



**Cannock Chase District
Draft Employment Land Availability
Assessment
2021**



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The mapping of sites to accompany this report is available online at <http://cannockchase.addresscafe.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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Foreword

- F.1 The Employment Land Availability Assessment (ELAA) is an evidence base and monitoring document which will be published annually as part of the Council's suite of monitoring documents. The ELAA assists in identifying sites which could have the potential for employment development and estimates their potential capacity in terms of uses and floor space. The ELAA also considers those sites which are allocated through the Local Plan and/or have planning permission for employment uses
- F.2 This edition of the ELAA covers the period between 1st April 2020 and 31st March 2021. The ELAA will be updated annually alongside the Strategic Housing Land Availability Assessment (SHLAA), Authority Monitoring Report (AMR) and Five Year Housing Land Supply Paper, as part of the District Council's suite of monitoring documents.
- F.3 The ELAA forms part of the evidence base for the production of the Local Plan. The policies and proposals within the Local Plan relating to employment development will be based on a range of evidence and considerations of which this assessment is only one.
- F.4 A map showing all the individual sites is available on the website www.cannockchasedc.gov.uk. The map splits the sites into 2 different categories:
- F.5 **Readily Available:** Sites that are assessed to be suitable and available for development and that development will be achieved in either the short-medium term or medium to long term.
- F.6 **Not Readily Available:** Sites that are assessed to be not suitable or available for development. This category is split into Not Readily Available – Green Belt and AONB Sites and Not-Readily Available – Restricted and Excluded Sites.

ELAA Disclaimer

The inclusion of a site in this assessment does not indicate that it will be allocated or successfully obtain planning permission for a particular use. Similarly, the none-inclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward.

1. Introduction

- 1.1 National Planning Practice Guidance (PPG) outlines the purpose of a land availability assessment which is to identify a future supply of land that is suitable, available and achievable for housing and economic development uses over the plan period. Assessments for housing and economic land availability may be carried out as part of the same exercise to ensure consistency.
- 1.2 This Employment Land Availability Assessment (ELAA) is undertaken alongside the Council's Strategic Housing Land Availability Assessment (SHLAA). Whilst they are published as separate documents (with slightly different methodologies to reflect the nature of the land requirements being assessed) the SHLAA and ELAA are undertaken simultaneously to provide a comprehensive and consistent assessment of land availability across the District.
- 1.3 The ELAA is an evidence base and monitoring document with a key role in identifying sites that have the potential for employment development. It uses a variety of sources and assesses sites against a largely nationally set criteria to help 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.
- 1.4 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.
- 1.5 The ELAA supports the Authority Monitoring Report (AMR) process, including monitoring against Local Plan requirements. It covers the period from 1st April 2006-31st March 2021, in line with monitoring completions from the Local Plan (Part 1- 2014) base date of 2006. 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 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.
- 1.6 In 2019/20 the Council undertook a review of its ELAA methodology in line with the updated PPG and to reflect that the Council is in the process of undertaking a Local Plan Review. A further update has been made to reflect

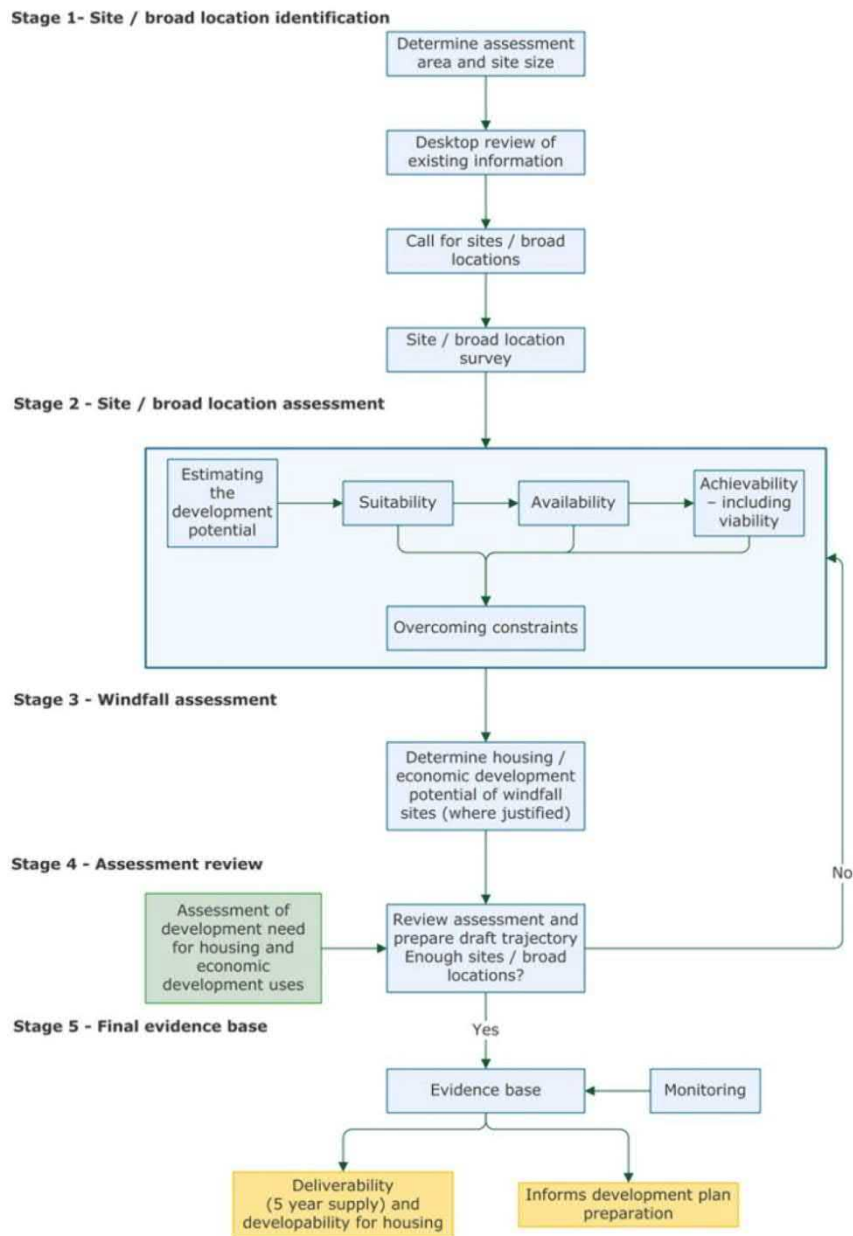
the 2020 update to the Use Classes Order. In line with the update the ELAA will reference E(g) (former B1) uses, and the continued B2 and B8 uses.

- 1.7 The PPG identifies that the area selected for the assessment should be the plan-making area, which in this case is Cannock Chase District.
- 1.8 The National Planning Practice Guidance states that the assessment should:
 - identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward.
- 1.9 The ELAA should produce the following standard outputs:
 - a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
 - an indicative trajectory of anticipated development based on the evidence available.
- 1.10 The assessment will need to be made publicly available in an accessible form. The PPG sets out a recommended methodology for producing these outputs and for ensuring the assessment is robust. Sites are assessed based upon their suitability, availability and achievability and are then either categorised as being 'Readily Available' or 'Not Readily Available'.
- 1.11 The methodology applied for this ELAA is detailed in the following section. The methodology section is followed by the final evidence base section which details the ELAA results for Cannock Chase District, including a summary of the overall land supply.
- 1.12 In accordance with national guidance the ELAA has been produced following the involvement of a range of stakeholders at various stages of the process. This includes stakeholders being invited to respond to the Call for Sites process and the involvement of a Panel that provides input to the ELAA methodology and draft iterations of the assessment. This Panel consists of members of the development industry; neighbouring local authorities; and local communities (see Appendix B).

2. Methodology

- 2.1 This section sets out the key methodology and locally specific elements applied to this employment land availability assessment. The ELAA has closely followed the guidance provided within the [PPG](#) to inform the methodology and assessment stages and the format of this ELAA (as far as relevant).
- 2.2 Figure 2.1 Below is extracted from the PPG and illustrates the approach which is used for land availability assessments. The following section details the approach to be taken under each step of the methodology.

