

Employment Land Availability Assessment

December 2020

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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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Introduction

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.

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.

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

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

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 2020, 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.

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. Comments related to the methodology are included at Appendix 1B. These were received as part of the Call for Sites process in January 2019 and a separate ELAA Panel consultation in December 2019. The PPG identifies that the

area selected for the assessment should be the plan-making area, which in this case is Cannock Chase District (ID: 3-006-20190722).

The National Planning Practice Guidance (ID: 3-001-20190722) 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.

The ELAA should produce the following standard outputs (ID: 3-026-20190722):

- 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.

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'. Sites that lie within the Green Belt and/or AONB which are being actively promoted by a landowner/developer are identified separately within a 'Not Readily Available-Green Belt and AONB sites' section to reflect the level of constraint on the potential development of such sites. Sites that are no longer being actively promoted (including Green Belt and AONB sites) or are assessed to be unlikely to be suitable for development (according to the methodology set out) are identified within a 'Not Readily Available - Restricted and Excluded sites' section. These locally defined categories have been determined given that there are no nationally defined categories for employment land assessments.

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.

In accordance with national guidance the ELAA has been produced following the involvement of a range of stakeholders at various stages of the process (ID: 3-007-20190722 and ID: 3-012-20190722). 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 1).

Methodology

The ELAA has closely followed the PPG to inform the methodology and assessment stages and the format of this ELAA is set out in accordance with the PPG (as far as relevant). This section sets out the key methodology applied and more detailed, locally specific elements of the methodology are set out in the Appendices.

Stage 1: Identification of sites and broad locations

Geographical Area: Cannock Chase District, as the plan making area, is the selected area for assessment. 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.

Key stakeholders: The following will be invited to contribute to assessments:

- Developers;
- Those with land interests;
- Land promoters;
- Local property agents;
- Local communities;
- Partner organisations;
- Local Enterprise Partnerships;
- Businesses and business representative organisations;
- Parish and town councils; and
- Neighbourhood forums preparing neighbourhood plans (where applicable).

Stakeholders will be able to contribute via an invitation to respond to 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 1C).

Site size: No minimum site threshold (or capacity) is applied for a sites inclusion and consideration within the assessment. The PPG states that assessments should consider all sites and broad locations of 0.25 and above or capable of delivering more than 500m² floorspace (ID: 3-009-20190722). It is considered appropriate to consider sites below these thresholds through this assessment to provide a detailed assessment of land availability. This is based upon the manageable number of site submissions to date.

However, there is a judgement to be made in terms of the contribution the particular development makes towards employment generation and land supply which may result in smaller sites ultimately not being included e.g. those involving minor extensions/modifications to existing premises. All sites and schemes capable of assisting employment generation have therefore been initially considered including:

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

Site Identification: The PPG states that the assessment should identify all sites and broad locations regardless of the quantum of development needed. The ELAA methodology employed has continued to identify sites from all sources in excess of the employment land requirement (ID: 3-008-20190722). As such the assessment is not constrained by the employment requirement within the adopted Local Plan, or emerging Local Plan. Sites will be identified via two principal methods: **desk top review** and a **call for sites**, drawing upon a range of sources as identified in the PPG (ID: 3-011-20190722).

Desk Top Review: A range of sources will be reviewed to help identify sites and broad locations, which may include the following:

- Local and neighbourhood plans;
- Planning application records;
- Development briefs;
- Brownfield land register;
- Development starts and completions records;
- Local authority land ownership records;
- National register of public sector land;
- Strategic plans of key partners;
- Local authority empty properties register;
- English house condition survey;
- National Land Use Database;
- The databases of property agents where applicable;
- Valuation Office database;
- Mapping including Ordnance Survey;
- Aerial photography;
- Site surveys; and
- Enquiries received by the local planning authority.

Call for Sites: There is an open call for sites process (with a dedicated webpage on the Planning Policy website) where it is always possible for sites to be submitted throughout the year (see Appendix 1A). Additionally towards the end of each calendar year a 'call for sites' questionnaire will be locally publicised and issued to a wide audience (in accordance with the PPG ID: 3-012-20190722) including:

- Parish Councils;
- Neighbourhood Forums;
- Landowners;

- Developers;
- Businesses; and
- Relevant Local Interest Groups.

For this 2020 ELAA, the Council has drawn upon the 'call for sites' issued in January 2019 and the responses to the Local Plan Issues and Options consultation in May-July 2019. In January 2019, letters/emails were sent out to selected consultees (circa 580 parties) on the Council's Local Plans consultation database (see Appendix 1A). This included Parish Councils, Landowners, Developers, Planning Agents, Businesses and Statutory Consultees (such as Government agencies).

The call for sites sought updates on existing sites within the ELAA and invited further sites to be submitted. A summary of the responses to this Call for Sites is provided at Appendix 1B. Comments were received on new and existing sites, and on the methodology. For the Local Plan consultation, all parties on the database were contacted (circa 1,500 consultees) and as part of the Issues and Options document the Council asked for any site specific updates, or additional site submissions. The responses of relevance to this ELAA are also included at Appendix 1B.

Initial and Detailed Site Surveys: Identified sites and broad locations will be 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. The PPG (ID: 3-014-20190722) advises that local authorities may wish to undertake an 'initial survey' in order to scope out sites that are clearly not appropriate for development and therefore do not require a more detailed site survey ('showstopper' constraints) e.g. where a site consists wholly of an internationally protected ecological site, for example. In practice, all sites identified within the District are taken forward for the more detailed site survey work to ensure as comprehensive coverage as possible (and given the more manageable number of site submissions to date).

