

Employment Land Availability Assessment

August 2018

CONTENTS

	PAGE
Introduction	1
Methodology (by Stages, including final evidence base)	3
Key Conclusions	13
Appendix 1 A. Call for Sites Letter and Questionnaire	14
B. Summary of Call for Sites Responses	
C. ELAA Panel Terms of Reference and Membership	
D. ELAA Panel responses and officer comments	
Appendix 2- Notes to Employment Land Availability Assessment	27
Appendix 3- ELAA Site Lists	30

The mapping of sites to accompany this report is available online at <http://cannockchase.addresssafe.com/app/exploreit/>. Instructions on how to use this mapping are available as a download on the ELAA website area, or a hard copy of the instructions can be provided on request to the Planning Policy team. If you require further assistance on use of the mapping please contact the Planning Policy team (details below).

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INTRODUCTION

The Employment Land Availability Assessment (ELAA) is an evidence base and monitoring document with a key role in identifying sites that have the potential for employment development. It aims to identify as many sites with potential as possible within the study area which then helps to inform decisions on the overall supply and likely geographical distribution of employment developments across the District. It also serves to monitor the ongoing take-up of sites and supply of future sites, helping to inform local planning policy and development management responses.

The assessment does not in itself determine that a site should or should not be allocated for employment development, but it is important in the plan-making process and helps to inform the Local Plan. It is the role of the Local Plan to determine which specific sites are to be allocated for employment purposes. The inclusion/exclusion of a site in the ELAA does not determine the possibility of planning permission being granted or refused for development, unless the site in question has already been granted permission. All future planning applications will continue to be determined against the development plan and material planning considerations.

This is the seventh edition of the ELAA. It covers the period from 1st April 2006-31st March 2018, in line with monitoring completions from the Local Plan (Part 1- 2014) base date of 2006. The ELAA is updated annually, alongside the Strategic Housing Land Availability Assessment (SHLAA). The National Planning Practice Guidance (NPPG) outlines that these assessments should help identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period. The format and content of this ELAA has been informed by the Practice Guidance.

The Local Plan (Part 1) was adopted in 2014 and Policy CP8 sets out a requirement for a minimum of 88ha of new and redeveloped employment land (primarily for non town centre B class uses but with flexibility for other uses, where appropriate) up to 2028. There is an emphasis upon providing 'high quality' employment locations to assist regeneration and the diversification of the local economy towards more skilled and quality employment e.g. professional services and high-technology manufacturing. The annual production of this ELAA will be key to monitoring this target and the ongoing available supply of land to achieve it. There are separate targets for town centre uses, which are not the explicit focus of this ELAA. However, town centre sites are monitored as part of the process (see further information below).

Introduction

Based upon the above requirements the Core Outputs of this Employment Land Availability Assessment are identified as follows:

1.	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites
2.	Assessment of each identified site for employment use (taking into account considerations of suitability, availability and achievability)
3.	Potential type of employment use that could be delivered on each identified site
4.	Constraints on the delivery of identified sites and any recommendations as to how these could be overcome
5.	An assessment of the overall availability of employment land supply versus the identified needs

The following 'Methodology' section sets out how this information has been gathered and presents the final results. A summary of the key conclusions is then provided.

A draft version of this ELAA was made available to the Council's SHLAA/ELAA Panel for review prior to wider publication. This Panel includes members of the development industry engaged in both housing and employment land developments so their views were considered useful to seek on the emerging findings. A summary of comments made and the Council's response to them is set out in Appendix 1.

METHODOLOGY

Stage 1- Site/Broad Location Identification

The area of coverage for the assessment is Cannock Chase District to enable monitoring against the Local Plan (Part 1) requirements. Due to the relatively compact size of the District in terms of its geography and the previous 'manageable' number of site submissions, there is no minimum threshold for the inclusion of a site.¹ However, there is a judgement to be made in terms of the contribution the particular development makes towards employment generation and land supply which may result in smaller sites ultimately not being included e.g. those involving minor extensions/modifications to existing premises. All sites and schemes capable of assisting employment generation have therefore been initially considered including:

- New land (previously not employment generating sites) and/ or comprehensive redevelopments of previously employment generating sites (i.e. demolition and rebuild).
- Units brought into employment use from non employment uses e.g. conversions of residential properties.
- Extensions to premises (where these are not considered minor and are employment generating).
- Refurbishments- where former employment units/sites are being brought back into employment use after long standing vacancies and involve upgrade works e.g. rebuild in part, extensions.

The site information from the 2017 ELAA is the starting point for data collection and updates. Table 1 sets out the key sources of information for reviewing existing sites and identifying new ones. Table 2 sets out the key data sources for ensuring information on these potential sites was up to date (up to 31st March 2018)

¹ NPPG recommends that sites of 0.25ha or developments of 500sqm floor space or more should be considered, but this is subject to local applicability.

Table 1 Sources of Information

Sites within the planning process
<ul style="list-style-type: none"> • Land allocated (or with permission) for employment or other land uses which are no longer required for those uses • Unimplemented/outstanding planning permissions for employment use • Planning permissions for employment use that are under construction • Sites where planning permission has previously been refused for employment development • Sites where a planning application has been submitted but not yet determined or that are subject to pre-application advice
Sites not currently within the planning process
<ul style="list-style-type: none"> • Vacant/derelict land and buildings • Surplus public sector land • Additional employment opportunities in established employment areas • Urban extensions and Greenfield/Green Belt sites • Additional 'unknown' sites brought forward by stakeholders (e.g. Call for Sites).

Table 2 ELAA Data Sources

ELAA Data Sources
<ul style="list-style-type: none"> • Planning Application Register (checked up to 31/03/18) • Planning permissions/sites under construction (checked up to 31/03/18) • Commencement and completion records (checked via site visits and Building Regulations records up to 31/03/18) • National Register of Public Sector Land • Local Authority Empty Property Register and Land ownership records • Commercial Property Databases • Strategic Housing Land Availability Assessment (2018) • Neighbourhood Plans • Ongoing site specific representations from stakeholders • Local Knowledge from Planning and Economic Regeneration Officers and Property Agents • Other desktop sources of information e.g. property agent websites

A 'Call for Sites' is undertaken as part of the ELAA process. Whilst the Councils Call for Sites is open all round (with a dedicated webpage on the Planning Policy website for information) a reminder letter/email is sent out annually to support development of the ELAA. Letters/emails were sent out to selected consultees (circa 400 parties) on the Council's Local Plans consultation database in February 2018 (see Appendix 1). This included Parish Councils, Landowners, Developers, Planning Agents, Businesses and Statutory consultees (such as Government agencies). The consultation sought updates on existing sites within the ELAA and invited further sites to be submitted. A summary of the Call for Sites responses is provided at Appendix 1B.

The following key initial data for sites was collected:

- Site size(including Developable Area²), boundaries and location
- Current Land Use and character
- Land uses and character of surrounding area
- Physical constraints e.g. poor access, flood risk, surrounding land uses, ground contamination
- Potential environmental constraints e.g. environmental designations
- Development progress .g. planning status, number of completions to date
- Initial assessment of use and suitability for employment use, including current planning policy e.g. Green Belt designations

Further data was then added to reflect monitoring requirements and other information that was considered useful to record e.g. the location of the site relative to the employment areas identified in the Existing Employment Areas Assessment 2011 and its location relative to a town centre.

Upon completion of this stage a refreshed, up to date list of all potential sites was available to then assess further in Stage 2.

² The standard definition of 'Developable Area' is the amount of land that is available for development, including on site landscaping and infrastructure to support the specific scheme within its boundary e.g. car parking and on-site access roads. How this is defined for different types of development is set out further in Appendix 2.

Stage 2- Site/Broad Location Assessment

The overall development potential of sites was then considered according to their suitability, availability and achievability (including viability). This assessment draws upon the NPPG methodology for assessing such factors, including the further consideration of any constraints (and the opportunities for addressing these) for suitability; the consideration of any land ownership issues for availability; and the potential market attractiveness of the site for achievability.

Assessing Suitability: In assessing suitability, the ELAA has applied the same methodology for potential constraints to the site assessments as the SHLAA. This involves drawing upon information provided by the site promoters via the call for sites process which is then cross checked by the Council e.g. by using GIS mapping available on key constraints, site visits and other information where available (for example from supporting material to a planning application and discussions with Development Management colleagues dealing with the application). The following key Local Plan 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):

- Green Belt
- Area of Outstanding Natural Beauty
- Green Space Network
- Proposed Recreational Footpath/Cycle Route
- Special Area of Conservation
- Site of Special Scientific Interest
- Site of Biological Importance
- Local Nature Reserve
- Local Geological Site
- Ancient Woodland
- Tree Protection Orders (TPOs)
- Conservation Area
- Ancient Monument
- Listed Building
- Flood Zone 2 and/or 3
- Coal Authority High Risk Development Area
- Historic Landfill
- Proximity to Air Quality Management Areas (AQMA)³
- Other site specific issues e.g. access, ground conditions, topography, other designations such as Assets of Community Value.
- Mineral Safeguarding Areas (MSAs): the District is almost entirely covered by MSAs as per the adopted Staffordshire County Council Minerals Local

³ Where the site has a direct road connection onto or one road connection before a designated AQMA (or the access is unclear at present) then this is considered to be in proximity.

Plan (2017). Given that the vast majority of potential development sites are likely to be affected by this constraint it is not recorded in each individual site assessment.

Taken together these criteria will help determine the development potential of sites and broad locations and help to identify any significant constraints which mean individual sites are not suitable. This is a high level assessment of potential key constraints to inform judgements on general suitability, but it is not an exhaustive list. 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. Many of these constraints are potentially readily overcome by appropriate site design, early consideration of the issues in the scheme's development and mitigation measures. In addition, some constraints can actually be opportunities for the development e.g. heritage assets can be used as key focal point and/or inspiration for site design as well as enhancing wider public understanding of the assets.

