | -      | Brownfield             |
| R137    | 2 Hobs View, Rugeley   | 0.06                             | 16.67                 | 405789  | 316280   | NO        | NO         | -             | Brereton & Ravenhill | Suburban Area - 35dph                                  | Brereton & Ravenhill       | -                    | 1  | -   | 1 detached dwelling proposed - outline planning application withdrawn.   | Cramped development site- insufficient space for dwelling   | -      |                        |
| R138    | Land adjacent to 23b Hardie Avenue, Rugeley                          | 0.02                             | 50                    | 404460  | 317085   | YES       | NO         | -             | Hagley               | Suburban Area - 35dph                                  | Hagley                     | 100%                 | 1  | -   | CH/15/0207 is full planning permission (granted on appeal May 2016) for the erection of a detached dwelling. Has now expired.  | Green Space Network   | -      | Greenfield             |
| R142    | Land adjacent to 28 Hardie Avenue, Rugeley                           | 0.14                             | 36                    | 404330  | 317247   | YES       | NO         | -             | Hagley               | Suburban Area - 35dph                                  | Hagley                     | -                    | 5  | -   | CH/15/0255 is full planning application for the erection of 5 dwellings, granted June 2015. Has now expired.   | Green Space Network   | -      |                        |
| R143    | Rugeley Market Hall and Bus Station, Rugeley                         | 1.1                              | 45.45                 | 404372  | 318004   | YES       | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | 90%                  | -  | 50  | Opportunity Site within Rugeley Town Centre Area Action Plan. Mainly proposed for redevelopment for retail and transport uses, but with potential for residential at upper levels. Site also requires flood alleviation measures prior to any redevelopment.   | Alternative uses. Within Flood Zone 2. Historic Landfill. Adjacent/within Conservation Area.  | -      |                        |
| R144a   | Land at Wellington Drive, Rugeley                                    | 0.66                             | 30.30                 | 404454  | 317898   | YES       | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | 100%                 | -  | 20  | Opportunity Site within Rugeley Town Centre Area Action Plan. Mainly proposed for redevelopment for retail, office and leisure uses, but with potential for residential at upper levels. Site reduction and boundary alteration following submission of application. Site split with R144b.  | Alternative uses. Flood Zone 2 on parts of site. Adjacent/within Conservation Area. Access alongside existing service areas. Multiple landownerships- intentions unclear. | -      |                        |
| R145    | Market Street garages, Rugeley (incorporating BT telephone exchange) | 0.56                             | 50.00                 | 404510  | 318283   | YES       | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | 100%                 | -  | 28  | Opportunity Site within Rugeley Town Centre Area Action Plan. Previously promoted for residential redevelopment but now reoccupied by garage business who do not wish to pursue redevelopment at present. Part landowners of site (41 Market Street and car showroom to rear) still wish to pursue redevelopment in short-medium term, but difficult to achieve unless as part of a comprehensive redevelopment for the whole site. CH/04/0803 is refusal for residential redevelopment on part of the site (impact on listed buildings, inadequate access and arrangement of site- impacts upon amenity). Also potential flood risk issues. | Alternative uses. Flood Zone 2 at entrance to site. Proximity to Listed Buildings and Conservation Area. Landowner intentions.  | -      |                        |
| R147    | 1 Wolseley Road, Rugeley   | 0.03                             | 133                   | 404428  | 318443   | YES       | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | 100%                 | 4  | -   | CH/16/150 is full planning permission for the change of use of shop and flat to 4 apartments and 1 bedsit, granted August 2016. 4 net dwellings. Has now expired.  | -   | -      | Brownfield             |
| R150    | Land adjoining 80 Hardie Avenue, Rugeley                             | 0.02                             | 50                    | 404427  | 317014   | YES       | NO         | -             | Hagley               | Suburban Area - 35dph                                  | Hagley                     | 100%                 | 1  | -   | CH/16/388 is outline planning permission for 1 dwelling, granted January 2017. Site formerly part of site R45 (garage courts). Has now expired.  | -   | -      | Brownfield             |