Site Characteristics¹: The following characteristics will be identified where possible, as per the PPG (ID: 3-015-20190722):

- Site size(including Developable Area²), boundaries and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints e.g. poor access, flood risk, surrounding land uses, ground contamination, location of infrastructure/utilities;
- Potential environmental constraints e.g. environmental designations, heritage assets;
- Proximity to services and other infrastructure;

¹ Some of this information is also recorded as part of the Stage 2 assessment process

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

- Development progress e.g. planning status, construction progress on site; and
- Initial assessment of use and suitability for employment use, including current planning policy (e.g. Green Belt designations).

Further data was then added to reflect monitoring requirements and other information that was considered useful to record e.g. the location of the site relative to the employment areas identified in the Existing Employment Areas Assessment 2019 and its location relative to a town centre.

The employment land target is for primarily non town centre B class uses, with flexibility for other employment generating uses where appropriate. The updated evidence base for the Local Plan Review³ is also concerned with the demands for B class employment uses. This means that the focus is upon land outside town centres which are more suited to accommodating B class industries and warehousing.

However, local planning policy recognises that the District's town centres may experience difficulties in accommodating office development specifically, potentially necessitating use of out of town sites. This situation requires monitoring to assist the decision making process. Therefore a separate category for potential town centre office sites is set out in the ELAA. The monitoring of town centre developments more generally against targets is covered within the Authority Monitoring Report (annually).

Upon completion of this Stage 1 a refreshed, up to date list of all potential sites was available to then assess further in Stage 2.

Stage 2- Site/Broad Location Assessment

Site assessment work for employment uses will be undertaken in accordance with the PPG, taking into account *Suitability, Availability, and Achievability*. Each element is discussed in further detail below.

The NPPF and PPG do not provide any categories of sites for employment developments akin to those for housing developments i.e. deliverable or developable. In recognition of this the ELAA applies locally determined categories, drawing upon local and national guidance. In relation to housing sites, the NPPF sets out definitions of 'Deliverable' and 'Developable' sites according to specified criteria regarding suitability, availability and achievability. The CCDC SHLAA identifies housing sites within these categories but then also sets out those sites that are currently not considered 'Deliverable' or 'Developable' in the 'Green Belt and AONB' or 'Restricted and Excluded' categories. This enables a full picture of the results of the housing land survey to be presented.

Drawing upon these, the Council has categorised sites as either being 'Readily Available' or 'Not Readily Available' (at present) for the purposes of this assessment. By applying this distinction a clear picture of the type and quality of land 'available' for short-medium term employment developments in particular can

³ Economic Development Needs Assessment (April 2019)

be presented. Where possible, the assessment will attempt to identify those 'Readily Available' sites that may be delivered within the short-medium term (0-10 years) and those that may be delivered within the medium-long term (beyond 10 years). Further detail on how land is identified as 'Readily Available' is set out in the preceding sections on ***Suitability, Availability, and Achievability***. In summary such sites are considered to be:

- A suitable location for employment development. Suitability can be affected by the following factors: development plan policy and regeneration priorities, market interest, physical problems, infrastructure issues (including proximity to transport nodes), potential impacts and/or environmental conditions. Where there are no major concerns in relation to these issues then a site can be considered suitable. In addition, a site may be considered suitable if there is no alternative potential use by virtue of site specific considerations e.g. surrounding uses, contaminated land.
- An available and generally achievable location for employment development. This is assessed using evidence of the site being actively marketed for employment use and/or it being under the ownership of a developer/other party with an interest in developing the site in the short-medium term e.g. it is not being proposed for alternative residential use via the SHLAA. There should be no major ownership constraints to the site coming forward. Achievability judgements can be informed by reality of recent developments on/around the site; the presence of existing uses on site and any issues around site preparation/delivery costs (linked to suitability).

All other sites are then classed as 'Not Readily Available' at present. This category is 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.

Assessing Suitability (and overcoming constraints): to assess general suitability, information provided by the site promoters via the call for sites 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 (for example from supporting material to a planning permission/application and discussions with Development Management colleagues dealing with the application). In line with the PPG (ID: 3-018-20190722) the following 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):

- Green Belt;
- Area of Outstanding Natural Beauty;
- Green Space Network;
- Proposed Recreational Footpath/Cycle Route;
- Special Area of Conservation;
- Site of Special Scientific Interest;
- Site of Biological Importance;
- Local Nature Reserve;

- Local Geological Site;
- Ancient Woodland;
- Tree Protection Orders (TPOs);
- Heritage Assets (and where possible, their setting) including Conservation Areas; Scheduled Ancient Monuments; Listed Buildings (including locally listed buildings);
- Flood Zone 2 and/or 3;
- Coal Authority High Risk Development Area;
- Historic Landfill;
- Proximity to Air Quality Management Areas (AQMA)⁴;
- Other site specific issues e.g. access, ground conditions, topography, other designations such as Assets of Community Value, unknown archaeology, on site utilities or other infrastructure such as pylons;
- Mineral Safeguarding Areas (MSAs): the District is almost entirely covered by MSAs as per the adopted Staffordshire County Council Minerals Local Plan (2017). Given that the vast majority of potential development sites are likely to be affected by this constraint it is not recorded in each individual site assessment; and
- Relevant Neighbourhood Plan policy designations/allocations.

Regard will also be paid to the overall appropriateness of the site for employment development e.g. 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 any significant constraints which mean individual sites are not suitable.