Where there are no/minimal constraints then a site can be generally considered suitable. However, where it is apparent that the constraint(s) is/are significant and there is limited scope for development then the site is assessed accordingly. Paragraph 44 of the NPPG (ID: 3-044-20141006) identifies several potentially significant constraints including Green Belt, AONBs, and sites protected under the Habitats Directive.

Attention will be given to community and industry requirements within the area and to market signals to help inform the most appropriate uses.

Assessing Availability: the assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed. This has then been cross checked by the Council drawing upon the assessment of site suitability and individual follow up correspondence, where necessary. Where a site has planning consent it is generally considered 'available' unless information indicates otherwise.

Assessing Achievability: The PPG requires the potential viability of a development site to be considered as part of its achievability. Given the trend towards 'design and build' schemes as opposed to speculative commercial developments it is more problematic to comprehensively assess viability in the short-medium term. Viability in relation to employment sites is also very site and scheme specific, given the often client bespoke nature of such developments. The Council's strategic viability evidence to support its Local Plan and Community Infrastructure Levy (2014) demonstrated this issue in relation to non-residential schemes. Viability considerations have therefore principally drawn upon the continued availability of the site (e.g. marketing, planning permissions)

and evidence of recent developments as well as supporting information from the site promoters, where available.

It was then necessary to categorise the sites according to their development potential in order to set out a clear picture of the available supply. There is no set method for this in the NPPF or NPPG for employment sites so CCDC has opted to use locally determined categories, drawing upon local and national guidance. In relation to housing sites, the NPPF sets out definitions of 'Deliverable' and 'Developable' sites according to specified criteria regarding suitability, availability and achievability (including viability). The CCDC SHLAA identifies housing sites within these categories but then also sets out those sites that are currently not considered 'Deliverable' or 'Developable' in the 'Green Belt, AONB and Restricted/Excluded Sites' category. This enables a full picture of the results of the housing land survey to be presented. The former Regional Spatial Strategy (RSS) Phase 2 Revision set out the need to identify 'readily available' employment sites which were defined as either having planning permission and/or allocated for economic development and/or committed by an appropriate Council resolution; no major problems of physical condition; no major infrastructure problems; and the site is being actively marketed.

Drawing upon these, the Council has categorised sites as either being 'available' or 'not available' (at present) for the purposes of this assessment. By applying this distinction a clear picture of the type and quality of land 'available' for short-medium term employment developments can be presented. Land currently 'not available' may be appropriate to meet longer term needs, or if identified constraints could be overcome they could potentially serve to meet medium term requirements (depending upon the degree of constraints). This category also includes sites which are currently unlikely to be suitable in the longer term e.g. Green Belt sites in isolated locations not currently related to an urban area or existing employment site or sites now being developed for residential use. 'Available' land for employment use consists of sites which have been assessed as follows:

- A suitable location for employment development. Suitability can be affected by the following factors: development plan policy and regeneration priorities, market interest, physical problems, infrastructure issues (including proximity to transport nodes), potential impacts and/or environmental conditions. Where there are no major concerns in relation to these issues then a site can be considered suitable. In addition, a site may be considered suitable if there is no alternative potential use by virtue of key issues e.g. surrounding uses, contaminated land.
- An available and generally achievable location for employment development. This is assessed using evidence of the site being actively

marketed for employment use and/or it being under the ownership of a developer/other party with an interest in developing the site in the short-medium term e.g. it is not being proposed for alternative residential use via the SHLAA. There should be no major ownership constraints to the site coming forward. Achievability judgements can be informed by reality of recent developments on/around the site; the presence of existing uses on site and any issues around site preparation/delivery costs (linked to suitability).

All other sites are then classed as 'not available' at present. Green Belt sites are identified separately within the 'not available' category given additional policy constraints by virtue of their designation. The employment land target is for primarily non town centre B class uses, with flexibility for other employment generating uses where appropriate. This means that the focus is upon land outside town centres which are more suited to accommodating B class industries and warehousing. However, local planning policy recognises that the District's town centres may experience difficulties in accommodating office development specifically, potentially necessitating use of out of town sites. This situation requires monitoring to assist the decision making process. Therefore a separate category for potential town centre office sites is set out in the ELAA. The monitoring of town centre developments more generally against targets is covered within the Authority Monitoring Report (annual).

Stage 3- Assessment Review and Final Evidence Base

Please note that this stage corresponds to stages 4 and 5 of the methodology advocated within the PPG. PPG Stage 3 (Windfall Assessment) is not considered appropriate for the ELAA

This stage involves considering the identified supply against assessed needs. Where there is a shortfall against needs, further site options should be investigated to meet that shortfall. The overall findings and conclusions of the evidence can then be presented. The full results of the assessment can be found at Appendix 4 which provides a comprehensive site list with commentary against each site. It also provides an analysis of the total supply and completions to date.

The results of the assessment identify that there is currently around 25ha of 'available' employment land across the District. There is approximately 17.5ha available at Cannock, Hednesford and Heath Hayes; 4.5ha at Rugeley and Brereton; and 3ha at Norton Canes. The main focus of this availability in terms of employment locations is at Kingswood Lakeside, Towers Business Park and along the A5 Corridor.

The majority of 'available' supply is located within existing employment locations. These are largely 'high' or 'average' quality locations (as set out in the Existing Employment Areas Assessment 2011) with approximately 15ha (60%) being within existing high quality locations (Kingswood Lakeside and Towers Business Park).

The size of available sites ranges from less than 0.1ha to around 6ha with the most common size of sites available being the below 1ha range or the 1-3ha range. The majority of the previously largest available site, Kingswood Lakeside, is now permissioned/under construction. The 25ha of available supply largely consists of new/complete redevelopment sites which can cater for new bespoke schemes. The land available is split between being primarily for B1/B2/B8 uses (46%) and B1/B8 uses (30%).

There is approximately 195ha of land which is classed as 'not available' at present. A large proportion of this total is made up of Green Belt sites (168ha- of which 14ha is located at Kingswood Lakeside). Two other sites make up a significant proportion of this- 37ha at Court Bank Farm, Cannock Wood where the landowner has suggested the site for mixed use redevelopment either as a whole or as separate parcels and 38ha at former Brereton Colliery, where the landowner has suggested a leisure development scheme. Some of these sites are not being proposed for B class employment uses but are included within the assessment for completeness and monitoring of non-B class use employment proposals.

Methodology

There are some sites which have been previously considered 'available' but due to changed circumstances are now considered 'not available' i.e. operations on the site have changed meaning a proposed redevelopment is now not likely to come forward in the short-medium term. Some sites are also now coming forward for residential development- this has resulted in the loss of sites along the A5 Corridor in particular from the employment land supply.

Completions from 2006-2018 total 61ha and they have been focused at the existing employment locations of Kingswood Lakeside, Towers Business Park and the A5 Corridor. There have been a number of former Local Plan (1997) developments creating new employment locations e.g. Keys Business Park, Hednesford. Again, completions are dominated by new land/complete redevelopment schemes (83%). In terms of the types of development, completions by B1 and B8 uses represent around 51% together, with limited B2 uses. Mixed B1/B2/B8 use schemes represent 32% of completions. Schemes involving non-B class uses account for 8% of completions to date.

Completions for 2017/18 total around 10ha and have mostly occurred at Kingswood Lakeside and Towers Business Park. The annual rate of provision over the plan period to date is slightly above the Local Plan target range (5.1ha delivered against a target of 4ha per annum).

Table 3 below summarises the current available supply and completions against the Local Plan (Part 1) targets for employment land provision.

Table 3 Employment Land Supply

	All Sites (ha)	New Sites * (ha)	Redevelopments* (ha)
Completions 2006-17	60.98	50.77	10.21
Available Supply			
- Outstanding	24.97	14.74	10.23
- (Under Construction)	(9.1)		
Total Supply (2006-2028)	85.95	65.51	20.44
Less Local Plan Part 1 Target (2006-2028)	88	-	-
Balance	-2.05	-	-
Land 'Not Available'	195.33	-	-

**See Annex 1 definitions*

There is currently a shortfall of circa 2ha in providing for the Local Plan (Part 1) target. Rugeley Power Station (site RE24) represents a potentially large additional source of employment land supply but assessment work in relation to timescales and potential uses on site is ongoing. There is potential for further provision in land considered 'not available', however much of this (168ha) is subject to the Green Belt policy constraint. There are some brownfield, urban sites which may be suitable for B class uses (e.g. CE42, CE63, RE27) but there is current uncertainty as to their availability. It is noted that around 2ha of land at Norton Canes (site NE2) is also being promoted for potential reallocation to residential development. However, the site is the subject of an extant consent and no further assessment work for residential development has been undertaken to date. Nevertheless, this may necessitate further flexibility within the employment land supply. Timescales for the delivery of Site RE3 (2.1ha) may also be impacted by redevelopment plans for Rugeley Power Station. In relation to town centre offices, there continue to be a number of sites to be monitored as part of sequential test requirements, however these are limited.

The Local Plan (Part 1) employment land target is a gross target which factors in the need to replace losses of employment land. Monitoring via the Council's Authority Monitoring Report (AMR) and SHLAA (2018) identifies that the rate of losses is in line with the expected rate which informed the Local Plan (Part 1) target (circa 1ha per annum of losses assumed). Ongoing monitoring of losses will continue to inform this and any necessary policy response.

Key Conclusions

This ELAA (2018) has identified that there is currently a shortfall of circa 2ha of available employment land against the Local Plan (Part 1) target of providing for at least 88ha of new and redeveloped employment land (2006-2028). Trends indicate that B1 and B8 developments have dominated the local employment land provision in recent years, reflecting changes to the employment structure locally and nationally. There have been a number of larger scale B1/B8 warehouse-led developments, particularly at the high quality employment locations of Kingswood Lakeside and Towers Business Park.