**Figure 2.1 Land Availability Assessment Methodology Flowchart
(Extract from Planning Practice Guidance)**



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

Stage 1: Identification of sites and broad locations

What geographical areas should the assessment cover?

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

Who can plan makers work with?

- 2.5 The PPG suggests that land availability assessments should be prepared working with other local authorities within the relevant HMA and FEMA¹. Alongside this the PPG also states that a range of stakeholders should be involved and be invited to contribute to assessments.
- 2.6 Stakeholders will be able to contribute via the Call for Sites process (see further detail below) and via an invitation to participate in the assessment 'Panel'. The Panel has been established to provide an input into the assessment methodology and provide comments on the draft outcomes of the assessment process (see further details on the Terms of Reference and Panel membership in Appendix B).

Can the assessment be constrained by the need for development?

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

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

- 2.8 The PPG identifies that plan makers will need to assess a range of different site sizes from small-scale to opportunities for large-scale. The PPG advocates that the land availability assessment should consider all sites and broad locations of 0.25ha (or 500m² floorspace) and above.

¹ HMA – Housing Market Area. Cannock Chase is within the Greater Birmingham and Black Country HMA which includes Birmingham, Bromsgrove, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.
FEMA – Functional Economic Market Area. Cannock Chase is within a FEMA with South Staffordshire, Walsall, Stafford and Lichfield

- 2.9 It is considered appropriate that Cannock Chase's land availability assessment should consider sites below these thresholds to provide a detailed assessment of land availability. This is based upon the manageable number of site submissions to date.
- 2.10 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.
- 2.11 All sites and schemes capable of assisting employment generation have therefore been initially considered including:
- New Land and/or comprehensive redevelopments of previously employment generating sites (i.e. demolition and rebuild);
 - Units brought into employment use from non-employment uses;
 - Extensions to premises (where considered not to be minor and to be employment generating); and
 - Refurbishments (where former employment units/sites are being brought back into employment use after long standing vacancies and involve upgrade works).

How can sites/broad locations be identified?

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

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

- 2.14 The PPG provides guidance on the sources of data which can be used to identify potential sites through the assessment. As noted above a desktop review has taken place as part of this process drawing upon a range of sources identified in the PPG.
- 2.15 The data is collected from a wide range of sources, as suggested by Paragraph: 011 Reference ID: [3-011-20190722](#) of the PPG including local authority planning records, local and neighbourhood plans, other information

held by the authority including that collected through the 'call for sites' (see below), engagement with other public sector bodies, Ordnance Survey mapping and data, and the desktop analysis.

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

- 2.16 Cannock Chase District Council currently maintains an ongoing [call for sites](#) which is an open process all year round enabling landowners and/or developers to submit information on sites they wish to be considered. New submissions are assessed and included within the ELAA in accordance with the base date of that assessment as set out at paragraph 1.5. A summary of new responses to the Call for Sites is provided at Appendix A.

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

- 2.17 The sites included within the ELAA are assessed against national policies and designations to establish those which have a reasonable potential for development and should be taken forward for more detailed site surveys.
- 2.18 Sites have been assessed in greater detail to; ratify inconsistent information gathered through the call for sites and desk assessment; get an up to date view on development progress (where sites have planning permission); obtain a better understanding of what type and scale of development may be appropriate; gain a more detailed understanding of deliverability; any barriers and how they could be overcome; and identify further sites with potential for development that were not identified through data sources or the call for sites.

How detailed does the initial survey need to be?

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

What information should be recorded during the survey?

- 2.21 The following characteristics² will be identified where possible, as per the PPG:
- Site size, boundaries, and location;
 - Current land use and character;

² Some of this information is also recorded as part of the Stage 2 assessment process

- Physical constraints which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location or buildings or pylons, and contamination;
- Potential environmental constraints;
- Proximity to services and other infrastructure, such as public transport;
- Where relevant, development progress for example ground works completed, number of units started/completed;
- Consistency with the development plan's policies; and
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

Stage 2: Site/broad location assessment

How can the development potential be calculated?

- 2.22 Site assessments are undertaken in accordance with the guidance contained at stage 2 of the PPG. There are a number of locally distinctive criteria which are incorporated into the assessment when determining the development potential of a particular site. These being the split of uses on site and floorspace to be delivered.
- 2.23 The NPPF and PPG do not provide any categories of sites for employment developments. In recognition of this the ELAA applies locally determined categories, drawing upon local and national guidance, categorising sites as either being 'Readily Available' or 'Not Readily Available' (at present) for the purposes of the assessment. (see [Appendix E](#) for further details).
- 2.24 The employment land target is for uses that the Use Classes Order would generally consider as non-town centre E(g) and B class uses, with flexibility for other employment generating uses where appropriate. Whilst the focus is upon land outside town centres³ which are more suited to accommodating B class industries and warehousing. Cannock Chase 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. Therefore, a separate category for potential town centre office sites is set out in the ELAA.

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

- 2.25 The PPG provides further guidance in relation to assessing the suitability of sites/broad locations for development within the land availability assessments. A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The following paragraphs set

³ Economic Development Needs Assessment (April 2019) /Cannock Chase Economic Development Needs Assessment Covid-19 Update (November 2020)

- out the approach to assessing suitability through the employment land availability assessment.
- 2.26 The PPG states that when considering constraints, the information collected as part of the initial site survey, as well as other relevant information, such as those below should be considered:
- National Policy;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority areas; and
 - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 2.27 The assessment of suitability will note the development plan, emerging planning policy (when appropriate) and national policy; a site should be assessed as suitable if it offers a suitable site or location for the specific development type. To assess general suitability, information provided by the site promoters via the call for sites or planning application is drawn upon and cross checked by the Council e.g. by using GIS mapping available on key constraints, site visits and other information where available; including where appropriate any corresponding SHLAA references for sites also being assessed for residential development.
- 2.28 In line with the PPG key national and local policy designations and potential physical/environmental constraints are taken into account along with the site characteristics previously identified in order to inform an overall assessment of suitability (reflecting key local issues).
- 2.29 Regard will also be paid to the overall appropriateness of the site for employment development, taking into account the current land use, surrounding uses and land allocations. Attention will be given to community and industry requirements within the area and to market signals to help inform the most appropriate uses. Taken together these criteria will help determine the suitability of sites and broad locations for employment development and help to identify and significant constraints which mean individual sites are not suitable.
- 2.30 Suitability of a location for employment development can be affected by the following factors: development plan policy and regeneration priorities; market interest; physical problems; infrastructure issues; 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 it is within or adjacent to an identified existing employment area and/or there is no alternative potential use by virtue of site-specific considerations e.g. surrounding uses, contaminated land.
- 2.31 Site assessments will be taken on an individual bases and other factors could demonstrate that a site is considered to not offer a suitable location for development irrespective of a perceived alignment with the spatial strategy.

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.

- 2.32 Where such constraints apply this will not mean that a site is removed from the assessment, rather that the constraints are recorded. 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 – for example heritage assets can be used as a key focal point and/or inspiration for site design as well as enhancing wider public understanding of the assets.
- 2.33 The PPG requires local planning authorities to consider constraints, such as Green Belt, when carrying out assessments. It states that the assessment process should reflect the policies in the NPPF which sets out the areas where there would be strong reasons for restricting development (Identified in [Footnote 7 of the NPPF](#)).
- 2.34 The NPPF outlines that in assessing sites against the adopted development plan, regard should be had to how up to date the policies are, the relevance of the constraints and whether such constraints may be overcome. The emerging plan should also be taken into account, when relevant.
- 2.35 Sites will therefore be assessed and categorised with reference to the most recently adopted planning policies, having regard to emerging policies when timely to do so. In general, those development sites that are considered 'Readily Available' on suitability terms benefit from planning permission; permission has recently expired; are the subject of current planning applications or pre-application enquiries; or are identified within the Local Plan as a key location or allocation.
- 2.36 This means that the site constraints including accordance with policy considerations, will have been considered in more detail. These sites will generally have no or only a few constraints and they are ones that can be overcome. They are generally not the subject of 'significant' constraints. However, there may be sites where 'significant' constraints apply but planning permission has been granted following a detailed assessment of the proposals. In these cases, such sites can be considered 'Readily Available'.
- 2.37 'Significant' constraints as set out in the [NPPF Footnote 7](#) and other locally relevant designations as identified in the combined list below will be considered as part of site suitability. Sites that are wholly affected by the following constraints will not be considered suitable for development (unless planning permission has been granted);
- Green Belt (including Safeguarded Land);

- Area of Outstanding Natural Beauty (AONB);
- Ancient Woodland;
- Scheduled Ancient Monuments (SAM);
- Special Areas of Conservation (SAC);
- Sites of Special Scientific Interest (SSSI);
- Local Nature Reserves (LNR) and Sites of Biological Importance (SBI);
- Regionally Important Geological Sites (RIGS);
- Flood Zone 3;
- Where development would involve the total loss of a designated heritage asset e.g. demolition of a listed building;
- Local Green Spaces; and
- Green Space Network sites, unless evidence demonstrates their loss is in accordance with the criteria set out in Policy CP5 of the Local Plan (Part 1).