This is a high level assessment of potential key constraints to inform judgements on general suitability, but it is not an exhaustive list. Further detailed survey work as part of a pre-application/planning application may identify further constraints. Further work will also be required to establish the extent of the impact the identified constraints may have on the scheme, which could be minimal. Many of these constraints are potentially readily overcome by appropriate site design, early consideration of the issues in the scheme's development and mitigation measures. In addition, some constraints can actually be opportunities for the development e.g. heritage assets can be used as key focal point and/or inspiration for site design as well as enhancing wider public understanding of the assets.

The PPG (ID: 3-002-20190722) identifies how local planning authorities should 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. As set out in Footnote 6 of the NPPF (and in terms of locally relevant policies) this refers to sites protected under the Habitats Directive and designated Sites of Special

⁴ Where the site has a direct road connection onto or one road connection before a designated AQMA (or the access is unclear at present) then this is considered to be in proximity.

Scientific Interest; land designated as Green Belt; Local Green Space; AONBs; irreplaceable habitats; designated heritage assets; and areas of flood risk. The PPG (ID: 3-018-20190722) 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, where relevant.

Sites will therefore be assessed and categorised with reference to the most recently adopted planning policies, having regard to emerging policies. In general, those development sites that are considered 'Readily Available' in suitability terms benefit from planning permission; planning 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. 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'.

'Significant' constraints are identified by having regard to those constraints that are set out in the NPPF Footnote 6 and locally relevant designations. Sites that are wholly affected by the following significant constraint 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 Interest (SBI);
- Regionally Important Geological Sites (RIGS);
- Flood Zone 3;
- Where development would involve the total loss of a designated heritage asset e.g. demolition of a listed building;
- Local Green Spaces; and
- Green Space Network sites, unless evidence demonstrates their loss is in accordance with the criteria set out in Policy CP5 of the Local Plan (Part 1).

Where portions of the site are affected by such designations this will be noted and the site will be assessed accordingly. Where sites lie within other areas of constraint related to these e.g. within Flood Zone 2 or a Conservation Area, evidence demonstrating how they can address such issues via appropriate layout and design will be taken into account in determining their suitability. Where planning permission has been refused then sites are categorised accordingly (see Table 1 below) 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.

Key re-occurring constraints in this District are the Green Belt and AONB designations. Therefore where the over-riding ‘significant’ constraint is one (or both) of these designations, the site will be categorised within a separate ‘Green Belt and AONB’ section (see Table 2). The District’s most recently adopted Green Belt policy is currently set out in Local Plan (Part 1) 2014. This is now the subject of a Local Plan Review.

The Local Plan can amend the Green Belt constraint where exceptional circumstances can be demonstrated. As the Local Plan Review is in its early stages (Issues and Options May-July 2019) limited weight can be given to it in the assessment process (as per NPPF Paragraph 48). Ahead of the Local Plan Review, proposals may be able to demonstrate compliance with national and local policy, including ‘very special circumstances’. This has to be assessed in detail on a case by case basis. With regards to the AONB, each site needs to be assessed in detail on a case by case basis in accordance with national and local planning policy in terms of its potential impact and suitability for development (and this constraint cannot be reviewed by the Local Plan).

Table 1 below provides 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).

Table 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)
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Assessing Availability: the assessment of availability has been informed by the landowner/agent where they have indicated when the site could be developed. This has then been cross checked by the Council drawing upon the assessment of site suitability and individual follow up correspondence, where necessary. Where a site has planning consent it is generally considered ‘available’ unless information indicates otherwise. This approach is consistent with the PPG (ID: 3-019-20190722).

The previous planning history of the site is also considered e.g. 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.

Where a planning consent has expired and no new activity has taken place within the last 3 years it is assumed that the site is no longer available due to a lack of current landowner/developer interest, unless continued interest in development has been expressed otherwise e.g. via Call for Sites or correspondence with the landowner/developer.

In relation to sites which have not been the subject of a planning permission, where the landowner/developer has not expressed an interest in taking the site forward within the last 5 years (e.g. via Call for Sites or Local Plan representations) then this is also assumed to be no longer available due to a lack of current landowner/developer interest.

Table 2 below provides a summary of how sites will be assessed in relation to their availability and subsequent ELAA site categorisation (based on availability alone i.e. whilst a site may be ‘available’ it may not be ‘suitable’, resulting in an alternative ELAA site categorisation).

Table 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	Readily Available (short-medium term)

	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.	
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)

Assessing Achievability: The PPG requires the potential viability of a development site to be considered as part of its achievability. Given the trend towards ‘design and build’ schemes as opposed to speculative commercial developments it is more problematic to comprehensively assess viability in the short-medium term. Viability in relation to employment sites is also very site and scheme specific, given the often client bespoke nature of such developments.

The Council’s strategic viability evidence to support its Local Plan and Community Infrastructure Levy (2014) demonstrated this issue in relation to non-residential schemes. Viability considerations have therefore principally drawn upon the continued availability of the site (e.g. marketing, planning permissions) and evidence of recent developments as well as supporting information from the site promoters, where available. This approach is consistent with the PPG (ID: 3-020-20190722).

Stage 3- Assessment Review and Final Evidence Base

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

This stage involves considering the identified supply against assessed needs. Where there is a shortfall against needs, further site options should be investigated to meet that shortfall. The overall findings and conclusions of the evidence can then

be presented. The full results of the assessment can be found at Appendix 4 which provides a comprehensive site list with commentary against each site. It also provides an analysis of the total supply and completions to date.