There is a mixture of available sites in terms of size and potential employment use. Supply is currently largely available within high/average quality existing employment locations that have the potential to accommodate bespoke new developments. However, it is noted that supply at the high quality employment locations of Kingswood Lakeside and Towers Business Park will be limited upon the completion of currently under construction sites, meaning that the employment land supply will be more reliant upon average quality employment locations (and smaller individual development sites).

This supply should be kept under review to ensure the employment land target is met and that there is continued availability of a range of employment land sites (particularly those which can provide high quality employment land opportunities). Those sites currently classed as 'not available' should be facilitated to come forward where required (and appropriate) in the context of existing, and reviews of, Local Plan policies. There are a number of brownfield, urban sites to consider further to help meet the current shortfall. However a significant proportion of the currently unavailable supply is restricted by Green Belt policy, which would require consideration via a Local Plan update.

APPENDIX 1.A: CALL FOR SITES QUESTIONNAIRE AND LETTER

Cannock Chase District Council

Call for Sites Submission Form 2018

IMPORTANT DISCLAIMER AND HOW WE USE YOUR PERSONAL

INFORMATION: Please note the information you provide will be used to help prepare the Councils' Strategic Housing and Employment Land Availability Assessments and Local Plan documents. The submitted information will not be confidential and will be made publicly available via paper based reports (such as the Strategic Housing and Employment Land Availability Assessments) which will also be placed on our website. The submitted information will be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the process and the Council is obliged to make the Call for Sites submissions available for public inspection. We therefore encourage you to avoid providing sensitive information that you do not wish to be published. Only names of the applicant/agent (not addresses or other contact details) will be attributed publicly. Your address and contact details will not be shared with anyone else and will be protected.

By submitting this form you are also providing your consent for us to retain your details on our Planning Policy consultation data base so we can keep you up to date with progress on the plan and other consultations, unless you request that we do not do so by ticking this box

Our consultation database is held confidentially by the Planning Policy team, and we retain your details on record until you either a) request that we update them b) you unsubscribe by informing us in writing at planningpolicy@cannockchasedc.gov.uk or c) we have evidence that the contact is no longer active for example returned letters or email 'bounce-back'.

For further information see www.cannockchasedc.gov.uk/PrivacyNotice

NAME, ADDRESS AND CONTACT DETAILS

1. Applicant Name:

.....

2. Applicant Address:

.....
.....
.....

3. Applicant Telephone Number:

.....

4. Applicant Email Address:

.....

5. Applicant Status:

(Landowner (please state SOLE or PART, if part provide brief details of other known landowners at Question 12); potential purchaser; housebuilder/developer (you intend to construct the site once permission is obtained or have option on site); operator (you intend to operate the development e.g. hotel); other- please specify.

.....
.....

6. Agent Name (if applicable) and details (including address, telephone number and email address):

.....
.....
.....
.....

SITE DETAILS

7. Site Address:

(Please include a map with a boundary of the site, ideally 1:1250)

.....
.....
.....
.....

8. OS Grid Reference (centre of site)

Easting:

Northing:

9. Site Area (Hectares):

10. Description and current use of the site (and any additional planning history where possible):

.....
.....
.....
.....

11. Is this a new site? (The site has not been included in previous versions of the SHLAA/ELAA or previously submitted to a Local Plan consultation. Please indicate if you are updating a previously entered site and provide the ID number if available)

Yes/No/Comment:

.....
.....
.....

OWNERSHIP OF THE SITE

12. Details of ownership/land interests:

.....
.....
.....

13. Are all the above owners/those with a land interest aware of this submission of the site?

Yes/No/Comment:

.....
.....
.....

14. Are there any known ownership issues i.e. do all of the owners support the proposed use of the site and are there any third party landownership constraints related to use of the site e.g. requirements for access?

Yes/No/Comment:

.....
.....
.....

DEVELOPMENT/ALLOCATION DETAILS

15. Type of development/allocation proposed (e.g. Residential/Employment/Mixed Use/Leisure Use/Green Space Network/Local Green Space. Please provide further details of the type of employment/mixed use scheme proposed e.g. retail, offices, industrial etc)

.....
.....

16. What is the potential capacity of the site? (Please provide approximate dwelling numbers and densities or indicative floorspace for employment developments)

.....
.....

17. What access is there in terms of public transport?

Bus Stop – Approximate walking distance:

Railway Station – Approximate walking distance:

18. Are there any known constraints to the site? (Access difficulties, infrastructure requirements/issues, topography or ground conditions, contamination, flood risk, minerals or landfill sites, legal issues e.g. restrictive covenants, current use needs to be relocated e.g. existing business)

.....
.....
.....
.....

19. Are there any environmental constraints on, or in close proximity to, the site? (Green Belt, AONB, Green Space Network, Listing Buildings, etc.)

Yes/No/Comment:

.....
.....
.....

20. Has any work been undertaken on the promotion of the site? (e.g. legal reports, traffic surveys, ecology reports) Please provide copies of any relevant surveys/reports where available

Yes/No/Comment:

.....

.....
.....
21. Are any of the following services available on or to site?

Service	Availability	Comments
Water	Yes / No	
Electricity	Yes / No	
Gas	Yes / No	
Foul Sewer	Yes / No	
Surface Water Sewer	Yes / No	
Broadband Internet	Yes/No	

22. Availability of the site:

Over what broad time frame do you anticipate that the site could become available for the commencement of development (1-5 years / 5-10 years / 10-15 years / 15 years or more)?

.....
.....
.....

23. Is the site currently being marketed and is there current market interest in the site (please provide details of market interest): Yes / No /Comment
(Would the landowner(s) be prepared to sell the site at current land values?)

.....
.....
.....

24. Are there any specific intentions to start development? (e.g. planning permissions, work programme?) Yes/No/Comment:

.....
.....
.....

25. Will there be any phasing of the site? Yes/No/Comment:
(Please provide an approximate timescale of build out rates if possible)

.....
.....
.....

26. Please provide any other relevant information below:

.....
.....
.....

Please **provide a map with the site boundary** with your response, ideally at a scale of 1:1250.

Please send your completed form to Planning Policy by:

Email: planningpolicy@cannockchasedc.gov.uk

Post: Planning Policy
Cannock Chase Council
Civic Centre
PO Box 28
Beecroft Road
Cannock
Staffordshire
WS11 1BG

For further information email (see above), phone (01543) 464265 or view our website at www.cannockchasedc.gov.uk/planningpolicy

Please ask for: Planning Policy (Sarah Jones/Matthew Hardy)

Phone No: (01543) 462621

E-mail: planningpolicy@cannockchasedc.gov.uk

19th February 2018

Dear Consultee,

Cannock Chase District Council
Strategic Housing and Employment Land Availability Assessment
Call For Sites 2018

In October 2017, Cannock Chase Council published its latest Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA). The purpose of the SHLAA is to identify land suitable and available to meet future housing requirements. The purpose of the ELAA is to identify land suitable and available to meet future economic growth requirements. The SHLAA and ELAA can be viewed on the Council website at www.cannockchasedc.gov.uk/planningpolicy. The SHLAA and ELAA have both been prepared having regard to the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

We are now in the process of producing a 2018 update to the SHLAA and ELAA. We would therefore appreciate any updates to information on existing sites within the SHLAA and/or ELAA and information on any new, additional sites that you feel should be included. Sites currently in the SHLAA and/or ELAA do not need to be re-submitted unless information is being superseded. The SHLAA and ELAA will continue to inform and contribute to the background evidence base for the Council's Local Plan documents and inform the Authority's Monitoring Report (updated annually).

A 'Call for Sites' submission form has been made available for you to complete. It is available to download from the Council website at <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring> or hard copies can be provided on request to the Planning Policy team (see contact details above). This form can be sent back electronically or as a hard copy to the contact details provided on the Call for Sites submission form. We would like to receive any submission forms (or other comments) by **2nd April 2018**.

The SHLAA and ELAA are produced in conjunction with a 'Panel' who provide more detailed input on the SHLAA/ELAA methodology and assessments. The primary role of the Panel is to assist the Council in producing a robust assessment of land supply (the current terms of reference for the Panel are included within the 2017 SHLAA and ELAA documents). If you are interested in becoming a member of the Panel please

let us know via letter or email to the contact details above by the **5th March 2018**. We will seek to accommodate all requests to be a Panel member, subject to the overall level of interest expressed (in order to keep the process manageable).

If you have any questions regarding the SHLAA/ELAA please contact Sarah Jones or Matthew Hardy on the details provided above.

Yours faithfully,

Sarah Jones
Principal Planning Policy Officer

APPENDIX 1.B: SUMMARY OF CALL FOR SITES RESPONSES

Name	Comments	CCDC Officer Response and Action
The Coal Authority	No sites to nominate. Support use of Coal Authority High Risk Area plans as part of assessment process. Suggest sites should also be assessed against the Surface Coal Resource Plans.	Noted. The District is almost entirely covered by Mineral Safeguarding Areas designated by the Minerals Local Plan (2017). As a result it is considered that this constraint applies District wide and is not necessary to reflect in detailed site assessments. ELAA/SHLAA Methodology updated to reflect this approach and provide clarity.
Highways England	No specific comments. Wish to be engaged in future Local Plan process as sites are identified.	Noted.
Historic England	No sites to nominate. Advise of need for historic environment to be considered at this stage. Signpost to good practice guidance that is available.	Noted. The SHLAA/ELAA Methodology outlines how key heritage assets and their settings will be taken into account at this stage including noting the presence of listed buildings, Conservation Areas or Scheduled Ancient Monuments. Where available, further site specific information on heritage assets is also reflected in the assessment e.g. surveys produced to support planning applications. The methodology notes that the SHLAA/ELAA is a high level assessment where the potential constraints are primarily focused upon designations. Further, more detailed work will be undertaken as part of the Local Plan process for site allocations e.g. Heritage Impact Assessment which can then be incorporated into the SHLAA/ELAA site assessments as appropriate. It is also noted that whilst heritage assets may be considered a constraint they are also a potential opportunity in terms of enhancing a site development and bringing wider public attention and understanding of the assets. Methodology updated to reflect this.