| R152    | Land adjacent to 4 West Butts Road, Rugeley                          | 0.06                             | 16.67                 | 402725  | 318198   | NO        | NO         | -             | West Rugeley         | Suburban Area - 35dph                                  | Etching Hill & The Heath   | -                    | 1  | -   | CH/16/313 is refusal for one dwelling, November 2016. Appeal dismissed July 2017. CH/18/197 is refusal for construction of a detached bungalow (outline with all matters reserved), August 2018. Appeal also dismissed.  | AONB. Loss of landscaping. Overbearing impact on neighbours.  | -      |                        |
| R160    | Former Nursery, Bow Street, Rugeley                                  | 0.05                             | 120.00                | 404363  | 318143   | YES       | NO         | -             | Rugeley Town Centre  | Urban Town Centre - 50dph                              | Western Springs            | -                    | 6  | -   | Former nursery site - brownfield. Initially identified in Rugeley Town Centre Area Action Plan as potentially suitable for high density redevelopment of 6 dwellings. Now occupied by Cadets.  | Adjacent to Conservation Area. Flood Zone 2 at entrance to site. Landowner intentions.  | -      |                        |
| R166    | 72 Peakes Road, Etchinghill, Rugeley                                 | 0.04                             | 25.00                 | 402874  | 318474   | NO        | NO         | -             | Rugeley Town Centre  | Suburban Area - 35dph                                  | Etching Hill & The Heath   | -                    | 1  | -   | CH/17/477 is a application for the erection of one detached dormer bungalow, withdrawn July 2018.  | AONB.   | -      |                        |
| R169    | Land adjacent to 12 Post Office Lane, Rugeley                        | 0.02                             | 50.00                 | 402779  | 317383   | NO        | NO         | -             | Slitting Mill        | Rural Area - Established Settlement or Village - 20dph | Etching Hill & The Heath   | -                    | 1  | -   | CH/17/304 is a refused outline application with all matters reserved for a proposed single dwelling  | AONB. TPO.  | -      |                        |



**APPENDIX L: RESTRICTED AND EXCLUDED SITES**

| Site ID                                    | Location  | Site Area (ha)- NDA if available | Density of Site (dph) | Easting | Northing | Suitable? | Available? | Achievability | Character Area                   | Character Area Density Zone                            | Ward                     | Net Developable Area | Potential Yield  |   | Notes   | Potential Constraints  | Status | Brownfield/ Greenfield |  |
|--|---|----------------------------------|-----------------------|---------|----------|-----------|------------|---------------|----------------------------------|--|--------------------------|----------------------|--|---|---|--|--------|------------------------|--|
|  |   |                                  |                       |         |          |           |            |               |                                  |  |                          |                      | Capacity Indicated via agent/owner or planning application | Indicative Capacity using Methodology in Appendix 3 |   |  |        |                        |  |
| R175                                       | 2 Post Office Lane, Slitting Mill, Rugeley                | 0.11                             | 9.09                  | 402890  | 317309   | NO        | NO         | -             | Slitting Mill                    | Rural Area - Established Settlement or Village - 20dph | Etching Hill & The Heath | -                    | 1  | -   | CH/18/193 is a withdrawn planning application for the erection of 1no. Dwelling   | Landowner intentions.  | -      |                        |  |
| R176                                       | 32 Atlee Crescent, Rugeley                                | 0.02                             | 50.00                 | 404821  | 317404   | NO        | NO         | -             | Brereton & Ravenhill             | Suburban Area - 35dph                                  | Brereton & Ravenhill     | -                    | 1  | -   | CH/18/194 is a withdrawn planning application for the erection of a new detached dwelling. CH/18/288 is a refusal for a new detached dwelling. Also dismissed on appeal.  | Character and amenity issues   | -      |                        |  |
| R180                                       | Land adjacent to 6 Stonehouse Road, Rugeley               | 0.05                             | 20.00                 | 402570  | 318118   | NO        | NO         | -             | West Rugeley                     | Suburban Area - 35dph                                  | Etching Hill & The Heath | -                    | 1  | -   | CH/18/363 is a refusal for the erection of one 2 storey house. Also dismissed on appeal. CH/22/0107 is a planning application for the construction of a detached 4-bed property on vacant land, refused May 2022.   | AONB. TPO  | -      | Brownfield             |  |