The results of the assessment identify that there is currently around 23ha of 'Readily Available' employment land across the District. There is approximately 10.30ha available at Cannock, Hednesford and Heath Hayes; 10.48ha at Rugeley and Brereton; and 2.38ha at Norton Canes. The main focus of this availability in terms of employment locations is at Towers Business Park and along the A5 Corridor.

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 approximately 18ha (79%) being within existing good quality locations.

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 23ha of 'Readily Available' supply largely consists of new/complete redevelopment sites which can cater for new bespoke schemes. The land available is split between being primarily for B1/B2/B8 uses (26%) and B1/B2 uses (25%).

There is approximately 133ha of land which is classed as 'Not Readily Available' at present. A large proportion of this total is made up of Green Belt sites (69ha – of which 22ha is located at Kingswood Lakeside). Some of these sites are not being proposed for B class employment uses but are included within the assessment for completeness and monitoring of non-B class use employment proposals.

There are some sites which have been previously considered 'Readily Available' but due to changed circumstances are now considered 'Not Readily Available-Restricted and Excluded' i.e. operations on the site have changed meaning a proposed redevelopment is now not likely to come forward in the medium-longer term.

Completions from 2006-2020 totals 73.45ha 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/complete redevelopment schemes (81%). In terms of the types of development, completions by B1/B8 uses represent around 27% together, with limited B2 uses. Mixed B1/B2/B8 use schemes represent 34% of completions. Schemes involving non-B class uses account for 7% of completions to date.

Completions for 2019/20 total 3.5ha and have occurred at Kingswood Lakeside. The annual rate of provision over the plan period to date is slightly above the Local Plan target range (5.2ha) delivered against a target of 4ha per annum).

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

Table 3 Employment Land Supply

	All Sites (ha)	New Sites * (ha)	Redevelopments* (ha)
Completions 2006-2020	73.45	59.57	13.88
Available Supply <ul style="list-style-type: none"> • Outstanding • (Under Construction) 	23.16 (1.52)	7.73	15.43
Total Supply (2006-2028)	96.61	67.3	29.31
Less Local Plan Part 1 Target (2006-2028)	88	-	-
Balance	8.61	-	-
Land 'Not Available'	133.10	-	-

*See Annex 1 definitions

There is currently a surplus of 8.61ha in providing for the Local Plan (Part 1) target. Rugeley Power Station has the potential to provide additional employment land supply beyond the current 3.5ha, but assessment work in relation to timescales and potential uses on site is ongoing due to the submission of a new application on the site (post March 2020), which is yet to be determined.

There is potential for further provision in land considered 'Not Readily Available', however much of this (68.75ha) is subject to the Green Belt policy constraint. There are some brownfield, urban sites which may be suitable for B class uses (e.g. CE42) but there is current uncertainty as to their availability. It is noted that around 2ha of land at Norton Canes (site NE2) is also being promoted for potential reallocation to residential development. However, the site is the subject of an extant consent and no further assessment work for residential development has been undertaken to date. Nevertheless, this may necessitate further flexibility within the employment land supply. Timescales for the delivery of Site RE3 (2.1ha) may also be impacted by redevelopment plans for Rugeley Power Station. In relation to town centre offices, there continue to be a number of sites to be monitored as part of sequential test requirements, however these are limited.

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

Key Conclusions

This ELAA (2020) has identified that there is currently a surplus of 8.61ha of available employment land against the Local Plan (Part 1) target of providing for at least 88ha of new and redeveloped employment land (2006 – 2028).

Trends indicate that Mixed B1/B2/B8 and B1/B8 developments have dominated the local employment land provision in recent years, reflecting changes to the employment structure locally and nationally. There have been a number of larger scale B1/B8 warehouse-led developments, particularly at the very good employment location of Kingswood Lakeside and the good employment location of Towers Business Park.

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.

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 policy, which would require consideration via the Local Plan review.

Appendix 1a: Call for Sites Submission Form and Letter

Cannock Chase District Council Call for Sites Submission Form 2019

Landowners, developers and other interested parties are invited to submit site suggestions for development for consideration e.g. housing, employment, retail, mixed use schemes, and other uses such as leisure.

IMPORTANT DISCLAIMER AND HOW WE USE YOUR PERSONAL INFORMATION

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

Please complete Part 1 with your personal details (which will be processed as detailed above). Then complete Part 2 with your detailed site submission (complete a separate form for each site submission). Please ensure the applicant/agent name is repeated at the start of each Part 2 form submitted.

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

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

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

PART 1: NAME, ADDRESS AND CONTACT DETAILS

1. Name/Organisation:

.....

2. Address:

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

3. Telephone Number:

.....

4. Email Address:

.....

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

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

If you have completed this form **as an agent or on behalf of another person**, please confirm that they have given their consent for you to do so by ticking the box below. **Without this consent we will not be able to accept comments as being valid.**

I can confirm that I have received consent from the named person/organisation to complete this representation form on their behalf.

PART 2: SITE SUBMISSION DETAILS

SITE INFORMATION

1. Name/Organisation/Agent (ensure same as Part 1)

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

2. Status in relation to the submitted site:

(Landowner (please state SOLE or PART, if part provide brief details (no personal information) of other known landowners at Question 11); potential purchaser; housebuilder/developer (you intend to construct the site once permission is obtained or have option on site); operator (you intend to operate the development e.g. hotel); other- please specify e.g. interest group.

.....

3. Site Address:

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

.....