APPENDIX 1.C: ELAA PANEL TERMS OF REFERENCE AND MEMBERSHIP

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.

2018 ELAA Panel Members

Organisation
Barratts and David Wilson Homes- <i>Commercial Housebuilder</i>
Bromford Housing- <i>Registered Social Housing Provider</i>
Cannock Chase Council- <i>Local Authority</i>
Cannock Wood Parish Councillor Mr K Salter- <i>Local Parish Councillor</i>
CT Planning- <i>Planning agent</i>
First City- <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>
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>

APPENDIX 1.D: RESPONSES FROM ELAA PANEL ON DRAFT ELAA AND CCDC OFFICER RESPONSE (JULY 2018)

Panel Member	Summary of Responses	CCDC Officer Response and Action
No comments received from ELAA Panel		

APPENDIX 2- NOTES TO EMPLOYMENT LAND AVAILABILITY ASSESSMENT

Definition of Developable Areas (by development types)

Standard 'Developable Area' definition: the amount of land that is available for development, including on site landscaping and infrastructure to support the specific scheme within its boundary e.g. car parking and on-site access roads.

- New Land/Comprehensive redevelopment (i.e. demolition and rebuild) - see standard 'Developable Area' definition. Where small scale employment developments (circa 500m² or less) are included as part of wider mixed use scheme then include floorspace/immediate site area only.
- Units brought into employment use from non employment uses- see standard 'Developable Area' definition.
- Refurbishments- see standard 'Developable Area' definition. If refurbishment to main building is minor and extensions form main part of works then should be classed as 'extension to premises' instead (see below).
- Extensions to premises- floorspace/immediate site area only (unless additional parking etc forms part of works then include additional infrastructure as per standard 'Developable Area' definition).

Bespoke open storage yard proposals will be treated on their merits dependent upon the extent of structural changes on site. Whilst it is recognised that these can be employment generating sites the often large-scale level of land take for open storage purposes only could result in the artificial skewing of employment land provision targets. It is considered that these proposals differ to that of B8 storage facilities as by their nature they do not often provide buildings (with associated landscaping and services etc) which could be made available for future use and thus add value to the local economy by contributing to portfolio of properties for occupation. It may therefore be appropriate to only count the contribution of any new buildings/landscaping provided on site. However, where open storage is proposed as ancillary to a development then this is included as per the standard 'Developable Area' definition.

Definition of Previous Use Categories

This identifies the nature of the site, primarily whether it is Greenfield or Brownfield. This draws upon previous sub-regional monitoring and previous regional monitoring classifications. Sites are classed as follows:

- 1- Greenfield/Not previously developed
- 2- Greenfield/Re-use of agricultural building
- 3- Brownfield/Redeveloped from industry/employment
- 4- Brownfield/Redeveloped from other (e.g. restored from open cast coal mining)

In determining the proportion of developments that have come forward on 'new' land this refers to categories 1 and 4 (with judgements to be made on category 2). 'Redeveloped' land is therefore primarily classed as category 3, with some developments in category '2' potentially also forming part of this dependent upon their nature.

Definition of Employment Land Portfolio

This identifies the characteristics of a site utilising a classification system previously used by the historic RSS and former sub-regional monitoring. Sites are classed as follows:

- 1- Regional Logistics Site
- 2- Major Investment Site
- 3- Regional Investment Site
- 4- Sub-Regional Employment Site
- 5- Good Quality Employment Site
- 6- Other Local Site

In the Cannock Chase District context, categories 4-6 are applicable and have been interpreted as follows (drawing upon previous RSS policy):

- Sub-Regional Employment Site- high quality attractive sites, generally 10-20 hectares in size in sustainable urban locations. Should be suitable to attract clients with an international/national/regional choice of location. Would usually need to be located on or have a direct link to the strategic highway network be, or proposed to be, well served by public transport.
- Good Quality Employment Site- good quality sites most likely suitable for locally based investment and/or with potential for regional investors, likely to exceed 0.4 hectares. May include larger sites located further from the strategic highway network.
- Other Local Site- land likely to be of interest to local investors only. Likely to be small and suitable for 'marginal' activities.

The Council will keep under review the appropriateness of these classifications. In determining the classification of the site regard has also been paid to its location i.e. what existing employment area it is within and the quality of that area (see below).

Definition of Existing Employment Areas/Quality

The Cannock Chase Existing Employment Areas Assessment (2011) identifies the various employment locations across the District. It assesses their quality and potential for continued employment use to inform policy responses in the future.

Where a site is located within an existing employment location then that is recorded. Please see the Existing Employment Areas Assessment (2011) for full list and quality appraisals of employment locations.

Definition of Centre/Edge of Centre/Not in Centre

This identifies the location of the site in relation to the District's town centres (Cannock, Rugeley and Hednesford). Regard has been paid to both the existing and proposed town centre boundaries (draft proposals as part of the Local Plan Part 1).

APPENDIX 3 - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- AVAILABLE SITES

County Site ID	CCDC Ref	Site Name/Location	Unit	Site Area (Ha) NDA	Floorspace (sqm)	Easting	Northing	Previous Use (See Notes)	Green Belt	Employment Land Portfolio (See Notes)	Existing Employment Area/ Quality (See Notes)	Centre/ Edge/Not Centre (See Notes)	Use Class (potential or permitted)	Status				Notes/Potential Constraints
														No planning permission (ha- net developable area)	Outline Planning Permission (ha- net developable area)	Full Planning Permission (ha- net developable area)	Under Construction (ha)	
CANNOCK, HEDNESFORD AND HEATH HAYES																		
43048	CE3	Ridings Park (plots 8-10), Eastern Way, Hawks Green, Cannock	1	0.69	2,029	399437	310975	3	No	5	Hawks Green South/Average	Not Centre	B2	-	0.69	-	-	Undeveloped land which forms part of Ridings Business Park. Outline planning permission for the business park was granted in March 1998 (CH/96/0566). Net developable area adjusted from 0.97 to exclude landscaping and existing car parking on site. Currently being marketed for design and build opportunities (Andrew Dixons). Current application CH/18/020 is full planning application for the erection of 2 industrial units, not yet determined (applicant is developer). Old CCDC Reference ELA 32
43050	CE4(a)	Remainder of Kingswood Lakeside zones A,B and C combined, Cannock	1	2.00	-	400041	308191	4	No	4	Kingswood Lakeside/High	Not Centre	B1/2/8	2	-	-	-	Net developable area (37.8ha) for CE4 overall based upon development plateaus approved under CH/99/0123 (and what have subsequently come forward with slightly amended areas. Also excludes Zone E- separate reference CE5). Remaining developable area at 2018 is minus sites that have come forward. Site area completed prior to 2006 is 8.7ha (at Zone D). Sites completed since 2006 total 13.1ha (CE27, CE4(b,c,e,f)). Old CCDC Reference ELA 20. Sub areas coming forward as separate applications. Given previous use of site (open cast coal working) there may be land stability issues to be investigated further on a development site by site basis, but this is not considered to be a major constraint to overall delivery- issues can be overcome via appropriate site design (Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.)
43050	CE4(h)	Kingswood Lakeside, Blakeney Way, Cannock	1	6.00	26,308	399674	308217	4	No	4	Kingswood Lakeside/High	Not Centre	B8/B1(a)	-	-	-	6	CH/16/465 is full planning permission for the erection of 2no. Distribution warehouses with associated offices, granted February 2017. Coal Authority High Risk Development Area. Proximity to AQMA.
43091	CE5(a)	Kingswood Lakeside-zone E, Kingswood Lakeside, Cannock	1	2.3	9,146	399095	308443	4	No	4	Kingswood Lakeside/High	Not Centre	B1/2/8	-	-	2.3	-	Part of site completed pre-2006 under full planning permission for offices granted in December 2004 (CH/04/0597- Site Ref CE5(b)). Part of site under this permission still not completed (approx 0.5ha). However, whole site is now subject of full planning permission CH/17/150 for the erection of a B2/B8 industrial unit with associated offices, granted November 2017. Discharge of conditions applications currently being considered. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.