| R184                                       | 2 Larch Road, Rugeley                                     | 0.04                             | 25                    | 404981  | 316775   | NO        | NO         | -             | Brereton & Ravenhill             | Suburban Area - 35dph                                  | Brereton & Ravenhill     | -                    | 1  | -   | CH/19/026 is a proposed residential development of one (1-bed) bungalow on land to rear, refused March 2019. Also dismissed on appeal. Part of site falls under R100  | Character and amenity issues   | -      |                        |  |
| R188                                       | Land to rear of 16-18 Upper Brook Street, Rugeley         | 0.02                             | 222                   | 404382  | 317916   | NO        | NO         | -             | Rugeley Town Centre              | Urban Town Centre - 50dph                              | Western Springs          | -                    | 4  | -   | Sole landowner promoting site. Advises the scheme is dependant upon site R87 coming forward to fund. R87 is currently constrained by AONB. Currently forms part of service areas to existing businesses on Upper Brook Street.  | Flood Zone 2, Conservation Area, potential issues related to service areas access/ amenity   | -      |                        |  |
| R189                                       | Land off Lichfield Street, Rugeley                        | 0.53                             | 38                    | 404625  | 317890   | NO        | NO         | -             | Rugeley Town Centre              | Urban Town Centre - 50dph                              | Western Springs          | -                    | 20   | -   | Sole landowner promoting site. Site boundary suggested is different to site schemes suggested. Site represents current car park and community buildings (brownfield site). Land off Lichfield Road in SHLAA 2021.   | Flood Zone 2, Conservation Area, within setting of listed building.  | -      |                        |  |
| R205                                       | 2 Davy Place, Rugeley, WS15 1NA                           | 0.03                             | 40                    | 403958  | 316722   | NO        | NO         | -             | Hagley                           | Suburban Area - 35dph                                  | Hagley                   | 100%                 | 1  | -   | CH/20/311 is a planning application for the erection of a 3 bedroom detached dwelling on land between 44 Flaxley Road and 2 Davy Place, Pear Treet Estate, Rugeley, refused January 2021.   | -  | -      | Brownfield             |  |
| R210                                       | The Old Mill, Sheep Fair, Rugeley, WS15 2AT               | 0.13                             | 8                     | 404192  | 318076   | NO        | NO         | -             | Rugeley Town Centre              | Urban Town Centre - 50dph                              | Western Springs          | -                    | 1  | -   | CH/21/0149 is a planning application for the erection of a 3bed dwelling, associated landscoe and parking, refused July 2021. Appeal dismissed -February 2022. CH/22/0174 is a planning application for the development of a 1 bedroom dwelling with associated, parking and amenity. Resubmission of CH/21/0149- refused June 2022.    | Abuts Green Space Network. Within CA.  | -      | Greenfield/ Brownfield |  |
| R216                                       | 25 Coppice Road, Rugeley, WS15 1LT                        | 0.05                             | 21                    | 400194  | 312355   | NO        | NO         | -             | Hagley                           | Suburban Area - 35dph                                  | Hagley                   | -                    | 1  | -   | CH/21/0427 is a planning application for the erection of a pair of 3bed semi-detached dwellings, withdrawn January 2022. CH/22/0048 is a planning application for the erection of 1no. 3 bed detached dwelling, refused June 2022. CH/23/0102 is a planning application for the erection of 1no. Bedroom bungalow, not yet determined.  | -  | -      |                        |  |
| <b>RUGELEY TOTALS</b>                      |   |                                  |                       |         |          |           |            |               |                                  |  |                          |                      | <b>134</b>   | <b>245</b>  |   |  |        |                        |  |
| <b>NORTON CANES</b>                        |   |                                  |                       |         |          |           |            |               |                                  |  |                          |                      |  |   |   |  |        |                        |  |