4. OS Grid Reference (centre of site)

Easting:

Northing:

5. Site Area (Hectares):

<i>Total Site Area</i>	<i>Net Developable Area (if different to the total site area)</i>

6. Description and current use of the site (including commentary on adjacent land uses):

.....

7. Please provide details of any relevant planning history for the site

.....

8. Please state whether the site is Greenfield, Brownfield or mixed. If mixed, please provide the area (in hectares) which is considered to be Brownfield:

.....

9. To ensure the land meets the definition of previously developed land as provided in the Glossary to the NPPF, please confirm the following by ticking the statements which apply to the site:

The land is or was occupied by a permanent structure.	
The land is within the curtilage of a permanent structure and does not include any land that is not curtilage land.	
The land is not or has not been occupied by agricultural or forestry buildings.	
The land is not a formal minerals or waste disposal site with restoration conditions.	
The land is not a residential garden, park, recreation ground or allotment in a built up area.	
The land may have been previously developed but the remains of the permanent structure have not blended into the landscape in process of time.	

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

Yes/No/Comment:

.....

OWNERSHIP OF THE SITE

11. Brief details of other ownership/land interests (no personal information to be submitted):

.....

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

Yes/No/Comment:

.....

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

Yes/No/Comment:

.....

DEVELOPMENT/ALLOCATION DETAILS

14.Type of development/allocation proposed (e.g. Residential/Employment/Mixed Use/Leisure Use/Green Space Network/Local Green Space. Please provide further details of the type of residential development e.g. affordable, starter homes, self build, residential institution, gypsy and traveller pitches/plots. Please provide further details of the type of employment/mixed use scheme proposed e.g. retail, offices, industrial etc)

<i>Type of development</i>	<i>Yes/No</i>	<i>Please state what type/mix of development is proposed e.g. for residential is it affordable, for employment is it offices?</i>
Residential		
Employment		

Other- please state		
---------------------	--	--

15. What is the potential capacity of the site? (Please provide approximate dwelling numbers and densities or indicative floorspace for employment developments with supporting commentary on how this has been calculated, including the assumed development density)

<i>Type of development</i>	<i>Suggested capacity</i>	<i>Comments (including assumed development density)</i>
Residential		
Employment		
Other- please state		

16. Are there any known constraints to the site?

<i>Constraint</i>	<i>YES/NO</i>	<i>Comments</i>
Legal/landownership issues e.g. restrictive covenants, ransom strips, rights of way		
Physical constraints e.g. topography, utilities (high pressure gas pipeline, pylons)		
Ground conditions e.g. land stability, contamination		
Flood risk		
Minerals or waste sites nearby/minerals safeguarding issues		
Ecological designations/features		
AONB (within or in close proximity to)		
Green Space Network designation		
Conservation Area/Listed Building		
Green Belt designation		
Current use needs to be relocated		
Access difficulties		
Infrastructure provision e.g. water, utilities		

If there are any other constraints not listed above please provide further details:

.....

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

Yes/No/Comment:

.....

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

<i>Service</i>	<i>Availability</i>	<i>Comments</i>
Water	Yes / No	
Electricity	Yes / No	
Gas	Yes / No	
Foul Sewer	Yes / No	
Surface Water Sewer	Yes / No	
Telephone/Broadband Internet	Yes/No	

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

Bus Stop – Approximate walking distance:

Railway Station – Approximate walking distance:

20. Availability of the site: Over what broad time frame do you anticipate that the site could become available for the commencement of development (and provide supporting commentary to explain your answer)?

<i>Timescale</i>	<i>Tick if applicable</i>	<i>Comments</i>
Immediately		
1-5 years		
5-10 years		
10-15 years		
15 years or more		

21. Is the site currently being marketed and is there current market interest in the site (please provide details of market interest): Yes / No /Comment

22. Have any viability appraisals of the development/allocation been undertaken to date and are there any viability issues arising at present? (Would the landowner(s) be prepared to sell the site at current land values?)

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

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

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

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

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

25. Please provide any other relevant information below:

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

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

Please send your completed form to Planning Policy by:

Email: planningpolicy@cannockchasedc.gov.uk

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

For further information email (see above), phone (01543) 462621 or view our website at www.cannockchasedc.gov.uk/planningpolicy

Call for Sites 2019 letter

Dear Consultee,

Cannock Chase District Council
Strategic Housing and Employment Land Availability Assessment
Call For Sites and Updates to Methodology 2019

In August 2018, Cannock Chase Council published its latest Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA). The purpose of the SHLAA is to identify land suitable and available to meet future housing requirements. The purpose of the ELAA is to identify land suitable and available to meet future economic development requirements. The SHLAA and ELAA can be viewed on the Council website at www.cannockchasedc.gov.uk/planningpolicy.

We are now in the process of producing a 2019 update to the SHLAA and ELAA. We are requesting any updates to information on existing sites within the SHLAA and/or ELAA and information on any new, additional sites that you consider should be included. The SHLAA and ELAA will continue to inform and contribute to the background evidence base for the Council's Local Plan documents, Brownfield Register and the Authority Monitoring Report (updated annually).

The Council is currently undertaking a review of its adopted Local Plan (Part 1). As part of this review, sites from the SHLAA and ELAA will be considered in the new Local Plan site selection process. If you wish for your site to be considered as an option for development within the Local Plan Review please confirm this in response to this Call for Sites. If the Council does not receive a response it may be assumed that the site is no longer being promoted for development and is therefore no longer 'available'. If you wish for any site assessment work/information which may have been undertaken to be taken into account as part of the site assessment process then this should also be submitted, or a clear reference made to previous submissions that remain relevant within your response.