43076	CE7(a)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.5	2,373	397577	308700	3	No	5	A5 Corridor/ Average	Not Centre	B1/2/8	-	-	0.5	-	Outline Planning Permission for redevelopment for B1/B2/B8 use granted July 2008- now expired. Site coming forward in parcels- see sub references. CH/17/164 is full planning permission for the demolition of existing substation housing and erection of a storage facility (B8 use) and ancillary offices/workspace and two unloading bays, granted August 2017. CH/18/001 is application to vary conditions on access, not yet determined. Flood Zone 2 crosses western part of site. Old CCDC Site Ref ELA056. Proximity to AQMA.
	CE7(d)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.8	2,536	397529	308478	3	No	5	A5 Corridor/ Average	Not Centre	B1/2/8	-	-	0.8	-	CH/16/156 is full planning permission for the erection of an industrial unit for B1/B2/B8 use, granted September 2016. Discharge of conditions application approved October 2017. TPOs on boundary of site. Proximity to AQMA.
-	CE7(e)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.5	1,983	397552	308655	3	No	5	A5 Corridor/ Average	Not Centre	B8/B1(a)	-	-	-	0.5	CH/16/457 is full planning permission for the erection of a warehouse with ancillary office, granted April 2017. Flood Zone 2 crosses western edge of site. Proximity to AQMA.
-	CE7(f)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.4	-	397656	308676	3	No	5	A5 Corridor/ Average	Not Centre	B1/2/8	0.4	-	-	-	Outline Planning Permission for redevelopment for B1/B2/B8 use granted July 2008- now expired. Site coming forward in parcels- see sub references. Site previously had full planning cosnent for the erection of a hotel, now expired (CH/13/0080). Old CCDC Site Ref ELA056. Proximity to AQMA.
43096	CE8	Former Bowmur Haulage Site, Watling Street, Cannock	1	2.6	13,223	397082	308869	3	No	5	A5 Corridor/ Average	Not Centre	B1/2/8	-	-	-	2.6	CH/16/260 is full planning permission for the erection of an industrial unit for B1/B2/B8 use, granted March 2017. Discharge of conditions approved March 2018. Flood zones 2 and 3 to rear of site. Historic Landfill. Hatheron Branch Canal. Proximity to AQMA. Old CCDC Site Ref ELA55.
-	CE59	Land adjacent to, Unit 2, West Cannock Way, Cannock Chase Enterprise Centre, Hednesford	1	0.07	212	400762	314105	3	Yes	6	Cannock Enterprise Centre/Low	Not Centre	Sui Generis/B1(a)	-	-	0.07	-	CH/15/0162 is fullplanning permission for the erection of vehicle repair garage to accommodate mot testing, spray area, workshop and office, granted August 2015. Coal Authority High Risk Development Area.
-	CE61	Gestamp, Watling Street/Wolverhampton Road, Cannock	1	0.8	3,716	397177	308990	3	No	5	A5 Corridor/ Average	Not Centre	B1(c)/B8	0.8	-	-	-	Site to be vacated by 2020/21 and redeveloped for housing-led scheme with employment uses fronting Watling Street (see SHLAA reference C432). Current planning application CH/17/323, not yet determined. Proximity to AQMA.
-	CE62	Northwood Court, Hollies Avenue, Cannock	1	0.1	658	398592	310139	3	No	5	Hollies Business Park/Average	Edge/Not Centre	B1(a/c)	-	-	0.1	-	CH/16/374 is full planning permission for the demolition of existing building and erection of new light industrial unit and offices, granted April 2017.
-	CE66	A T P Industries Group Ltd, Cannock Wood Industrial Estate, Cannock Wood	1	0.07	600	402970	312659	3	Yes	6	Cannock Wood Industrial Estate/Low	Not Centre	B8	-	-	0.07	-	CH/17/328 is full planning permission for the erection of an extension to an existing warehouse, granted November 2017. Green Belt. Proximity to AQNB and SBI.
-	CE67	Land at Lakeside Boulevard, Cannock	1	0.72	855	398356	308307	3	No	5	A5 Corridor/ Average	Not Centre	Sui Generis	-	-	0.72	-	CH/17/430 is full planning permission for the erection of motorhome showroom and workshop with associated car parking and landscaping, granted March 2018. Site formerly part of site CE35. Historic Landfill. Proximity to AQMA. On site pylon.
Cannock, Hednesford and Heath Hayes Sub-Totals													3.20	0.69	4.56	9.10		
Cannock, Hednesford and Heath Hayes Total													17.55					

Available

RUGELEY

43052	RE2 (a)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	1	1.4	1074	404992	317626	4	No	4	Towers Business Park/High	Edge/Not Centre	B2	-	-	1.4	-	Site remaining from Towers Business Park development. Currently being marketed for employment development. CH/17/255 is full planning permission for the Erection of a transport workshop, granted October 2017. Old CCDC Site Ref ELA079. Adjacent to Conservation Area.
43052	RE3	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	1	2.1	-	405904	317201	3	No	4	Adj. Towers Business Park/High	Not Centre	B1/B2/B8	2.1	-	-	-	Site part of larger mixed use redevelopment of former Power Station Land granted outline planning permission September 2005 (CH/03/0378)- residential element of site is being developed. Site still being considered for employment redevelopment by landowner. Given site location this may become linked into future redevelopment of Rugeley Power Station site RE24. Historic Landfill. Old CCDC Site Ref ELA081.
43052	RE4	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	1	0.84	-	405112	317699	4	No	4	Towers Business Park/High	Edge/Not Centre	B1/B2/B8	0.84	-	-	-	Site remaining from Towers Business Park development. Site still being considered for employment redevelopment by landowner. Old CCDC Site Ref ELA036.

Rugeley and Brereton Sub-Totals	2.94	0.00	1.40	0.00
Rugeley and Brereton Total		4.34		

NORTON CANES

43085	NE2	Land off Norton Hall Lane, Butts Lane, Norton Canes	1	2.2	6,300	401159	307495	1	No	5	-	Not Centre	B1/2	-	2.2	-	-	Outline Planning Permission for mixed use development (residential and employment) granted May 2015 (CH/10/0294). Site owners are also promoting land for potential residential use. Site is subject to marketing exercise as part of planning consent- SHLAA ref N13(a). Developers have submitted reserved matters application for residential part of site, but not the employment part. Proximity to M6 Toll. Proximity to AQMA
-	NE7	Unit 12, Conduit Road, Norton Canes	1	0.7	2,540	402078	307893	3	No	6	Norton Canes Business Area/Average	Not Centre	B2/B8	-	-	0.7	-	CH/15/0102 is full planning permission for the refurbishment of an existing warehouse (B8) and the construction of no.5 industrial units (B2), granted June 2015. Historic Landfill.
-	NE13	Norton House, Norton Canes Business Park, Norton Green Lane, Norton Canes	1	0.18	390	401752	307664	3	No	6	Norton Canes Business Area/Average	Not Centre	B1/B8	-	-	0.18	-	CH/18/027 is full planning permission for part demolition of existing building and erection of one pair of industrial/warehouse units for B1 and B8 use, granted March 2018. Proximity to AQMA.

Norton Canes Sub-Totals	0.00	2.20	0.88	0.00
Norton Canes Total		3.08		

District Sub-Totals	6.14	2.89	6.84	9.10
District Total		24.97		

New Land	14.74	59%
Redeveloped Land	10.23	41%
Total	24.97	100%

B1/B2/B8	11.54	46%
B1	0.1	0%
B2	2.09	8%
B8	0.07	0%
B1/B2	2.2	9%
B1/B8	7.48	30%
B2/B8	0.7	3%
Other	0.79	3%
Total	24.97	100%

Available

Footnote to supply- Rugeley Power Station- not enough information to assess if 'available' or 'not available' at this stage. Elements of the site may become available within plan period however the mix/scale of uses proposed and more definitive timescales are currently unknown. However, it is also inappropriate to categorise the site as 'not available' given the stated landowner intentions and the generally supportive context for redevelopment of the site (taking into account the adjacent redeveloped site of former Power Station A).

-	RE24	Rugeley Power Station, Rugeley	1	55	-	405601	317840	3	No	4	Adj.Towers Business Park/High	Not Centre	Mixed	-	-	-	-	Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station in the short term. No known capacities at this stage within CCDC area. Lichfield District have identified potential capacity for residential development within draft Local Plan Site Allocations for part of site within Lichfield District. Site now subject of adopted development brief Supplementary Planning Document (adopted jointly with Lichfield DC). Decommissioning and site clearance expected within circa 4 years. Site also included within SHLAA Site Ref R127. Part of site (forming golf course) lies within Flood Zone 2/3. Green Space Network. Historic Landfill. Significant demolition required. Ground remediation works will be required.
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Not Available

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT AVAILABLE SITES

														Status				Notes/Potential Constraints
County Site ID	CCDC Ref	Site Name/Location	Unit	Site Area (Ha) net developable area	Floorspace	Easting	Northing	Previous Use (See Notes)	Green Belt	Employment Land Portfolio	Existing Employment Area/Quality	Centre/ Edge/ Not Centre	Use Class	No planning permission (ha-net developable area)	Outline Planning Permission (ha-net developable area)	Full Planning Permission (ha-net developable area)	Under Construction (ha)	
GREEN BELT SITES																		
CANNOCK, HEDNESFORD AND HEATH HAYES																		

-	CE17	Kingswood Lakeside Extension 1	1	3.8	-	400314	307982	1	Yes	4	Kingswood Lakeside/High	Not Centre	B1/B2/B8	3.8	-	-	-	Green Belt site put forward as future development opportunity. Shape and levels of site could restrict full development of the site. Site size reduced to reflect that northern area is reserved for high quality landscaping. Flood Zones 2 and 3 runs alongside western site boundary. Coal Authority High Risk Development Area. Proximity to AQMA.
-	CE18	Kingswood Lakeside Extension 2	1	9.15	-	400255	308701	1	Yes	4	Kingswood Lakeside/High	Not Centre	B1/B2/B8	9.15	-	-	-	Green Belt site put forward as future development opportunity. New access to site would possibly be required (potential land ownership issues). Overhead powerlines cross site. Coal Authority High Risk Development Area. Adjacent to SBI. Proximity to AQMA.
-	CE19	Site between A5 and M6 Toll	1	9.4	-	399276	308110	1	Yes	-	-	Not Centre	B1/B2/B8	9.4	-	-	-	Green Belt site put forward as future development opportunity. Possible highway constraints as access would be directly off A5 (Trunk Road). Site since assessed further via landowner (County Council) investigations into feasibility of development. Not currently considered viable (in longer term) due to number of constraints including access, ground conditions, and other environmental features. Coal Authority High Risk Development Area. Historic Landfill. Flood zones 2 and 3 to southern area of site. Hatherton Branch canal safeguarded route runs via site. Proximity to AQMA