- 2.38 Where portions of the site are affected by such designations this will be noted and the site will be assessed accordingly. Where planning permission has been refused then sites are categorised accordingly and the site specific constraints that have resulted in the refusal of a planning application (e.g. access) will also be considered 'significant' at this stage, unless there is evidence that they can be overcome in the future.
- 2.39 Key re-occurring constraints in the District are the Green Belt and AONB designations. Therefore, where the over-riding 'significant' constraint is one (or both) of these designations, the site will be categorised within a separate 'Green Belt and AONB' section.
- 2.40 Sites classed as 'Not Readily Available' at present are split further to identify those sites that lie within the Green Belt and/or AONB which are being actively promoted, and then those sites that are considered 'Not Readily Available' for other reasons e.g. physical site constraints that affect suitability, or they are not being actively promoted for development.
- 2.41 A summary of how sites will be assessed in relation to their suitability and subsequent ELAA site categorisation (based on suitability alone i.e. whilst a site may be 'suitable' it may not be 'available', resulting in an alternative ELAA site categorisation), can be found in Appendix E.

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

What factors can be considered when assessing availability?

- 2.42 The PPG provides guidance on how the availability of a site should be considered through the land availability assessment. A site can be considered available when a developer or landowner has expressed an intention to develop. The assessment of availability has been informed by correspondence with landowners/developers, including their assessment as to when the site could be developed, and consideration of the current planning status of the site. Where a site has planning consent it is generally considered 'available' unless information indicates otherwise. This approach is consistent with the PPG.
- 2.43 The previous planning history of the site is also considered for example where there is evidence of non-delivery of a number of planning consents in previous years this may require further investigation to determine if the site is truly available, including correspondence with the landowner/developer. Where sites are occupied by existing uses, the need to relocate that use and the time it would most likely take to relocate have been considered.
- 2.44 A summary of how sites will be assessed in relation to their availability and subsequent ELAA categorisation (based on availability alone i.e. whilst a site may be 'available' it may not be 'suitable', resulting in an alternative ELAA categorisation), can be found in Appendix E.

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

- 2.45 A site will be considered achievable for development where there is reasonable prospect of the particular type of development being developed on the site at a particular point in time. This is a judgement about the economic viability of a site as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development.
- 2.46 The District Council has and will update viability evidence to support the progression of the Local Plan and the Community Infrastructure Levy (CIL). The most recent studies from 2014 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. This approach is consistent with the PPG.

Stage 3: Assessment Review

Please note that the following two stages correspond to stages 4 and 5 of the PPG methodology. Stage 3 of the PPG relates to the windfall assessment stage which is not used within this ELAA.

- 2.47 Following the completion of the site assessment the findings will be presented to illustrate the development potential of the sites considered through the ELAA (see [section 3](#) of this document).
- 2.48 The outcome of the ELAA illustrates the level of available employment land bearing in mind the policy off approach of the assessment. The assessment of a site does not and should not be considered as suggesting the site would be allocated or achieve planning permission.

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

- 2.49 This stage involves considering the identified supply against assessed needs. Should the assessment review conclude that there are insufficient sites to meet the development needs of the plan, the PPG suggests the assessment should be revisited with consideration of some of the assessments assumptions on development potential including physical and policy constraints, and where further site options should be investigated to meet any shortfall identified; monitored through the Authority Monitoring Report (AMR).

Stage 4: Final Evidence Base

- 2.50 The Core outputs are presented in [section 3](#) of this document. The standard outputs of the assessments will be as described within the ELAA (in line with the PPG). Sites will be identified within sections of the final assessment document based on 'Readily Available' and 'Not Readily Available' at present. The categories within the Cannock Chase ELAA are further detailed at Appendix D.
- 2.51 The preparation and publication of the ELAA enables a clear base for the monitoring of employment land provision against the requirements set within the Local Plan. The ELAA will be updated and published annually (with data to March 31st). Previous editions of the ELAA will remain available so that progress of the supply and sites can be viewed across editions of the document.

3. Final Evidence Base for Cannock Chase District

- 3.1 The full results of the assessment can be found at Appendix F which provides a comprehensive site list with commentary against each site. It also provides an analysis of the total supply and completions to date.
- 3.2 The results of the assessment identify that there is currently around 26ha of 'Readily Available' employment land across the District. There is approximately 11ha available at Cannock, Hednesford and Heath Hayes; 13ha at Rugeley and Brereton; and 2.5ha at Norton Canes. The main focus of this availability in terms of employment locations is at Towers Business Park and along the A5 Corridor.
- 3.3 The majority of 'Readily Available' supply is located within existing employment locations. These are largely 'good' or 'average' quality locations (As set out in the Existing Employment Areas Assessment 2019) with 17.96ha (68%) being within existing good quality locations.
- 3.4 The size of available sites ranges from less than 0.1ha to around 5ha with the most common size of sites available being the below 1ha range. The around 26ha of 'Readily Available' supply largely consists of comprehensive redevelopment sites which can cater for new bespoke schemes. The land available is split between being primarily for E(g)/B2 uses (29%), B8 uses (23%) and E(g)/B2/B8 uses (23%).
- 3.5 There is around 130ha of land which is classed as 'Not Readily Available' at present. A large portion of this total is made up of Green Belt sites (65.23ha – of which 25.3ha is located at Kingswood Lakeside). Some of these sites are not being proposed for E(g)/B class employment uses but are included within the assessment for completeness and monitoring of non-E(g)/B class use employment proposals.
- 3.6 There are some sites which have previously been considered 'Readily Available' but due to changed circumstances are now considered 'Not Readily Available – Restricted and Excluded' i.e. operations on site have changed meaning a proposed redevelopment is now not likely to come forward in the medium-longer term.
- 3.7 The 2020 ELAA site CE56 – Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes for 4.9ha has been removed from the present ELAA due to completion on the site of an alternative non-E(g)/B use, removing the site from coming forward in the longer term as an employment land site.
- 3.8 Completions from 2006-2021 totals 75.78ha and they have been focused at the existing employment locations of Kingswood Lakeside, Towers Business Park, and along the A5 Corridor. Again, completions are dominated by new land schemes (81%). In terms of the types of development, completions by

E(g)/B8 uses represent 26% together, with limited B2 uses. Mixed E(g)/B2/B8 use schemes represent 33% of completions. Schemes involving non-B class uses account for 8% of completions to date.

- 3.9 Completions for 2020/2021 total 2.33ha and have occurred along the A5 Corridor, at Cannock Enterprise Centre, adjacent to Walsall Road, and at Kingswood Lakeside. 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.
- 3.10 Table 3.1 below summarises the current available supply and completions against the Local Plan (Part 1) targets for employment land provision.