A 'Call for Sites' submission form has been made available for you to complete. It is available to download from the Council website at <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring> or hard copies can be provided on request to the Planning Policy team (see contact details above). This form can be sent back electronically or as a hard copy to the contact details provided on the Call for Sites submission form. We would like to receive any submission forms (or other comments) by **8th March 2019**.

In addition to the Call for Sites, the Council is considering updates to its SHLAA and ELAA methodologies to reflect up to date national planning policy and guidance (published in 2018). We would therefore welcome any views on updates to the methodology that you consider may be required. Please return comments by **8th March 2019**.

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

Yours faithfully,

Sarah Jones

Principal Planning Policy Officer

PRIVACY NOTICE

You are receiving this correspondence because you have asked to be kept on our database so we can keep you up to date with progress on the local plan and other planning policy consultations. Our consultation database is held confidentially by the Planning Policy team and is not shared with anyone else. We will retain your details on record until you a) request that we update them b) you unsubscribe or c) we have evidence that the contact is no longer active for example returned letters or email 'bounce-back'. You can update your preferences by emailing planningpolicy@cannockchasedc.gov.uk or writing to Planning Policy at the address on this letter. A copy of our full Privacy Notice is available to view at www.cannockchasedc.gov.uk/PrivacyNotice or hard copies are available on request to the Planning Policy team (contact details above).

Appendix 1b: Responses to Call for Sites 2019 and Methodology Consultation (January and December 2019)

Respondent	Comments	CCDC Officer Action
Archdiocese of Birmingham	Submission of land off Lichfield Street, Rugeley. Former car park and commercial units.	New site added
Beau Desert Golf Club Limited c/o FBC Manby Bowdler LLP	Resubmission of SHLAA site C375. Area being proposed for residential has been significantly reduced.	Site updated
Mr A Boot & Mr P Conway c/o CT Planning	Resubmission of SHLAA site N63.	Site updated
Brereton and Ravenhill Parish Council	<p>Land at Rugeley Town Station and site of the Old Pear Tree School should be considered for housing. It would be preferable if access to the site was provided from Queensway.</p> <p>The provision of adequate employment land on the Power Station site was a critical issue for the Parish Council. Members would wish for effort to be made to facilities businesses that wished to move from Redbrook Lane being relocated to the Power Station site.</p>	Noted
Mr J Bridgen c/o CT Planning	Resubmission of SHLAA site N33, N64, N65, N66.	Sites updated
Bromford (Panel Member)	No comments on methodology- considered robust	Noted
Carney Brothers Rugeley Limited Wardell Armstrong on behalf of	Resubmission of SHLAA site R106.	Site updated
C.Elwell Transport (Repairs) Limited c/o John Heminsley	Resubmission of SHLAA site R37.	Site updated
Church Commissioners of England c/o Barton Willmore	Resubmission of SHLAA site C264 (a, b, c, d, e)	Site updated
Coal Authority	No sites to put forward.	Site updated
John Colwell c/o John Reynolds	Client still wants SHLAA site C433 considered.	Site updated
CT Planning	Submission of SHLAA site R32 made in May 2018 remains valid and still wishes for this to be included in SHLAA 2019.	Site updated
Equality and Human Rights	No comments.	Noted
S.P Faizey	SHLAA sites C252, C299 and R20/R16 still intended for housing.	Sites updated
Greenlight Developments Ltd	Resubmission of SHLAA site C121 with supporting information.	Site updated
Dean Gretton c/o John Reynolds	Client still wants SHLAA site R156 considered.	Site updated
Harworth Estates	Resubmission of SHLAA site C326 & ELAA	Sites updated

	site CE56.	
Heath Hayes Football Club (Mr Deans)	Resubmission of SHLAA site C352.	Site updated
Highways England	<p>In terms of the SHLAA and ELAA methodology, we have noted that it does not give rise to direct concerns in terms of the SRN. However, we have identified a number of sites which could potentially seek to gain direct access onto the SRN; as well as give rise to potential concerns regarding traffic impact, boundary and environmental issues.</p> <p>At such time when the individual sites are subject to more detailed review/sifting, it will be necessary to consider the matters above in accordance with DfT Circular 02/2013 – in particular to identify whether there are likely to be any insurmountable issues. In particular, environmental and physical impacts on the SRN will need to be considered in accordance with DfT Circular 02/2013 paragraphs 45-50. Also, Highways England’s position on access to the SRN is out in DfT Circular 02/2013 paragraphs 37 to 44. Paragraph 39 states <i>‘Where appropriate, proposals for the creation of new junctions of direct means of access may be identified and developed at the Plan-making stage in circumstances where it can be established that such new infrastructure is essential for the delivery of strategic planned growth.’</i></p>	Noted
Duncan Hindley	Resubmission of SHLAA site R87. North of Post Office Lane.	Site updated
Historic England	Comments made on methodology and site selection. Supportive of heritage references within the SHLAA. Encourage further analysis via heritage impact assessment as part of site selection process.	Noted- methodology updated
The Holford Farm Group c/o Hawksmoor	Resubmission of ELAA site NE6 & NE5	Sites updated
Inglewood Investments Company Limited c/o SLR Consulting Limited	Resubmission of SHLAA site R28.	Site updated
KGL Estates c/o John Heminsley	Resubmission of SHLAA site C116.	Site updated
Natural England	Generic advice regarding key natural environment considerations.	Noted – methodology updated
Mr Newton c/o CT Planning	Resubmission and update of SHLAA site C404.	Site updated
AJ & V Newton	Resubmission and update of SHLAA site C373.	Site updated
Anthony Penwright	Resubmission of SHLAA site R159.	Site updated