Not Available

-	CE20	Watling Street Business Park	1	5.5	15,000	402313	306589	3	Yes	6	Watling Street Business Park/Low	Not Centre	B1/B2/B8	5.5	-	-	-	Green Belt site put forward as future development opportunity to extend existing site. Total site area is 9.7ha-5.45ha developable area, remainder proposed as green infrastructure provision. Possible highway constraints to intensification of development on site as access is directly off A5 (Trunk Road) although evidence submitted by landowner/developer to suggest solution in place. Existing site is Green Belt location but represents an existing developed site which could be enhanced/extended appropriately subject to Green Belt policy. Site currently being marketed- both for vacant units and 'design and build' opportunities. In proximity/adjacent to Cannock Extension Canal SAC. Proximity to AQMA.
-	CE54	Former Severn Trent Plc Land, Wedges Mills	1	2.3	-	396996	308782	3	Yes	5	A5 Corridor/Average	Not Centre	Mixed	2.3	-	-	-	Greenbelt policy, access issues, Flood Zones 2 and 3 cover site, Potential contamination (former effluent lagoon). Proximity to AQMA. Hatherton Branch canal safeguarded route runs via site. Cross boundary site with South Staffordshire- total site area is approx 7.4ha. Removal from the greenbelt was suggested in site allocations (site 14). Also suggested for residential use- SHLAA ref C119.
-	CE55	Land at Court Bank Farm, Cannock Wood	1	37	-	404211	311628	1	Yes	-	-	Not Centre	Mixed	37	-	-	-	Site proposed for residential and/or mixed use development. Within the Green Belt and AONB and outside settlement boundary. Not proposed for a business which may be subject to exemption from Green Belt development restrictions. Part of site formerly site CE51. Coal Authority High Risk Development Area. Scheduled Ancient Monuments on site. Ancient woodland and TPOs on site.
-	CE56	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	1	4.4	-	401806	309774	1	Yes	-	-	Not Centre	Mixed	4.4	-	-	-	Site promoted for mixed use with residential development (offices referenced)- SHLAA ref C326. Coal Authority High Risk Development Area. Proposed Recreational Footpath/Cycle way cross south of site. Proximity to AQMA.
-	CE58	Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford	1	20	-	400975	313545	1	Yes	-	-	Not Centre	Mixed	20	-	-	-	Site promoted for mixed use with residential development- SHLAA ref C375. Primarily promoted for leisure uses golf course extension.

Not Available

RUGELEY																		
-	RE23	Former Brereton Colliery, Colliery Road, Rugeley	1	38	-	404567	315227	1	Yes	-	-	Not Centre	Mixed	38	-	-	-	Site promoted for leisure development of approx 100 holiday lodges with visitor centre, car park and green space. AONB. Some Coal Authority High Risk Development Areas, Ancient Woodland and TPOs on site. Adjacent to SBIs.
-	RE25	Land at Coalpit Lane, Brereton, Rugeley	1	10	-	405077	315755	1	Yes	-	-	Not Centre	Mixed	10	-	-	-	Site proposed for residential/mixed use development, see SHLAA Site Ref R128. Site is within the Green Belt and borders the AONB. Some Coal Authority High Risk Development Areas on site. Adjacent to SBI and Ancient Woodland.

NORTON CANES																		
-	NE5	Turf Field, Watling Street/Walsall Road, Norton Canes	1	2.12	8,500	401758	307143	1	Yes	-	-	Not Centre	Mixed	2.12	-	-	-	Green Belt site put forward as potential development opportunity. Owners consider Green Belt revision should be considered given the sites relationship to existing road network and that the land no longer performs a Green Belt function. Proximity to AQMA.
-	NE6	Jubilee Field, Lime Lane/Watling Street, Norton Canes	1	5.08	20,000	402087	306737	1	Yes	-	-	Not Centre	B1/B2/B8	5.08	-	-	-	Green Belt site put forward as potential development opportunity. Owners consider Green Belt revision should be considered given the sites relationship to existing road network and that the land no longer performs a Green Belt function. Adjacent to Cannock Chase Extension Canal SAC. Proximity to AQMA.
-	NE8	Wyrley Grove, Lime Lane, Little Wyrley	1	3.3	-	401899	306123	1	Yes	-	-	Not Centre	Mixed	3.3	-	-	-	Green Belt site suggested for mixed use development- see SHLAA Site N57. Currently partly occupied by travelling showpeople. Lies adjacent to Cannock Chase Extension Canal SAC. Some Coal Authority High Risk Development Areas on site. Historic Landfill. Proximity to AQMA.
-	NE9	Land at Norton Canes between the A5 and M6 Toll	1	0.3	-	403009	306563	1	Yes	-	-	Not Centre	B1/B2/B8	0.3	-	-	-	Site is Green Belt land. Site proposed for industrial use. Site also proposed for residential use- see SHLAA Site Ref N49(a).
-	NE10	Land south of A5, Norton Canes	1	8.8	-	403117	306368	1	Yes	-	-	Not Centre	B1/B2/B8	8.8	-	-	-	Site is Green Belt land. Historic Landfill, some Coal Authority High Risk areas on site, adjacent to SBI. Proximity to AQMA. Existing business on site- machinery hire firm. Third party right of access.
-	NE11	Land at Former Grove Colliery, Little Wyrley	1	8.1	-	401813	306225	4	Yes	-	-	Not Centre	Mixed	8.1	-	-	-	Site is Green Belt land. Historic Landfill. Proximity to AQMA. Adjacent to Cannock Chase SAC. Part of site Coal Authority High Risk Area. Site suggested for leisure related/tourism uses. No specific proposals at this stage.

Not Available

-	NE12	Land at 614 Watling Street, Norton Canes, Cannock	1	0.67	685	402246	306768	3	Yes	5	A5 Corridor/ Average	Not Centre	Mixed	0.67	-	-	-	CH/17/425 is current application for the demolition of existing structures and erection of roadside services (petrol filling station and drive-through coffee shop) with associated site works including car parking, modified vehicular access/egress and landscaping. Not yet determined. Proximity to AQMA. Proximity to Cannock Extension Canal SAC.
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Green Belt Sites Sub-total	167.92
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NON-GREEN BELT SITES																		
CANNOCK, HEDNESFORD AND HEATH HAYES																		
43045	CE2	Mill Green, Eastern Park, Eastern Way, Cannock	1	7.60	circa 27,000	399075	310128	1	No	5	-	Edge	A1, A3, A4	-	-	7.6	-	Outline planning permission (CH/03/0747) for B1 use and ancillary supporting uses including hotel, restaurant and creche, granted February 2012- now expired. Site now has full/outline planning permission for (CH/15/0048) for the development of a designer outlet village, granted July 2016. No longer available for B class uses. Mine entry record on site. Adjacent to Nature Reserve. Old CCDC Reference ELA22.
43069	CE6	Parker Hannifin site, Walkmill Lane, Bridgtown	1	1.78	-	397707	308402	3	No	5	A5 Corridor/ Average	Not Centre	B1/2/8	1.78	-	-	-	Full Planning Permission for redevelopment of site for B1/2/8 use granted in August 2008 (CH/07/0565)- time extension to permission granted in June 2010 (CH/10/0107)- now expired. Site was initially proposed to be a 50% split employment/residential. However, whole site now submitted to SHLAA- Site Ref C270 and is likely to come forward for residential development. Old CCDC Site Ref ELA061.
43092	CE9	Former Automotive Lighting, Walkmill Lane, Bridgtown, Cannock	1	2.48	4,900 B1 13,450 B1/B2/B8	397893	308321	3	No	5	A5 Corridor/ Average	Not Centre	B1/B2/B8	2.48	-	-	-	Outline planning permission granted in March 2008 for B1/2/8 uses (CH/05/0833) (original site area 3.07ha for application reduced to 2.48ha to account for now constructed road as part of adjoining residential development). However, now being developed for residential use. See SHLAA reference C335. Old CCDC Site Ref ELA080.

Not Available

43093	CE10	Elliot Presco Ltd, Delta Way, Cannock	1	1.1	1,350	397884	308835	3	No	5	A5 Corridor North/Average	Not Centre	B8	1.1	-	-	-	Full Planning Permission for the erection of one industrial unit was granted in March 2003 (CH/03/0087). Has now expired. Site currently occupied by storage container operations- no indications at present that site will come forward for redevelopment in short-medium term. Part of site recently utilised for additional car parking space to support application for extension to east of existing building (CH/13/0415)- site area reduced accordingly. Old CCDC Site Ref ELA027.
43090	CE15 (b)	Former Porcelain Works, Old Hednesford Road, Hednesford	1	0.54	814	399698	311288	3	No	5	Hawks Green North/Average	Not Centre	B1/B8, A3	-	0.25	-	-	Full planning permission granted for KFC restaurant (approx 0.29ha) and outline planning permission granted for B1/B8 workshop/warehouse (CH/11/0179), April 2012. KFC has since been completed. Metal working yard currently occupies area granted outline planning permission for workshop/warehouse. Old CCDC Site Ref CH/08/0101.
-	CE16	Bridgtown Tavern, Walsall Road, Bridgtown	1	0.03	100	398335	308840	4	No	6	Bridgtown Business Area/Average	Not Centre	B1(c)	0.03	-	-	-	Full planning permission for change of use of public house to restaurant and the construction of commercial units granted April 2012 (CH/12/0053). Change of use implemented- construction of units still outstanding. Recent application for car washing facility refused.
43092	CE35	Former Automotive Lighting, Walkmill Lane, Bridgtown, Cannock	1	1.2	3,800	398086	308287	3	No	5	A5 Corridor South/Average	Not Centre	Sui Generis	1.93	-	-	-	Outline Planning Permission for redevelopment for car showrooms (sui generis use) granted March 2008- (CH/05/0832). However, site now being developed for residential use. See SHLAA reference C335. Part of site now available for employment use- see ELAA reference CE67.
-	CE42	Former ATOS Origin Site, Walsall Road, Cannock	1	3.2	-	398443	309277	3	No	5	Walsall Road/Average	Not Centre	B1(a)	3.2	-	-	-	Site of former office building housing ATOS Origin. Site has now been cleared. Preference would be to retain in employment use given former use of site and its location. Landowner intentions unclear. Flood Zones 2 and 3 to front of site. TPOs along boundary of site. Proximity to AQMA.
-	CE50	Elliot Group Ltd, Delta Way, Cannock	1	0.24	2,269	397847	308816	3	No	5	A5 Corridor North/Average	Not Centre	B1(c)	-	-	-	0.24	Full Planning Permission for an extension to existing factory building, granted February 2014 (CH/13/0415). Site area includes additional parking provision required to accommodate extension. Now expired.