| N3b  | Land at Burntwood Road and Norton East Road, Norton Canes | 0.5                              | 34                    | 402844  | 309332   | NO        | NO         | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph                      | Norton Canes             | 100%                 | -  | 17  | Site suggested for residential use. Second section of the N3 site. N3b is under Greenbelt designation. The indicative capacity shown is for N3b only. CH/16/033 is full planning permission for the erection of a stable block, granted April 2016. Not promoted since 2013.  | Green Belt. Coal Authority High Risk Development Area. Proximity to AQMA. Adjacent to SBI. Landowner intentions.   | -      |                        |  |
| N13a                                       | Land at Norton Hall Lane and Butts Lane, Norton Canes     | 2.3                              | 40.58                 | 401094  | 307452   | NO        | YES        | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | -                    | 70   | -   | Area A (2ha) is allocated for B1 and B2 employment uses and area B (1.63ha) for recreation/open space as part of the larger 450 dwelling site under planning application CH/10/0294. In addition part A also provides a sound barrier between the dwellings and M6 Toll. Dwelling range of 70-120 suggested by developer and landowner. | Land identified for employment uses and open space. Features of archaeological interest. Proximity to AQMA.  | -      | Brownfield/ Greenfield |  |
| N14  | Land adjacent to Norton Canes High School, Norton Canes   | 2.5                              | 35                    | 402092  | 309141   | NO        | NO         | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph                      | Norton Canes             | 75%                  | -  | 65  | Landowner promoting site, not developer. Site is greenfield. Site consists wholly of SBI designation so considered significantly constrained. Site not promoted since 2009.   | Green Belt. SBI designation. Coal Authority High Risk Development Area. Access. High pressure gas pipeline runs through site.  | -      |                        |  |
| N15  | Land at Washbrook Lane, Norton Canes                      | 3                                | 33                    | 401248  | 308026   | NO        | NO         | -             | Norton Canes / Green Belt & AONB | Green Belt Urban Extension- 35dph                      | Norton Canes             | 75%                  | -  | 75  | Site is greenfield. Site not promoted since 2008.   | Green Belt. Coal Authority High Risk Development Area. Features of archaeological interest. High pressure gas pipeline runs through site. Proximity to AQMA. Landowner intentions. | -      |                        |  |
| N17  | Land between 237 & 241 Hednesford Road, Norton Canes      | 0.27                             | 29.63                 | 401891  | 308709   | NO        | NO         | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | 100%                 | -  | 8   | Former Coal Yard now used for storage. Surrounded by a residential area.  | Coal Authority High Risk Development Area. Landowner intentions.   | -      |                        |  |
| N18  | Lime Lane/Watling Street, Norton Canes                    | 5.07                             | 19.99                 | 402123  | 306702   | NO        | NO         | -             | Green Belt & AONB                | Green Belt and AONB - 15- 20dph                        | Norton Canes             | 75%                  | -  | 76  | Landowners now promoting site for potential employment use- see ELAA.   | Green Belt. Proximity to AQMA. Landowner intentions.   | -      |                        |  |
| N41  | Garage Court off Brownhills Road, Norton Canes            | 0.08                             | 37.50                 | 402344  | 308299   | NO        | NO         | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | -                    | 3  | -   | Site compound licence to South Staffs Water expired and site now cleared. Potential to incorporate site into adjoining recreation ground when funds available.  | Landowner intentions   | -      |                        |  |
| N47  | 198 Hednesford Road, Norton Canes                         | 0.07                             | 14                    | 401983  | 308551   | NO        | NO         | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | 100%                 | 1  | -   | CH/13/0045 is outline planning permission for demolition of existing property and erection of two new dwellings- net total 1 dwelling- granted April 2013. CH/15/0375 is renewed outline planning permission, granted March 2016. CH/16/167 is reserved matters approval, granted June 2016. Has now expired.                           | -  | -      | Brownfield             |  |
| N49a                                       | Land at Norton Canes between the A5 and M6 Toll           | 0.3                              | 20.00                 | 403009  | 306563   | NO        | YES        | -             | Green Belt & AONB                | Green Belt and AONB - 15- 20dph                        | Norton Canes             | 100%                 | -  | 6   | Landowner promoting site, not developer. Site is greenfield. Site also proposed for industrial use- see ELAA Site Ref NE9. Site split from N49 to reflect separate representations.   | Green Belt. Proximity to AQMA. Proximity to SBI.   | -      |                        |  |