Table 3.1 Employment Land Supply

	All Sites (ha)	New Sites * (ha)	Redevelopments* (ha)
Completions 2006-2020	75.78	31.06	14.72
Available Supply <ul style="list-style-type: none"> • Outstanding • (Under Construction) 	26.37 (2.20)	6.24	20.13
Total Supply (2006-2028)	102.15	37.3	34.85
Less Local Plan Part 1 Target (2006-2028)	88	-	-
Balance	14.15	-	-
Land 'Not Available'	129.58	-	-

*See Appendix D for definitions

- 3.11 There is currently a surplus of 14.15ha in providing for the Local Plan (Part 1) target.
- 3.12 There is potential for further provision in land considered 'Not Readily Available', however much of this (65.23ha) is subject to the Green Belt and AONB policy constraint. There are some brownfield, urban sites which may be suitable for E(g)/B class uses (e.g. CE42) but there is 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.
- 3.13 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.

- 3.14 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 AMR (2021) and ELAA (2020) 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.

4. Key Conclusions

- 4.1 This ELAA (2021) has identified that there is currently a surplus of 14.15ha of available employment land against the Local Plan (Part 1) target of providing for at least 88ha of new and redevelopment employment land (2006-2028).
- 4.2 Trends indicate that Mixed E(g)/B2/B8 and E(g)/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 E(g)/B8 warehouse-led developments, particularly at the very good employment location of Kingswood Lakeside and the good employment location of Towers Business Park.
- 4.3 There is a mixture of available sites in terms of size and potential employment use. Supply is currently largely available within good/average quality existing employment locations that have the potential to accommodate bespoke new developments. However, it is noted that supply at the very good/good 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), with the exception of the employment land coming forward at Rugeley Power Station.
- 4.4 This supply should be kept under review to ensure that the employment land target continues to be met and that there is continued availability of a range of employment land sites (particularly those which can provide very good/good 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 and urban sites to consider further to contribute towards the current land supply. However, a significant proportion of the currently unavailable supply is restricted by Green Belt and AONB policy, which would require consideration via the Local Plan review.

Appendix A: Responses to Call for Sites 2020

Respondent	Comments	CCDC Officer Action
Mr Andy Newton	Change of boundary of SHLAA site C373 resulting in a reduction of the site area, and removed SHLAA sites C404 & C137 from the wider allocation; these sites are now in Restricted & Excluded	Site Updated.
Ms J Sumpter (c/o CT Planning)	Submission of Land at South Acres Farm to the SHLAA. New Site.	New Site Added.

Appendix B: ELAA Panel

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

Terms of Reference

Context

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

Purpose/scope

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

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

Operational matters

- The Councils will facilitate and chair LAA Panel meetings;
- Membership of the Panel will be undertaken on a voluntary basis and the Councils will not be liable for expenses incurred during the LAA processes;
- The Panel will have regard to current Government practice guidance on Land Availability Assessments.
- Panel members are to act as an independent representative of their sector as a whole and not just the interests of a particular individual or organisation. No commercial or other advantage will be sought by Panel members. Panel members are required to declare any interest they may have on a site when contributing toward its assessment and will not be expected to advise on areas outside of their experience;
- Panel members will be provided with a confidential draft of the SHLAA and ELAA prior to their formal publication by the Councils which shall remain confidential until published by the relevant local authority. Panel members will not seek to gain advantage by having seen the confidential draft reports. Panel

members will be invited to comment on and agree to the LAA's prior to their formal publication by the relevant Council. Comments received will be included within an appendix or addendum to the respective LAA along with a response from the Council. Where a Panel member does not agree with an element of the LAA they will be expected to provide justification for this disagreement and the issues will be set out within the same appendix together with a Council response. Where there is no conclusion on any matter, the Council will reserve the right to publish the final LAA;

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

Panel membership

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

2021 ELAA Panel Members

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

Appendix C: ELAA Panel Responses on Draft ELAA

Panel Member	Summary of Responses	CCDC Officer Response and Action
RPS	Paragraph 1.6 - should clarify as set out at 2.24 that separate category for town centre offices is included. Refer to E(g) (i) etc rated than just E(g).	Comment noted. The approach is consistent with the methodology for the ELAA. No differentiation was made in B1 classes in the prior ELAAs (occasional differentiation in the database but not the document) referring to E(g) is therefore consistent with the methodology. No changes made.
RPS	Paragraph 2.5 - should define FEMA and HMA areas	Comment noted. The relevant authorities have been added to Footnote 1.
RPS	Paragraph 2.13 - PPG paragraph 010 Reference ID: 3-010-20190722 This guidance hasn't been followed. It is understood that this is on the basis of the Green Belt Assessment undertaken by LUC which is clearly a constraints first approach to site identification. Also of relevance is para 83 (NPPF, 2021). As sites within and around settlements in the district may not be capable of accommodating larger scale storage and distribution operations consideration should be given to sites across the entirety of the district.	The sites are categorised for referencing ease. Where sites have a current planning permission and also lie within the Green Belt these are categorised as available. For proposals without planning permission Green Belt is a significant constraint. No changes proposed.
RPS	Paragraph 2.15 - understand the desire for brevity here but would be useful to have a comprehensive list of data sources utilised as an appendix perhaps that is consistent with that at Paragraph: 011 Reference ID: 3-011-20190722 of the PPG	Comment Noted. A hyperlink to the PPG List and the paragraph reference has been added.
RPS	Paragraph 2.21 - It should be noted that 'noise from surrounding land use' is not the only potentially relevant factor that could fall under the heading of 'land uses and character of surrounding area' which is identified by paragraph 15: Reference ID: 3-015-20190722 of the PPG as one of the types of information that should be recorded. Suggest that a specific bullet point is inserted into the list stating 'land uses and character of surrounding area' and that assessments are updated to take a wider assessment.	Comment noted. Bullet point will be incorporated into next version of the ELAA. No changes made
RPS	Paragraph 2.23 - Clarity should be provided here with regards to the factors that will be considered when	Comment noted. Appendix E provides a summary of suitability and availability assessments. This

	assessing whether sites/broad locations are likely to be developed as set out at paragraph: 017 Reference ID: 3-017-20190722 of the PPG.	appendix has been identified within the paragraph.
RPS	Paragraph 2.27 - Would be helpful here to clarify the approach taken if a site has been put forward through the call for sites for both employment and residential use or has been identified as potentially suitable by the Council for both categories of use. Suggest that this should also include clarity on the relationship between the SHLAA and ELAA, although this could also be expanded in the introductory section of the document.	Comment noted. If a site is submitted/identified with potential for both residential and employment development, it is assessed under both the ELAA and SHLAA and a note made providing the corresponding reference A sites consideration under one LAA does not affect its assessment for suitability under the other LAA i.e a site not considered suitable for residential development may be considered suitable for employment development. No changes made.
RPS	Paragraph 2.28 - This could be strengthened by clarifying the key local issues referred to briefly at the end of the paragraph.	Comment noted. No changes made.
RPS	Paragraph 2.30 - Implies that alternative potential uses as such as presumably residential will be priorities. While we anticipate that most landowners would be supportive of this due to the differential in and values it could be more robust to explicitly state this.	Comment noted. It is not for the ELAA to make this judgment. No change proposed.
RPS	Paragraphs 2.33 and 2.37 - should be updated to refer to footnote 7 of the NPPF as per the July 2021 version of the NPPF.	Comment noted. Paragraphs updated to show Footnote 7.
RPS	Paragraph 2.37 - Do not agree with the inclusion of the following so called 'locally relevant designations' being identified as being of the same status as land covered by policies in the framework under footnote 7. It is however recognised that local development plan policies either adopted or emerging are important in the assessment of sites through an ELAA, but this should be a separate step in the process.	Comment noted. All constraints are assessed at the same time in this step of the process as it relies on mapping. Changes have been made to the paragraph to delineate between NPPF Footnote 7 and locally relevant designations constraints.
RPS	Paragraph 2.46 - We question the view that there has been a trend towards 'design and build', indeed the Lichfields (April 2019) Cannock Chase EDNA states that the district is home to both very large logistics employers (such as Amazon), as well as SMEs.	Comment noted. Paragraph has been removed.
RPS	Paragraph 2.47 - Following this section and to ensure consistency with the PPG we suggest that explanations should be set out regarding the approach when constraints are	Suggestion noted.

	identified that impact on the suitability, availability and achievability of sites and also on how the timescale and rate of development is assessed.	
RPS	Paragraph 2.48 - Paragraph: 024 Reference ID: 3-024-20190722 of the PPG sets out that an indicative cumulative trajectory should be identified along with an overall risk assessment as to whether or sites will come forwards as anticipated. The ELAA should be updated to include these important parts of the assessment process.	Comments noted. The ELAA is linked to the Authority Monitoring Report which monitors the annual average delivery. Table 3.1 also considers the amount of readily available land against completions and the required Local Plan target, to show whether there is a current surplus or deficit of land in relation to employment land; this is re-assessed each year to identify whether there is currently sufficient 'potential' supply to come forward in line with the plan targets. No changes made.
RPS	Section 3 and appendices - We note that contrary to paragraph: 026 Reference ID: 3-026-20190722 which sets out the standard outputs expected to be produced that there is currently neither an estimate of build out rates nor an indicative trajectory. These should both be included in the ELAA to ensure that it is robust and to reduce the risk of challenge.	Comment noted. Table 3.1 records the current available supply and completions against the Local Plan (Part 1) targets for employment provision.