Richard Properties Rugeley Limited	Resubmission of R87 and new site submission (Rear of 16-18 Upper Brook Street, Rugeley)	Site updated and new site added
Richborough Estates c/o Pegasus Group	Client is still interested in SHLAA sites C166(a) and N51.	Site updated
Richborough Estates	Comments on methodology. Consider Green Belt sites should not be identified separately as it is a policy constraint that can be reviewed. Suggest small sites should not be included as this may over-inflate supply given that the delivery of small sites is often less certain than larger sites. Unclear on windfall percentage calculation. Non-implementation discount should be applied to major sites with no planning permission.	Noted. Approach is considered appropriate given level of policy constraint Green Belt policy represents. Does allow for consideration of non-policy constraints to identify those Green Belt sites which may be less constrained physically. Small sites make important contribution in District context and a non-implementation rate is applied to reflect less certainty on delivery. Windfall delivery is calculated as an average using historic data. The non-implementation rate is applied to major sites with no planning permission.
The Road Haulage Association	The RHA responded to Cannock Chase Council Local Plan consultation on 24 th August. Our consultation response document still stands, particularly in relation to Lorry Parking, driver facilities, lay-by's and places for drivers to take breaks.	Noted
Sarah Rose c/o Michael Bullock	New site submission at Heathfields Farm, Rugeley	New site added
Severn Trent	Regarding the SHLAA/ELAA methodology review we currently have no specific comments to make; we are generally supportive in your approach and are glad that floor risk is an area of focus. With regards for call for sites, our property team will be in touch should any opportunities arise.	Noted
Mr & Mrs Small	Resubmission of SHLAA site R39.	Site updated
Mr David Spencer	Submission of land at Penkridge Bank/Shooting Butts Road. New Site.	Site is being proposed for glamping/camping site so not added to SHLAA.
Mr Dennis Spencer	Submission of 521 Pye Green Road. New Site.	New site added
St Modwen (c/o RPS)	Resubmission of SHLAA site C113. No comments on methodology at this time, pending review of sites	Site updated. Noted on methodology
Staffordshire Commissioner	Submission of new site – Rugeley Police Station, Anson Street, Rugeley	New site added
Staffordshire County Council (Economic	Extension of Kingswood Lakeside development site for consideration of inclusion of commercial	Site updated

Regeneration)	development/employment sites.	
Staffordshire County Council (Strategic Property Unit)	Updates on SHLAA sites; C81, R25, C341, C177, C178, R9 & R16/20. Submission of new site located on Newlands Lane, Cannock – former golf driving range which is now surplus to requirements.	Sites updated
South Staffordshire Water Plc c/o CT Planning	Resubmission of SHLAA site R38.	Site updated
Taylor Wimpey UK Limited c/o Lichfields	Resubmission of SHLAA site C84/C279.	Site updated
Todd Engineering Limited	Resubmission of SHLAA site R22.	Site updated
Treeways c/o John Reynolds	Client still wants SHLAA site C376 considered.	Site updated
Trine Developments Limited c/o First City Limited	Resubmission of SHLAA site N20.	Site updated
The Trustees of T B Follows Deceased c/o G Paris (Trustee)	Resubmission of SHLAA site R33.	Site updated
Tyler-Parkes	Resubmission of SHLAA site N24.	Site updated
The Upton Trust Wardell Armstrong on behalf of	Resubmission of SHLAA site R157 & R158.	Site updated
John Woodhouse c/o John Reynolds	Client still wants SHLAA sites C171 and C174 considered.	Site updated
Mr T. Wright c/o Pegasus Group	Resubmission of SHLAA site R112.	Site updated

Appendix 1c: ELAA Panel Terms of Reference and Membership

Cannock Chase District Council (CCDC) & Lichfield District Council (LDC)

Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA) Panel (LAA Panel)

Terms of Reference

Context

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

Purpose/scope

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

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

Operational matters

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

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

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

Panel membership

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

2020 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>
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>

Appendix 1d: Responses from ELAA Panel on draft ELAA and CCDC Officer Response

Panel Member	Summary of Responses	CCDC Officer Response and Action
Bromford Housing	Concern regarding categorisation of site in SHLAA	Site categorisation checked. Site not in GB/AONB and is categorised correctly in Restricted & Excluded. However, it is noted that an application has been submitted in the current monitoring period (SHLAA 2021) and categorisation likely to change.
RPS Group	Provided additional documentation pertaining to a site in SHLAA	Additional document noted and to be incorporated into current monitoring data

Appendix 2: Notes to Employment Land Availability Assessment

Definition of Developable Areas (by development types)

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

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

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

Definition of Previous Use Categories

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

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

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

Definition of Employment Land Portfolio

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

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

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

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

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

Definition of Existing Employment Areas/Quality

The Cannock Chase Existing Employment Areas Assessment (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

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).