Not Available

-	CE52	Tallent Automotive, Wolverhampton Road, Cannock	1	1	5,300	397178	308999	3	No	5	A5 Corridor North/Average	Not Centre	B2	-	-	1	-	Full Planning Permission for the demolition of existing office building, alteration of retained buildings and construction of new industrial building with associated facilities (CH/13/0265) granted February 2014. Now expired and company is relocating from this site. See site CE61.
-	CE57	Gestamp Tallent Ltd. Quadrant Point, Wolverhampton Road, Cannock	1	0.28	2,112	397263	309295	3	No	5	A5 Corridor North/Average	Not Centre	B1(a)	-	-	0.28	-	Demolition of former retail units and erection of 2 storey office building and associated parking and landscaping (option 1:- car stacking platform) CH/14/0283 granted November 2014. Site also subject of Option 2 planning application for same scheme but with basement parking instead- CH/14/0346 is resolution to grant permission subject to S106. Option 3 planning application CH/14/0379 for same scheme with ground level car parking provision was refused, December 2014. However, the company is relocating from this site.
-	CE63	Former Rumer Hill Industrial Estate, Cannock	1.00	4.11	309382	398712	309382	3	No	5	Walsall Road/Average	Not Centre	B8	4.11	-	-	-	CH/10/0364 is resolution to grant outline planning permission (subject to S106) for residential development (75 dwellings), resolved in April 2011. Site has since been sold to Pentalver (operator of adjoining storage container depot) which has planning consent for proposed rail-freight interchange. Future use of site uncertain, however it may be utilised for expansion of storage depot operations. As this will not involve the construction of any new buildings for employment use it is not considered to contribute to employment land requirements at this stage. Coal Authority High Risk Development Area. TPOs.
RUGELEY AND BRERETON																		
43055	RE7	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	1	0.37	200	405055	318318	3	No	5	Power Station Road/Average	Not Centre	B1	0.37	-	-	-	Full Planning Permission for office development granted in April 2009 (CH/09/0041). Has now expired. No indications at present that site will again come forward for redevelopment in short-medium term. Old CCDC Site Ref ELA029.

Not Available

43094	RE8	Power Station Road, Rugeley	1	0.28	200	405083	318359	3	No	5	Power Station Road/Average	Not Centre	B1	0.28	-	-	-	Full Planning Permission for office development granted in September 2005 (CH/05/0324)- has now expired. Extension to time limit application withdrawn (CH/10/0206) due to Flood Risk Assessment issues- site lies within Flood Zone 3. No indications at present that site will come forward for redevelopment in short-medium term, particularly as flood risk issues would need to be overcome. Old CCDC Site Ref ELA067.
-	RE27	Land at Power Station Road/A51, Rugeley	1	1.8	-	405063	317942	4	No	4	Towers Business Park/High	Not Centre	B1/B2/B8/Mixed	1.8	-	-	-	Site adjacent to existing Towers Business Park and Rugeley Power Station. Unclear at present if land is developable- further investigations required. Flood Zone 2 and 3 at north east border of site. Historic Landfill's border site.
-	RE28	Granurite Ltd and Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley	1	0.7	-	404682	318539	3	No	5	Power Station Road/Average	Not Centre	B1	0.7	-	-	-	CH/17/080 is full planning application for the demolition of 2no. Existing employment buildings and the erection of 20no. Light industrial units- not yet determined. Flood risk issues to overcome. Lies within Flood Zones 2 and 3. Adjacent to Conservation Area.
-	RE29	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	1	0.14	700	405568	318111	3	No	6	-	Not Centre	B1(a)/D1	0.14	-	-	-	CH/17/237 is refusal of application for the Demolition of existing public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use (February 2018). 564sqm of office floorspace. Within Conservation Area. In proximity to listed buildings. Building of local historic interest.

NORTON CANES

-	NE1	Land off Norton Green Lane, Norton Canes	1	0.56	circa 400	401674	307391	4	No	5	Norton Canes Business Area/Average	Not Centre	B1/B2/B8	-	-	0.56	-	Full Planning Permission for the erection of industrial units granted Oct 2004 (CH/01/0703). Part of site implemented- 2 units remain to be developed on site (approx 0.56ha). Historic Landfill. Proximity to AQMA. Site is currently being used as a construction test/training site by tenant of unit 17 (Central Construction Training Ltd) so unavailable for further units at present.
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Non Green Belt Sites Sub-Total 27.41

TOTAL NOT AVAILABLE SITES 195.33

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- TOWN CENTRE OFFICE SITES

County Site ID	CCDC Ref	Site Name/Location	Unit	Site Area (Ha) net developable area	Floorspace (sqm)	Easting	Northing	Previous Use (See Notes)	Green Belt	Employment Land Portfolio	Existing Employment Area/Quality	Centre/ Edge/ Not Centre	Use Class	Status				Notes/Potential Constraints
														No planning permission (ha-net developable area)	Outline Planning Permission (ha-net developable area)	Full Planning Permission (ha-net developable area)	Under Construction (ha)	

AVAILABLE

-	CE60	A J Sellman Funeral Director, 70, Church Street, Cannock	1	0.001	13	398434	310193	3	No	6	-	Centre	B1(a)	-	-	0.001	-	CH/15/0306 is full planning permission for a single storey office extension, granted September 2015.
-	CE65	Chenet Court, Allport Road, Cannock	1	0.08	131	398250	310491	3	No	6	-	Centre	B1(a)	0.08	-	-	-	CH/18/120 is current application for a change of use of 2no. ground floor flats into an office (B1 use), not yet determined.
-	RE26	The Royal British Legion, Bow Street, Rugeley	1	0.07	376	404276	318109	3	No	6	-	Edge of Centre	B1(a)	-	-	0.07	-	CH/15/0491 is full planning permission for the erection of an office building, granted February 2016.

Available Totals	0.15	520.00
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NOT AVAILABLE

-	CE37	Mill Street to Hedsnesford Street, Cannock	1	0.513	1,664	398333	310091	4	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Currently consists of occupied older terraced property units. Not currently being marketed for redevelopment. Adjacent to existing offices at Pioneer House so could be suitable location.
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-	CE38	Mill Street, Cannock (Site of proposed Health Centre)	1	0.262	1,503	398463	309954	4	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Formerly being promoted for new Cannock Health Centre (granted full planning permission June 2011-CH/11/0083). Site is now under construction as residential development-no longer available for office development.
-	CE39	Corner of Morrisons Car Park, Cannock	1	0.099	568	398245	310082	4	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Not currently being marketed for redevelopment.
-	CE40	Beecroft Road Car Park, Cannock	1	0.857	4,917	398162	310366	4	No	-	-	Centre	Mixed	-	-	-	-	Site is currently being promoted for a retail-led scheme which does not comprise any office development. Should be kept under review as scheme progresses but not likely to be available for office use due to town centre retail requirements.
-	CE41	Land rear of Civic Offices, Cannock	1	1	5,738	398148	310640	4	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Currently occupied by Council offices with no current plans for redevelopment. Site is subject to application for an extension to the Council offices car park to act as a public car park for the adjacent Cannock hospital visitors.
-	CE43	Former Car Showroom, Walsall Road, Cannock	1	0.18	1,033	398349	309762	3	No	6	Walsall Road/Average	Edge	B1/A2	-	-	-	-	Site identified in Offices Study. Currently occupied by car wash operations. Not currently being marketed for redevelopment. No other indications at present that site will come forward for redevelopment in short-medium term.

-	CE44	Telephone Exchange, Eskrett Street, Hednesford	1	0.085	488	400099	312275	3	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Currently occupied by BT Telephone Exchange. No current plans for redevelopment.
43077	CE46	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	1	0.97	-	398126	309951	4	No	6	-	Centre	Mixed	-	0.97	-	-	Outline Planning Permission for mixed use scheme granted November 2009. However, an alternative scheme may be submitted in replacement of this. Refurbished cinema recently re-opened on site.
-	CE48	10 Mill Street, Cannock	1	0.007	67.50	398211	310070	3	No	6	-	Centre	B1(a)	0.007	-	-	-	CH/13/0047 is full planning permission for change of use to offices, granted April 2013. Now expired.
-	CE64	Chenet Court, Allport Road, Cannock	1	0.03	192.00	398238	310494	3	No	6	-	Centre	B1(a)	0.03	-	-	-	CH/17/254 is refusal of planning application for the erection of an office block (September 2017). Currently under appeal.
-	RE15	Rugeley Market Hall/Bus Station, Rugeley	1	1	1,148	404372	318004	4	No	-	-	Centre	Mixed	-	-	-	-	Site being promoted for mixed use redevelopment in Rugeley Area Action Plan. Lies within Flood zones 2 and 3. Historic Landfill. Adjacent to Conservation Area.
-	RE16	Wellington Drive, Rugeley	1	0.68	780	404454	317898	4	No	-	-	Centre	Mixed	-	-	-	-	Site being promoted for mixed use redevelopment in Rugeley Area Action Plan. Formerly subject of planning permission for A1/2/3/5, C3 and D2 (CH/03/0744- granted June 2005). Adjacent to Conservation Area. Potential flood risk issues.
-	RE17	Love Lane/Power Station Road, Rugeley	1	0.8	918	404904	317992	3	No	-	-	Edge/ Centre	Mixed	-	-	-	-	Site being promoted for mixed use redevelopment in Rugeley Area Action Plan. Adjacent to Conservation Area. Green Space Network. Historic Landfill.

-	RE18	Former Canal Warehouse, Rugeley	1	0.1	115	404756	318063	3	No	-	-	Edge/ Centre	Mixed	-	-	-	-	Site being promoted for mixed use redevelopment in Rugeley Area Action Plan. No firm plans for redevelopment at present. Site on market for sale. Within Conservation Area. Flood Zone 2 and 3.
-	RE19	Market Street Garages, Rugeley	1	0.56	643	404510	318283	3	No	-	-	Centre	Mixed	-	-	-	-	Site being promoted for mixed use redevelopment in Rugeley Area Action Plan. No firm plans for redevelopment at present. Adjacent to Conservation Area. Potential flood risk issues.
-	RE20	Land north of Leathermill Lane	1	0.72	826	404790	318218	3	No	-	-	Edge/ Centre	Mixed	-	-	-	-	Site being promoted for mixed use redevelopment in Rugeley Area Action Plan. No firm plans for redevelopment at present. Adjacent to Conservation Area.