Appendix D: Notes to Employment Land Availability Assessment

Definition of Developable Areas (by development types)

- D.1 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).
- D.2 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

- D.3 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)

D.4 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

D.5 This identifies the characteristics of a site utilising a classification system previously used by 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

D.6 In the Cannock Chase District context, categories 4-6 are applicable and have been interpreted as follows:

- 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.

D.7 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

D.8 The Cannock Chase Existing Employment Areas Assessment (2019) 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 (2019) for full list and quality appraisals of employment locations.

Definition of Centre/Edge of Centre/Not in Centre

D.9 This identifies the location of the site in relation to the District's town centres (Cannock, Rugeley and Hednesford). Regard has been paid to town centre boundaries (as identified in Local Plan Part 1).

Definition of Short/Medium/Long Term

D.10 For all other sites without planning permission, consideration will be given as to the likely delivery timescales of each site. This will give a broad location as to whether the site would come forward in the short term (1-5years), medium term (6-10years) or longer term (11 years or over).

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

Table E.1: Summary of Suitability Assessment

Suitability	Level and type of constraint	Planning status evidence	ELAA Site Category
Suitable (YES)	No/minimal policy, physical or environmental constraints identified, or constraints have been overcome i.e. via detailed planning permission	Planning permission granted/no planning permission but subject of planning application or pre application discussions Key location/allocation in Local Plan	Readily Available (within short-medium term)
Suitable (YES)	Minimal/some policy, physical or environmental constraints identified, but not significant and evidence they can be overcome e.g. via appropriate layout (or constraints have been overcome i.e. via detailed planning permission)	Subject of pre-application enquiries Key location/allocation in Local Plan	Readily Available (within medium-long term)
Not Suitable (NO)	Green Belt/AONB significant constraint applies and is the over-riding significant constraint	No planning permission/planning permission refused (note may be subject of pre application discussions but until permission is granted, remain subject to Green Belt/AONB constraints)	Not Readily Available (Green Belt and AONB)
Not Suitable (NO)	Significant policy, physical or environmental constraints (other than Green Belt/AONB policy apply e.g. flood risk)	No planning permission/planning permission refused	Not Readily Available (Restricted and Excluded sites)

Table E.2: Summary of Availability Assessment

Availability	Planning status and/or correspondence evidence	ELAA Site Category
Available (YES)	Detailed planning permission granted. Outline planning permission/permission in principle granted and/or Local Plan key location or allocation with no planning permission (where supported by additional evidence of delivery). Reserved matters applications. Discharge of conditions applications. Starts on site including land preparation works. Correspondence with developer/landowner Sites that are currently the subject of planning applications. No planning permission but landowner/developer expressed interest and site subject of more detailed pre application discussions.	Readily Available (short-medium term)

Available (YES)	Local Plan key location or allocation with no planning permission (where no evidence of delivery in short term). No planning permission but landowner/developer expressed interest e.g. call for sites, Local Plan representations. Correspondence with developer/landowner	Readily Available (medium-long term)
Available (YES)	Sites within the Green Belt/AONB being actively promoted No planning permission but landowner/developer expressed interests e.g. call for sites, Local Plan representations, pre application discussions. Sites that are currently the subject of planning applications.	Not Readily Available (Green Belt and AONB)
Available (NO)	No recent interest expressed by landowner/developer (typically within last 5 years) e.g. call for sites, Local Plan representations, pre application discussions Expired planning consents that have not been taken forward (typically within last 3 years) and no further interest expressed by landowner/developer.	Not Readily Available (Restricted and Excluded)

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- READILY 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/Good	Not Centre	B2	-	-	0.69	-	CH/18/020 is full planning permission for the erection of 2 industrial units, granted May 2018. Old CCDC Reference ELA 32
-	CE7(d)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.8	2,536	397529	308478	3	No	5	A5 Corridor/ Good	Not Centre	E(g)/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(f)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.4	-	397656	308676	3	No	5	A5 Corridor/ Good	Not Centre	E(g)/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 consent for the erection of a hotel, now expired (CH/13/0080). Old CCDC Site Ref ELA056. Proximity to AQMA.
-	CE69	Delta Way Business Park, Longford Road, Cannock, WS11 0LJ	1	0.47	-	397889	308931	3	No	6	Bridgtown Business Area/Good	Edge/Not Centre	B2	0.47	-	-	-	CH/20/073 is a full planning application for the construction of a new light industrial unit with car parking & associated works, granted October 2020
-	CE72	Albion Works, Gestamp Tallent, Wolverhampton Road, Cannock, WS11 1LY	1	0.691	14,040	397184	309148	3	No	5	A5 Corridor/ Good	Edge/Not Centre	Sui Generis/B8	-	-	0.69	-	CH/20/058 is full planning permission for a two phase development including the demolition of five existing buildings and the partial demolition of one building, removal of protected trees, formation of hardstanding for the storage and display of cars, landscaping, external alterations to retained buildings and change of use of site to car dealership including repair and maintenance and associated works Phase 1 to comprise of demolition of the existing George Wimpey building, realignment of the existing fence line, removal of trees, external alterations to retained building A to facilitate use as a vehicle display area with associated ancillary cafe/office alterations to the retained building E for use as a vehicle preparation area, creation of new landscaping, formation and making good of hardstanding and replacement of existing gatehouse. Phase 2 to comprise of demolition of buildings C1, C2, D and E, regrading of land to remove existing ramp and embankment and creation of new ramp, new gatehouse to Wolverhampton Road, formation and making good of hardstanding for vehicle display/storage and external alterations to building B to facilitate use of vehicle maintenance/repair - granted May 2020. Proximity to AQMA.
-	CE63	Former Rumer Hill Industrial Estate, Cannock	1.00	4.11	-	398712	309382	3	No	5	Intermodal site/Good	Not Centre	B8	-	-	4.92	-	CH/19/280 is full planning permission for the installation of a railhead and expansion of the depot site onto the adjoining former Rumer Hill Industrial Estate, granted July 2019. Coal Authority High Risk Development Area. TPOs.
-	CE75	Cannock Wood Industrial Estate, Cannock Wood Street, Cannock, WS12 0PL	1.00	1.85	1,717	403105	312704	3	No	5	Cannock Enterprise Centre/Average	Not Centre	E(g)/B2	-	-	1.85	-	CH/20/255 is full planning permission to retain bays 1 & 2 partially converted former covered aggregate bays into light industrial units B1 & B2, granted October 2020. CH/20/256 is full planning permission to convert former aggregate bays 3-8 into Light Industrial B1 & B2 units. insert new mezzanine floors into all units 1-8, add toilet block extensions to all units, granted October 2020. Proximity to AONB and GB.
-	CE76	Cannock Elim Church, Girton Road, Rumer Hill, Cannock, WS11 0EB	1.00	0.08	463	398402	309747	4	No	6	-	Not Centre	E (g)	-	-	0.08	-	CH/20/390 is full planning permission for change of use from F2 to E including first floor extension, granted January 2021.
-	CE77	Partsworld Group Ltd, Orbital Way, Cannock, WS11 8JB	1.00	0.35	2228	399071	308679	3	No	6	Kingswood Lakeside/Very Good	Not Centre	B8	0.35	-	-	-	CH/21/0050 is a planning application for the construction of a portal framed warehouse extensions to the rear and side of existing warehouse premises, including associated external works, not yet determined.