| N50  | 88 Brownhills Road, Cannock                               | 0.04                             | 25                    | 402216  | 308306   | NO        | NO         | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | 100%                 | 1  | -   | CH/14/0001 is full planning permission for the erection of a detached 3 bedroom bungalow, granted June 2014. Has now expired.   | -  | -      | Greenfield             |  |
| N60  | 29 Brownhills Road, Norton Canes                          | 0.03                             | 33                    | 402026  | 308644   | NO        | NO         | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | 100%                 | 1  | -   | CH/16/250 is full planning permission for the demolition of a garage and erection of 1 dwelling, granted September 2016. Has now expired.   | Coal Authority High Risk Development Area  | -      | Brownfield             |  |
| N81  | 45 Chapel Street, Norton Canes, Cannock, WS11 9NX         | 0.04                             | 26                    | 401789  | 308188   | NO        | YES        | -             | Norton Canes                     | Suburban Area - 35dph                                  | Norton Canes             | 100%                 | 1  | -   | CH/21/0459 is a planning application for the erection of new detached 2no. Bedroom bungalow and demolition of attached garage, refused January 2022.  | Coal Authority High Risk Development Area.   | -      | Brownfield             |  |
| <b>NORTON CANES TOTALS:</b>                |   |                                  |                       |         |          |           |            |               |                                  |  |                          |                      | <b>77</b>  | <b>247</b>  |   |  |        |                        |  |
| <b>Restricted and Excluded Site totals</b> |   |                                  |                       |         |          |           |            |               |                                  |  |                          |                      | <b>939</b>   | <b>698</b>  |   |  |        |                        |  |

**APPENDIX M: Completed Sites Since 2021 SHLAA**

| Site ID      | Location   | Site Area (ha) | Density of Site | Suitable? | Available? | Achievability             | Actual Yield (Net) | Notes   | Ward                          |
|--------------|--|----------------|-----------------|-----------|------------|---------------------------|--------------------|---|-------------------------------|
| C113d        | Land to the West of Pye Green Road, Hednesford- Common Farm        | 1.50           | 2               | Yes       | Yes        | Achievable within 5 years | 52                 | This site has been completed since the 2022 SHLAA | Hednesford Green Heath        |
| C155         | 145, Cannock Road and land rear of 133 -143 Cannock Road Chadsmoor | 0.13           | 62              | Yes       | Yes        | Achievable within 5 years | 9                  | This site has been completed since the 2022 SHLAA | Cannock East                  |
| C178         | County Grounds Depot, Cannock Road, Cannock                        | 0.44           | 111             | Yes       | Yes        | Achievable within 5 years | 49                 | This site has been completed since the 2022 SHLAA | Cannock West                  |
| C369         | Land adjacent 86 Edward Street, Cannock                            | 0.06           | 17              | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Cannock North                 |
| C408         | Balfour House, High Green, Cannock                                 | 0.08           | 113             | Yes       | Yes        | Achievable within 5 years | 9                  | This site has been completed since the 2022 SHLAA | Cannock West                  |
| C413         | 8, Chapel Street, Heath Hayes, Cannock                             | 0.06           | 50              | Yes       | Yes        | Achievable within 5 years | 3                  | This site has been completed since the 2022 SHLAA | Heath Hayes East & Wimblebury |
| C424         | 1-3 Walsall Road, Cannock  | 0.01           | 600             | Yes       | Yes        | Achievable within 5 years | 6                  | This site has been completed since the 2022 SHLAA | Cannock South                 |
| C438a        | Garam Masala, 2 Old Fallow Road, Cannock                           | 0.12           | 25              | Yes       | Yes        | Achievable within 5 years | 3                  | This site has been completed since the 2022 SHLAA | Cannock North                 |
| C461         | Rear of Ashworth House, Church Street, Cannock, WS11 5DZ           | 0.22           | 13.64           | Yes       | Yes        | Achievable within 5 years | 3                  | This site has been completed since the 2022 SHLAA | Cannock East                  |