Not Available Totals	7.86	20600.50
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COMPLETED

43078	CE13	2-20 Market Street, Land at Rugeley Road and Victoria Street, Hednesford	1	0.04	406	400311	312322	3	No	6	-	Centre	B1(a)/A2	-	-	-	-	Completed 2011/12 (CH/09/0228)- Note units have flexible permission for B1(a), A2 and C3 use-monitor for actual B1(a) office floorspace
-	RE21	Flats above 57 HorseFair, Rugeley	1	0.064	105	404578	317660	4	No	6	-	Centre	B1(a)	-	-	-	-	Completed 2016/17 (CH/13/0023)

Completed

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- COMPLETED SITES

County Site ID	CCDC Ref	Site Name/Location	Easting	Northing	Previous Use (see notes)	Completed (ha)	Completed (floorspace-sqm)	Use Class	Notes
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COMPLETED (FROM 1st April 2006-31st March 2018)

CANNOCK, HEDNESFORD AND HEATH HAYES

-	CE21	Avon Business Park, Wolverhampton Road, Cannock	397305	309224	3	1.3	850	B1/B2/B8	Completed 2006/7.
-	CE22	Land at Bridge Street, Watling Street, Bridgtown	398395	308425	4	0.05	1400	B1	Completed 2006/7.
43067	CE23	Former Mid-Cannock Coal Disposal Point (Bowmur Haulage), Eastern Way, Cannock	398762	309106	3	0.2	2081	B1/2/8	Completed 2007/8. (CH/06/0276). Large storage yard site- buildings constructed as part of works constitute the 0.2ha site area.
43091	CE5(b)	Kingswood Lakeside-zone E, Kingswood Lakeside, Cannock	399258	308387	4	1.2	4500	B1	Completed 2007/8 (CH/04/0597).
-	CE24	Unit 11, Cedars Business Park, Avon Road, Cannock	397472	309294	3	0.087	872	B1	Completed 2008/9. (CH/08/0201)
43039	CE25	(Upper Area) Keys Business Park, Keys Park Road, Hednesford	400980	311319	4	1.51	5245	B1	Completed 2008/9. Old CCDC Site Ref ELA019. (CH/05/0136).
-	CE26	12 Brookfield Drive, Bridgtown	398560	309159	3	0.16	770	B1	Completed 2008/9. (CH/06/0603).
-	CE27	Plot 3, 127 Kingswood Lakeside	399798	308929	4	3.7	11751	B8	Completed 2008/9. Old CCDC Site Ref ELA078. (CH/07/0066).
	CE28	Former Springvale Primary School	398393	309774	4	0.395	1500	B1	Completed 2008/9. (CH/07/0647).
43036	CE1(b)	Orbital 2, Orbital Way- Agrekko Offices	399010	308607	4	0.5	1500	B1	Completed 2009/10. Old CCDC Site Ref ELA020. (CH/08/0462).
43074	CE29	Park Farm North Phase 2, Eastern Way, Heath Hayes, Cannock	399394	310388	1	0.74	3810	B1	Completed 2009/10. (CH/05/0892).
43076	CE7(b)	Former Hawkins Works (Rhenus Logistics)	397512	308559	3	2.3	6375	B1/B8	Completed 2009/10. (CH/08/0220).
43081	CE30	107 High Mount Street, Cannock	399901	313125	4	0.03	300	B1	Completed 2009/10. (CH/09/0207).
43082	CE31	37-43 Queens Square, Cannock	398260	310282	3	0.015	150	B1	Completed 2009/10. B1 element part of mixed use scheme- (CH/07/0429).
43083	CE32	Marshalls, Cannock Wood Industrial Estate, Cannock Wood Street, Cannock	403011	312689	3	2	5290	B1/B8	Completed 2010/11. (CH/10/0229).
43075	CE4 (b)	Land at Blakeney Way, Kingswood Lakeside, Cannock	399471	308324	4	1.3	4593	B1	Completed 2011/12. (CH/09/0400). Old CCDC Reference ELA 20.

Completed

43079	CE33	Maymies, Hemlock Way, Cannock	399552	310761	3	0.125	417	B8	Completed 2011/12 (CH/10/0008).
-	CE34	Units 2-4 Peter Rosa Retail Centre, Walsall Road, Bridgtown	398409	308939	3	0.045	290	B2/B8	Completed 2011/12 (CH/11/0235).
43050	CE4 (c)	Kingswood Lakeside zone B, Cannock	399953	308402	4	4.82	13,500	B8	Completed 2012/13 (CH/12/0111). Floorspace-approx 11,500 B8, remainder B1/other
43086	CE14	DHL, Hickling Road, Cannock	399704	308922	3	0.05	530	B8	Completed 2012/13 (CH/10/0427)
43090	CE15 (a)	Former Porcelain Works, Old Hednesford Road, Hednesford	399698	311288	3	0.29	814	A3	Completed 2012/13 (CH/11/0179)
-	CE45	J Murphy and Sons Ltd, Hawks Green Lane, Cannock	399430	310812	3	0.9	1109	B1	Completed 2012/13 (CH/12/0129)
-	CE49	Land at Longford Island, Watling Street, Cannock	396683	309092	3	0.7	2200	A1	Completed 2012/13 (CH/11/0213)
-	CE53	Former Cannock Automobiles, Stafford Road, Cannock	397794	310881	3	0.24	705	A1	Completed 2013/14 (CH/11/0364)
-	CE47	First for Food Service, Kingswood Lakeside, Hickling Road, Cannock	399574	308583	3	0.006	570	B8	Completed 2013/14 (CH/13/0105)
-	CE36	Walsall Road/Eastern Way Island, Cannock	398640	308442	4	2.3	4411	A1/A3	Completed 2015/16 (CH/13/0267)
43050	CE4(e)	Land between Cley Road and Blakeney Way, Kingswood Lakeside, Cannock	399675	308387	4	1.6	6875	B1/B2/B8	Completed 2015/16 (CH/14/0394)
-	CE1(a)	Orbital Centre (Orbital 2), Eastern Avenue, Cannock	399020	308566	4	0.4	1262	B1/B2/B8	Completed 2016/17 (CH/14/0201)
43050	CE4(f)	Kingswood Lakeside, Blakeney Way, Cannock	399924	308165	4	3	9,289	B8/B1(a)	Completed 2016/17 (CH/15/0425)
-	CE4(g)	Kingswood Lakeside, Blakeney Way, Cannock	399393	308628	4	8	35,000	B8/B1(a)	Completed 2017/18 (CH/16/013)
-	CE7(c)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397625	308582	3	0.8	3,015	B2/B1(a)	Completed 2017/18 (CH/14/0438)

Cannock Sub-Total	38.763	130974
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RUGELEY AND BRERETON

43052	RE9	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405801	316920	4	1.86	4823	B1/B2	Completed 2008/9. (CH/07/0390). Old CCDC Reference ELA052.
43052	RE10	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405640	317049	4	0.37	1795	B1/B2/B8	Completed 2008/9. (CH/06/0255). Old CCDC Reference ELA070.
-	RE11	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405342	317395	4	15.8	65000	B1/B2/B8	Completed 2008/9. (CH/07/0246). Old CCDC Site Reference ELA065.
-	RE12	Land adjacent to units 1 & 2 Redbrook Lane, Rugeley	404919	316329	3	0.08	131	B2	Completed 2008/9. (CH/07/0091).
43080	RE13	Former Staff House, Aelfgar 6th Form College, Taylors Lane, Rugeley	404341	318291	4	0.037	336	B1	Completed 2011/12. (CH/10/0071)

Completed

43089	RE14	Premier Nutrition Products Ltd, Brick Kiln Way, The Levels, Brereton	404948	316044	3	0.165	1650	B2	Completed 2011/12. (CH/11/0018).
43052	RE2 (b)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	404972	317675	4	0.55	452	A3	Completed 2012/13 (CH/11/0174)
43088	RE6	Ultra Electronics, Towers Business Park, Wheelhouse Road, Rugeley	405743	316924	3	0.27	859	B1	Completed 2012/13 (CH/10/0445)
43047	RE1	Towers Business Park, Phase 1, Wheelhouse Road, Rugeley	405720	316819	4	1.65	1216	B1(a)/B2	Completed 2016/17 (CH/13/0293)
-	RE22	MGF Trench Construction Systems	404800	316331	3	0.25	971	B1(a)	Completed 2016/17 (CH/14/0322)
43052	RE2(c)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	404972	317675	4	0.96	1152	Sui Generis	Completed 2017/18 (CH/15/0305)

Rugeley Sub-Total	21.992	78385
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NORTON CANES

-	NE4	Unit 1 & 2 adjacent to Norton Green Lane, Norton Canes	401773	307682	3	0.14	155	B1/B8	Completed 2008/9. (CH/05/0515).
-	NE3	Maple House, Norton Green Lane, Norton Canes	401745	307622	3	0.086	225	B2	Completed 2013/14 (CH/11/0125)

Norton Canes Sub-Total	0.226	380
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DISTRICT COMPLETED TOTAL	60.98	209739
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New Sites Total	50.77	83%
Redeveloped Sites Total	10.21	17%
Total	60.98	100%

Average Annual Rate of Completions 2006-2018	5.1ha
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B1 Completions	7.444	12%
B2 Completions	0.331	1%
B8 Completions	8.701	14%
B1/B8 Completions	15.44	25%
B1/B2 Completions	4.31	7%
B2/B8 Completions	0.045	0%
B1/B2/B8 Completions	19.67	32%
Other	5.04	8%
Total	60.98	100%