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- READILY 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)	
	CE78	Asda, Avon Road, Cannock, WS11 1LH	1.00	0.21	191.8	398030.6	309790	3	No	3	-	Centre	B8	-	-	0.21	-	CH/20/179 is planning permission for the reconfiguration of the home shopping facility including new storage building and van canopy. Replacement click & collect canopy, granted July 2020.
Cannock, Hednesford and Heath Hayes Sub-Totals														1.22	0.00	8.44	0.80	
Cannock, Hednesford and Heath Hayes Total														10.46				

RUGELEY

43052	RE2 (a)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	1	1.4	1074	404992	317626	4	No	4	Towers Business Park/Good	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. Discharge of Conditions submitted October 2020.
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/Good	Not Centre	E(g)/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	0.53	-	405112	317699	4	No	4	Adj. Towers Business Park/Good	Edge/Not Centre	E(g)/B2/B8	-	0.53	-	-	Site remaining from Towers Business Park development. Site still being considered for employment redevelopment by landowner. Old CCDC Site Ref ELA036. CH/19/123 is outline planning permission for the erection of a storage facility, granted May 2019. Site reduction in consideration of development RE4(a).
43052	RE4(a)	Land off Power Station Road, Rugeley	1	0.31	886	405129	317720	4	No	4	Adj. Towers Business Park/Good	Edge/Not Centre	E(g)/B2/B8	0.31	-	-	-	CH/20/064 is a full planning application for the erection of B1/B2/B8. Site does not cover entirety of site RE4 - not yet determined. Proximity to Conservation Area.
-	RE24	Rugeley Power Station, Rugeley	1	5	-	405601	317840	3	No	4	Adj. Towers Business Park/Good	Not Centre	E(g)/B2	3.5	-	-	-	Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station in the short term. Site subject of adopted development brief Supplementary Planning Document (adopted jointly with Lichfield DC) and outline planning application CH/19/201 which includes 5ha of employment land for B1/B2 class use, which is cross boundary (circa 3.5ha indicative only within CCDC). 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.
-	RE28	Granurite Ltd and Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley	1	0.7	2,794	404682	318539	3	No	5	Power Station Road/Average	Not Centre	E(g)(ii)	-	-	0.7	-	CH/17/080 is full planning permission for the demolition of 2no. Existing employment buildings and the erection of 20no. Light industrial units, granted December 2017. Lies within Flood Zones 2. Adjacent to Conservation Area. Discharge of Conditions submitted March 2021.
-	RE29	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	1	0.14	500	405568	318111	3	No	6	-	Not Centre	E(g)(i)	-	-	0.14	-	CH/18/261 is full planning permission for the demolition of an existing public house and the erection of a replacement office building with mixed D1/B1 use, granted November 2018. Discharge of Conditions submitted December 2018, not yet determined. Circa 500sqm of office floorspace. Within Conservation Area. In proximity to listed buildings. Building of local historic interest.

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- READILY 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)	
-	RE27	Land at Power Station Road/A51, Rugeley	1	1.8	-	405063	317942	4	No	4	Adj. Towers Business Park/Good	Not Centre	E(g)/B2/B8/Mixed	1.8	-	-	-	Site adjacent to existing Towers Business Park and Rugeley Power Station. Discssions have been had with the landowner/developer promoting development on site. Historic Landfills border site. CH/20/306 is an application for removal of existing hardstanding and erection of a retail foodstore, granted January 2021.
-	RE30	Former JCB Cab Systems Building & Unit 27, Power Station Road, Rugeley, WS15 2WA	1	2.88	19,513	404909	318439	3	No	5	Power Station Road/Average	Not Centre	B2/B8	2.88	-	-	-	CH/21/0085 is a planning application for proposed use of buildings and land for B2 and B8 with ancillary offices, not yet determined.

Rugeley and Brereton Sub-Totals	10.59	0.53	2.24	0.00
Rugeley and Brereton Total	13.36			

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	E(g)/B2	-	2.2	-	-	Full Planning Permission for mixed use development (residential and employment) granted May 2015 (CH/10/0294) - now expired. 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). Proximity to AQMA
-	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	E(g)/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. CH/19/029 is resubmission, granted May 2019. Proximity to AQMA.
-	NE14	The Lead Mill, Rolling Mill Road, Cannock, WS11 9UJ	1	0.17	67	401914	307529	3	No	6	Norton Canes Business Area/Average	Not Centre	B2	-	-	0.17	-	CH/20/150 is full planning permission for the erection of a proposed storage unit, granted September 2020.

Norton Canes Sub-Totals	0.00	2.20	0.35	0.00
Norton Canes Total	2.55			

District Sub-Totals	11.81	2.73	11.03	0.80
District Total	26.37			

New Land	6.24	24%
Redeveloped Land	20.13	76%
Total	26.37	100%

E(g)/B2/B8	5.94	23%
E(g)	0.92	3%
B2	2.73	10%
B8	6.17	23%
E(g)/B2	7.55	29%
E(g)/B8	0.18	1%
B2/B8	2.88	11%
Other	0	0.0%
Total	26.37	100%

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT READILY AVAILABLE SITES

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	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)	
GREEN BELT AND AONB SITES																		
CANNOCK, HEDNESFORD AND HEATH HAYES																		
-	CE17	Kingswood Lakeside Extension 1	1	3.8	-	400314	307982	1	Yes	4	Kingswood Lakeside/Very Good	Not Centre	E(g)/B2/B8	3.8	-	-	-	Sole landowner promoting site, not developer. Public owned land (Staffordshire County Council). Green Belt. 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	21.5	500000	400255	308701	1	Yes	4	Kingswood Lakeside/Very Good	Not Centre	E(g)/B2/B8	21.5	-	-	-	Sole landowner promoting site, not developer. Public owned land (Staffordshire County Council). Site is restored former opencast mining area. Represents greenfield land. Green Belt. Extended site area enables potential access from Blakeney Way, reducing potential access issues. Overhead powerlines cross site. Topography may restrict full development of the site. Drainage runs across site. Coal Authority High Risk Development Area (owner states 12ha of site is affected by the geotechnical legacy of the former coal mining operation). Adjacent to SBI. Proximity to AQMA. Feasibility works underway. Market interest expressed in expansion of Kingswood Lakeside area.
-	CE71	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley, WS15 4RU	1	0.55	-	404544	311489	3	Yes	-	-	Not Centre	E(g)/B8	0.55	-	-	-	Site proposed for use of buildings and land to light industrial (B1) and the retention of the fork lift truck store. Site forms part of larger SHLAA site C373. Site is within the Green Belt and borders the Courtbanks Covert SBI and ancient wood.
RUGELEY																		
-	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	-	-	-	Sole landowner promoting site, not developer. Green Belt site put forward as potential development opportunity. Site is greenfield, currently in agricultural use. Suggested for A1-A5/B2/B8/Sui generis uses. 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. Proximity to Cannock Chase Extension Canal SAC and SBIs. TPOS.