| C476         | The Queens Arms Public House, 37 Hill Street, Hednesford           | 0.13           | 61.54           | Yes       | Yes        | Achievable within 5 years | 8                  | This site has been completed since the 2022 SHLAA | Hednesford South              |
| C481         | Newhall, High Green Court, Newhall Street, Cannock                 | 0.05           | 220             | Yes       | Yes        | Achievable within 5 years | 16                 | This site has been completed since the 2022 SHLAA | Cannock West                  |
| C519         | 45-47 Market Street, Hednesford, Cannock, WS12 1AY                 | 0.02           | 111             | Yes       | Yes        | Achievable within 5 years | 2                  | This site has been completed since the 2022 SHLAA | Hednesford North              |
| C531         | 32 Cemetery Road, West Chadsmoor, Cannock, WS11 5QH                | 0.14           | 21.90           | Yes       | Yes        | Achievable within 5 years | 3                  | This site has been completed since the 2022 SHLAA | Cannock North                 |
| C535         | 45 Station Road, Hednesford, Cannock, WS12 4DH                     | 0.10           | 20.00           | Yes       | Yes        | Achievable within 5 years | 2                  | This site has been completed since the 2022 SHLAA | Hednesford North              |
| C545         | 30 Rugeley Road, Hazelsalde, Cannock, WS12 0PQ                     | 0.28           | 4.00            | Yes       | Yes        | Achievable within 5 years | 2                  | This site has been completed since the 2022 SHLAA | Rawnsley                      |
| C573         | 5-7, Broad Street, Bridgtown, Cannock                              | 0.02           | 45.87           | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Cannock South                 |
| N13          | Land off Norton Hall Lane and Butts Lane, Norton Canes             | 13.60          | 33              | Yes       | Yes        | Achievable within 5 years | 450                | This site has been completed since the 2022 SHLAA | Norton Canes                  |
| N56b         | Land adjacent to 7 Bridges Road, Norton Canes                      | 0.12           | 8               | Yes       | Yes        | Achievable within 5 years | 4                  | This site has been completed since the 2022 SHLAA | Norton Canes                  |
| R16          | Land between Wharf Road and Hardie Avenue, Rugeley WS15 1NX        | 2.72           | 17              | Yes       | Yes        | Achievable within 5 years | 79                 | This site has been completed since the 2022 SHLAA | Brereton & Ravenhill/Hagley   |
| R135         | Land adjacent 14 & 18 West Butts Road, Rugeley                     | 0.05           | 20              | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Etching Hill and the Heath    |
| R185         | 4 Holly Lodge Close, Rugeley                                       | 0.02           | 50              | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Hagley                        |
| R193         | Land at Ashtree Bank, Rugeley, WS15 1HN                            | 0.03           | 31              | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Brereton & Ravenhill          |
| R196         | 35 Wolseley Road, Rugeley, WS15                                    | 0.09           | 22              | Yes       | Yes        | Achievable within 5 years | 2                  | This site has been completed since the 2022 SHLAA | Western Springs               |
| R197         | 41 Wolseley Road, Rugeley, WS15 2QJ                                | 0.11           | 28              | Yes       | Yes        | Achievable within 5 years | 3                  | This site has been completed since the 2022 SHLAA | Western Springs               |
| R199         | Hillary Crest, Rugeley, WS15 1NE                                   | 0.11           | 18              | Yes       | Yes        | Achievable within 5 years | 2                  | This site has been completed since the 2022 SHLAA | Hagley                        |
| R203         | Lea Hall Miners Club, Sandy Lane, Rugeley, WS15 2LB                | 0.33           | 42              | Yes       | Yes        | Achievable within 5 years | 14                 | This site has been completed since the 2022 SHLAA | Hagley                        |
| R206         | 37 Durham Drive, Rugeley, WS15 1LD                                 | 0.02           | 63              | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Hagley                        |
| R209         | 6 Anson Street, Rugeley, WS15 2BB                                  | 0.02           | 67              | Yes       | Yes        | Achievable within 5 years | 1                  | This site has been completed since the 2022 SHLAA | Western Springs               |
| <b>Total</b> |  |                |                 |           |            |                           | <b>728</b>         |   |                               |