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT READILY AVAILABLE SITES

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	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)	
-	NE6	Jubilee Field, Lime Lane/Watling Street, Norton Canes	1	5.08	20,000	402087	306737	1	Yes	-	Adj. Watling Street Business Park/Average	Not Centre	E(g)/B2/B8	5.08	-	-	-	Sole landowner promoting site, not developer. Green Belt site put forward as potential development opportunity. Site is greenfield, currently in agricultural use. Suggested for B2/B8 with ancillary offices. 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 and SBIs. Proximity to AQMA.
-	NE8	Wyrley Grove, Lime Lane, Little Wyrley	1	3.2	-	401899	306123	1	Yes	-	-	Not Centre	Mixed	3.2	-	-	-	Sole landowner promoting site, not developer. 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	E(g)/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	E(g)/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.
-	NE12	Watling Street Business Park	1	5.5	15,000	402313	306589	1	Yes	6	Watling Street Business Park/Average	Not Centre	E(g)/B2/B8	5.5	-	-	-	Sole landowner promoting site, who is also developer. 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.
-	NE15	Land south of A5, Norton Canes	1	3	-	402722	306539	1	Yes	6	Adj. Watling Street Business Park/Average	Not Centre	E(g)/B2/B8	3	-	-	-	Sole landowner promoting site, not developer. Green Belt. Site is greenfield. Suggests could form extension to Watling Street Business Park. Access off trunk road. Proximity to AQMA. Circa 2ha of site is SBI designation. Site area reduced from 5ha to 3ha accordingly. Adjacent to SBI.
-	NE17	Yates Bros Sports and Social Club, Lime Lane, Peisail, Walsall WS3 5AS	1	1.38	-	401914	306875	3	No	5	Lime Lane/ Poor	Not Centre	E(g)	1.38	-	-	-	CH/20/401 is a planning application for prior approval for change of use to Offices (Class E), refused January 2021.

Green Belt Sites Sub-total 65.23

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT READILY AVAILABLE SITES

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	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)	
RESTRICTED AND EXCLUDED SITES																		
CANNOCK, HEDNESFORD AND HEATH HAYES																		
43090	CE15(b)	Former Porcelain Works, Old Hednesford Road, Hednesford	1	0.54	814	399698	311288	3	No	5	Hawks Green North/Good	Not Centre	E(g)/B8,E(b)	-	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.
-	CE19	Site between A5 and M6 Toll	1	9.4	-	399276	308110	1	Yes	-	-	Not Centre	E(g)/B2/B8	9.4	-	-	-	Sole landowner promoting site, not developer. Public owned land (Staffordshire County Council). Green Belt. 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
-	CE42	Former ATOS Origin Site, Walsall Road, Cannock	1	3.2	-	398443	309277	3	No	5	Walsall Road/Good	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.

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT READILY AVAILABLE SITES

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	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)	
-	CE54	Former Severn Trent Plc Land, Wedges Mills	1	2.3	-	396996	308782	3	Yes	5	A5 Corridor/ Good	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. Considered significantly constrained by flood Zone 3 which covers whole of site in CCDC area.
-	CE61	Gestamp, Watling Street/Wolverhampton Road, Cannock	1	0.8	3,716	397177	308990	3	No	5	A5 Corridor/ Good	Not Centre	E(g)(ii)/B8	0.8	-	-	-	Site to be vacated by current occupier and was being proposed for redevelopment (residential led with element of employment- CH/17/323) - Withdrawn June 2019. However, site is no longer being promoted for this redevelopment. May be future opportunities for employment led redevelopment. Proximity to AQMA. See SHLAA site C432.
-	CE62	Northwood Court, Hollies Avenue, Cannock	1	0.1	658	398592	310139	3	No	5	Hollies Business Park/Good	Edge/Not Centre	E(g) (i)(ii)	-	-	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. Has now expired.

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	E(g)	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. Flood Zone 2 around site. Old CCDC Site Ref ELA029.
43094	RE8	Power Station Road, Rugeley	1	0.28	200	405083	318359	3	No	5	Power Station Road/Average	Not Centre	E(g)	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. No indications at present that site will come forward for redevelopment in short-medium term. Flood Zone 2. Old CCDC Site Ref ELA067.

APPENDIX F - SITE LISTS

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT READILY AVAILABLE SITES

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	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)		
-	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. Not available for B class employment use. Green Belt. AONB. Some Coal Authority High Risk Development Areas, Ancient Woodland and TPOs on site. Adjacent to SBIs.	
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	E(g)/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.	
-	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 Extension Canal SAC. Part of site Coal Authority High Risk Area. Site suggested for leisure-related/tourism uses in previous 1997 Local Plan. Not promoted recently and no specific proposals put forward. No authority to sell.	
-	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. Has now expired.	
				Non Green Belt Sites Sub-Total	64.35														
				TOTAL NOT AVAILABLE SITES	129.58														

APPENDIX F - SITE LISTS

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

-	CE70	87 High Green, Cannock, WS11 1BJ	1	0.13	390	397846	310214	3	No	6	-	Centre	E(g)/E(a)	0.13	-	-	-	Full planning application CH/20/116 for change of use to part A1 retail and Part B1(b) Research & development of products and processes. Proximity to CA. Proximity to LBs.
-	CE73	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	1	0.78	4,000	398140	310254	3	No	5	-	Centre	E(g)	0.78	-	-	-	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for circa 4,000sqm office space, to be pursued in short term. Part of wider site redevelopment scheme comprising circa 5,000sqm retail/F&B units, 5screen cinema. Site also included in SHLAA Ref: C504. Proximity to CA. Proximity to LB.
-	CE40	Beecroft Road Car Park, Cannock	1	0.68	3,500	398142	310377	4	No	5	-	Centre	E(g)	0.68	-	-	-	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment. Part of a potential wider site redevelopment scheme comprising 300+ deck parking spaces. Site also included in SHLAA C506.
Available Totals				1.59	7890.00													

APPENDIX F - SITE LISTS

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)	

NOT AVAILABLE

-	CE37	Mill Street to Hednesford Street, Cannock	1	0.51	1,664	398333	310091	4	No	-	-	Centre	E(g)/E(c)	-	-	-	-	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.
-	CE39	Corner of Morrisons Car Park, Cannock	1	0.10	568	398245	310082	4	No	-	-	Centre	E(g)/E(c)	-	-	-	-	Site identified in Offices Study. Not currently being marketed for redevelopment.
-	CE43	Former Car Showroom, Walsall Road, Cannock	1	0.18	1,033	398349	309762	3	No	6	Walsall Road/Average	Edge	E(g)/E(c)	-	-	-	-	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	0.09	488	400099	312275	3	No	-	-	Centre	E(g)/E(c)	-	-	-	-	Site identified in Offices Study. Currently occupied by BT Telephone Exchange. No current plans for redevelopment.

APPENDIX F - SITE LISTS

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)	
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.
-	CE64	Chenet Court, Allport Road, Cannock	1	0.03	192.00	398238	310494	3	No	6	-	Centre	E(g)(i)	0.03	-	-	-	CH/17/254 is refusal of planning application for the erection of an office block (September 2017). Appeal also dismissed.
-	CE65	Chenet Court, Allport Road, Cannock	1	0.08	131	398250	310491	3	No	6	-	Centre	E(g)(i)	0.08	-	-	-	CH/18/120 is planning permission for a change of use of 2no. ground floor flats into an office (B1 use), granted May 2018. CH/19/163 is planning permission for change of use of first floor and office (B1) space at ground floor into a single dwelling, granted July 2019.
-	RE26	The Royal British Legion, Bow Street, Rugeley	1	0.07	376	404276	318109	3	No	6	-	Edge of Centre	E(g)(i)	-	-	0.07	-	CH/15/0491 is full planning permission for the erection of an office building, granted February 2016. Has now expired. Site is currently being promoted for residential HMO use.

APPENDIX F - SITE LISTS

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)	
-	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. No firm plans for redevelopment at present. Lies within Flood zones 2. 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. No firm plans for redevelopment at present. 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. No firm plans for redevelopment at present. 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 around site.

APPENDIX F - SITE LISTS

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)	
-	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. Flood Zone 2 around site.
-	RE20	Land north of Leathermill Lane	1	0.72	826	404790	318218	3	No	Power Station Road/Average	-	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. Flood Zone 2 around site.

Not Available Totals	5.89	8882.00
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COMPLETED

43078	CE13	Street, Land at Rugeley Road and Victoria	1	0.04	406	400311	312322	3	No	6	-	Centre	E(g)(i)/E(c)	-	-	-	-	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	0.06	105	404578	317660	4	No	6	-	Centre	E(g)(i)	-	-	-	-	Completed 2016/17 (CH/13/0023)

APPENDIX F - SITE LISTS

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 2021)

CANNOCK, HEDNESFORD AND HEATH HAYES

-	CE21	Avon Business Park, Wolverhampton Road, Cannock	397305	309224	3	1.3	850	E(g)/B2/B8	Completed 2006/7.
-	CE22	Land at Bridge Street, Watling Street, Bridgtown	398395	308425	4	0.05	1400	E(g)	Completed 2006/7.
43067	CE23	Former Mid-Cannock Coal Disposal Point (Bowmur Haulage), Eastern Way, Cannock	398762	309106	3	0.2	2081	E(g)/B2/B8	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	E(g)	Completed 2007/8 (CH/04/0597).
-	CE24	Unit 11, Cedars Business Park, Avon Road, Cannock	397472	309294	3	0.09	872	E(g)	Completed 2008/9. (CH/08/0201)
43039	CE25	(Upper Area) Keys Business Park, Keys Park Road, Hednesford	400980	311319	4	1.51	5245	E(g)	Completed 2008/9. Old CCDC Site Ref ELA019. (CH/05/0136).
-	CE26	12 Brookfield Drive, Bridgtown	398560	309159	3	0.16	770	E(g)	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	0.40	1500	E(g)	Completed 2008/9. (CH/07/0647).
43036	CE1(b)	Orbital 2, Orbital Way- Agrekko Offices	399010	308607	4	0.5	1500	E(g)	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	E(g)	Completed 2009/10. (CH/05/0892).
43076	CE7(b)	Former Hawkins Works (Rhenus Logistics)	397512	308559	3	2.3	6375	E(g)/B8	Completed 2009/10. (CH/08/0220).
43081	CE30	107 High Mount Street, Cannock	399901	313125	4	0.03	300	E(g)	Completed 2009/10. (CH/09/0207).
43082	CE31	37-43 Queens Square, Cannock	398260	310282	3	0.02	150	E(g)	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	E(g)/B8	Completed 2010/11. (CH/10/0229).

APPENDIX F - SITE LISTS

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
43075	CE4 (b)	Land at Blakeney Way, Kingswood Lakeside, Cannock	399471	308324	4	1.3	4593	E(g)	Completed 2011/12. (CH/09/0400). Old CCDC Reference ELA 20.
43079	CE33	Maymies, Hemlock Way, Cannock	399552	310761	3	0.13	417	B8	Completed 2011/12 (CH/10/0008).
-	CE34	Units 2-4 Peter Rosa Retail Centre, Walsall Road, Bridgtown	398409	308939	3	0.05	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	E(b)	Completed 2012/13 (CH/11/0179)
-	CE45	J Murphy and Sons Ltd, Hawks Green Lane, Cannock	399430	310812	3	0.9	1109	E(g)	Completed 2012/13 (CH/12/0129)
-	CE49	Land at Longford Island, Watling Street, Cannock	396683	309092	3	0.7	2200	E(a)	Completed 2012/13 (CH/11/0213)
-	CE53	Former Cannock Automobiles, Stafford Road, Cannock	397794	310881	3	0.24	705	E(a)	Completed 2013/14 (CH/11/0364)
-	CE47	First for Food Service, Kingswood Lakeside, Hickling Road, Cannock	399574	308583	3	0.01	570	B8	Completed 2013/14 (CH/13/0105)
-	CE36	Walsall Road/Eastern Way Island, Cannock	398640	308442	4	2.3	4411	E(a)/E(b)	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	E(g)/B2/B8	Completed 2015/16 (CH/14/0394)
-	CE1(a)	Orbital Centre (Orbital 2), Eastern Avenue, Cannock	399020	308566	4	0.4	1262	E(g)/B2/B8	Completed 2016/17 (CH/14/0201)
43050	CE4(f)	Kingswood Lakeside, Blakeney Way, Cannock	399924	308165	4	3	9,289	B8/E(g)(i)	Completed 2016/17 (CH/15/0425)
-	CE4(g)	Kingswood Lakeside, Blakeney Way, Cannock	399393	308628	4	8	35,000	B8/E(g)(i)	Completed 2017/18 (CH/16/013)
-	CE7(c)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397625	308582	3	0.8	3,015	B2/E(g)(i)	Completed 2017/18 (CH/14/0438)

APPENDIX F - SITE LISTS

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
43050	CE4(h) Part 1	Kingswood Lakeside, Blakeney Way, Cannock	399674	308217	4	3	13,154	E(g)/B2/B8	Completed 2018/19 (CH/16/465)
-	CE66	A T P Industries Group Ltd, Cannock Wood Industrial Estate, Cannock Wood	402970	312659	3	0.07	600	B8	Completed 2018/19 (CH/17/328)
43076	CE7(a)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397577	308700	3	0.5	2,373	B8/E(g)(i)	Completed 2018/19 (CH/17/164)
-	CE7(e)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397552	308655	3	0.5	1,983	B8/E(g)(i)	Completed 2018/19 (CH/16/457)
43091	CE5(a)	Kingswood Lakeside-zone E, Kingswood Lakeside, Cannock	399095	308443	4	2.3	9,146	B2/B8	Completed 2018/19 (CH/17/150)
43096	CE8	Former Bowmur Haulage Site, Watling Street, Cannock	397082	308869	3	2.6	13,223	E(g)/B2/B8	Completed 2018/19 (CH/16/260)
43050	CE4(h) Part 2	Kingswood Lakeside, Blakeney Way, Cannock	399674	308217	4	3.5	13,154	B8/E(g)(i)	Completed 2019/2020 (CH/16/465)
-	CE59	Land adjacent to, Unit 2, West Cannock Way, Cannock Chase Enterprise Centre, Hednesford	400762	314105	3	0.07	212	Sui Generis/E(g)(i)/B2	Completed 2020/2021 (CH/15/0162)
-	CE67	Land at Lakeside Boulevard, Cannock	398356	308307	3	0.72	855	Sui Generis/B2	Completed 2020/2021 (CH/17/430)
-	CE68	110 Walsall Road, Cannock, WS11 0JB	398284	309319	3	0.05	165	E(a),E(b) & E(g)	Completed 2020/2021(CH/19/270)
43050	CE4(a)	Plot D, Blakeney Way, Cannock, WS11 8LD	400036	308203	4	1.49	6,132	B2	Completed 2020/21 (CH/19/274)
						Cannock Sub-Total	53.56	191971	

APPENDIX F - SITE LISTS

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
RUGELEY AND BRERETON									
43052	RE9	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405801	316920	4	1.86	4823	E(g)/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	E(g)/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	E(g)/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	0.04	336	E(g)	Completed 2011/12. (CH/10/0071)
43089	RE14	Premier Nutrition Products Ltd, Brick Kiln Way, The Levels, Brereton	404948	316044	3	0.17	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	E(b)	Completed 2012/13 (CH/11/0174)
43088	RE6	Ultra Electronics, Towers Business Park, Wheelhouse Road, Rugeley	405743	316924	3	0.27	859	E(g)	Completed 2012/13 (CH/10/0445)
43047	RE1	Towers Business Park, Phase 1, Wheelhouse Road, Rugeley	405720	316819	4	1.65	1216	E(g)(i)/B2	Completed 2016/17 (CH/13/0293)
-	RE22	MGF Trench Construction Systems	404800	316331	3	0.25	971	E(g)(i)	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	21.99	78385	

APPENDIX F - SITE LISTS

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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NORTON CANES

-	NE4	Unit 1 & 2 adjacent to Norton Green Lane, Norton Canes	401773	307682	3	0.14	155	E(g)/B8	Completed 2008/9. (CH/05/0515).
-	NE3	Maple House, Norton Green Lane, Norton Canes	401745	307622	3	0.09	225	B2	Completed 2013/14 (CH/11/0125)

Norton Canes Sub-Total	0.23	380
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DISTRICT COMPLETED TOTAL	75.78	270736
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New Sites Total	61.06	81%
Redeveloped Sites Total	14.72	19%
Total	75.78	100%

Average Annual Rate of Completions 2006-2021	5.1
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E(g) Completions	7.44	10%
B2 Completions	1.82	2%
B8 Completions	8.771	12%
E(g)/B8 Completions	19.94	26%
E(g)/B2 Completions	4.31	6%
B2/B8 Completions	2.345	3%
E(g)/B2/B8 Completions	25.27	33%
Other	5.88	8%
Total	75.78	100%