APPENDIX 3 - 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
43050	CE4(a)	Plot D, Blakeney Way, Cannock, WS11 8LD	1	1.49	6,132	400036	308203	4	No	4	Kingswood Lakeside/Very Good	Not Centre	B2	-	-	1.49	-	CH/19/274 is full planning permission for the erection of an industrial unit with ancillary offices, granted September 2019. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.
-	CE7(d)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.8	2,536	397529	308478	3	No	5	A5 Corridor/ Good	Not Centre	B1/2/8	-	-	-	0.8	CH/16/156 is full planning permission for the erection of an industrial unit for B1/B2/B8 use, granted September 2016. Discharge of conditions application approved October 2017. TPOs on boundary of site. Proximity to AQMA.
-	CE7(f)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	1	0.4	-	397656	308676	3	No	5	A5 Corridor/ Good	Not Centre	B1/2/8	0.4	-	-	-	Outline Planning Permission for redevelopment for B1/B2/B8 use granted July 2008- now expired. Site coming forward in parcels- see sub references. Site previously had full planning cosnent for the erection of a hotel, now expired (CH/13/0080). Old CCDC Site Ref ELA056. Proximity to AQMA.
-	CE59	Land adjacent to, Unit 2, West Cannock Way, Cannock Chase Enterprise Centre, Hednesford	1	0.07	212	400762	314105	3	Yes	6	Cannock Enterprise Centre/Average	Not Centre	Sui Generis/B1(a)/B 2	-	-	0.07	-	CH/15/0162 is fullplanning permission for the erection of vehicle repair garage to accommodate mot testing, spray area, workshop and office, granted August 2015. Discharge of conditions approved November 2018. Coal Authority High Risk Development Area.
-	CE67	Land at Lakeside Boulevard, Cannock	1	0.72	855	398356	308307	3	No	5	A5 Corridor/ Good	Not Centre	Sui Generis/B2	-	-	-	0.72	CH/17/430 is full planning permission for the erection of motorhome showroom and workshop with associated car parking and landscaping, granted March 2018. Site formerly part of site CE35. Historic Landfill. Proximity to AQMA. On site pylon.
-	CE68	110 Walsall Road, Cannock, WS11 0JB	1	0.05	165	398284	309319	3	No	5	Adjacent Walsall Road/Good	Not Centre	A1, A2 & B1	-	-	0.05	-	CH/19/270 is full planning permission for the demolition of existing car sales office, construction of a new commerical unit (for use falling within A1, A2 & B1), with associated parking - granted December 2019. Historic Landfill adj. site. Flood Zone 2/3. Green Space Network to rear.
-	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 aplcation for the construction of a new light industrial unit with car parking & associated works.

Readily Available

-	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 - not yet determined. Proximity to AQMA.
-	CE63	Former Rumer Hill Industrial Estate, Cannock	1.00	4.11	309382	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.
													Cannock, Hednesford and Heath Hayes Sub-Totals		0.87	0.00	7.92	1.52
													Cannock, Hednesford and Heath Hayes Total		10.30			

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.
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	B1/B2/B8	2.1	-	-	-	Site part of larger mixed use redevelopment of former Power Station Land granted outline planning permission September 2005 (CH/03/0378)- residential element of site is being developed. Site still being considered for employment redevelopment by landowner. Given site location this may become linked into future redevelopment of Rugeley Power Station site RE24. Historic Landfill. Old CCDC Site Ref ELA081.
43052	RE4	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	1	0.53	-	405112	317699	4	No	4	Adj. Towers Business Park/Good	Edge/Not Centre	B1/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 of Power Station Road, Rugeley	1	0.31	886	405129	317720	4	No	4	Adj. Towers Business Park/Good	Edge/Not Centre	B1/B2/B9	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	B1/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	B1(c)	-	-	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.
-	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	B1(a)	-	-	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. Circa 500sqm of office floorspace. Within Conservation Area. In proximity to listed buildings. Building of local historic interest.

Readily Available

-	RE27	Land at Power Station Road/A51, Rugeley	1	1.8	-	405063	317942	4	No	4	Adj. Towers Business Park/Good	Not Centre	B1/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.
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Rugeley and Brereton Sub-Totals	7.71	0.53	2.24	0.00
Rugeley and Brereton Total	10.48			

NORTON CANES

43085	NE2	Land off Norton Hall Lane, Butts Lane, Norton Canes	1	2.2	6,300	401159	307495	1	No	5	-	Not Centre	B1/2	-	2.2	-	-	Full Planning Permission for mixed use development (residential and employment) granted May 2015 (CH/10/0294). Site owners are also promoting land for potential residential use. Site is subject to marketing exercise as part of planning consent- SHLAA ref N13(a). Proximity to M6 Toll. 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	B1/B8	-	-	0.18	-	CH/18/027 is full planning permission for part demolition of existing building and erection of one pair of industrial/warehouse units for B1 and B8 use, granted March 2018. CH/19/029 is resubmission, granted May 2019. Proximity to AQMA.

Norton Canes Sub-Totals	0.00	2.20	0.18	0.00
Norton Canes Total	2.38			

District Sub-Totals	8.58	2.73	10.34	1.52
District Total	23.16			

New Land	7.73	33%
Redeveloped Land	15.43	67%
Total	23.16	100%

B1/B2/B8	5.94	26%
B1	0.84	4%
B2	4.7678	21%
B8	5.611	24%
B1/B2	5.77	25%
B1/B8	0.18	1%
B2/B8	0	0%
Other	0.0545	0%
Total	23.16	100%

Not Readily Available

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- NOT READILY AVAILABLE SITES

														Status				Notes/Potential Constraints
County Site ID	CCDC Ref	Site Name/Location	Unit	Site Area (Ha) net developable area	Floorspace	Easting	Northing	Previous Use (See Notes)	Green Belt	Employment Land Portfolio	Existing Employment Area/Quality	Centre/ Edge/ Not Centre	Use Class	No planning permission (ha-net developable area)	Outline Planning Permission (ha-net developable area)	Full Planning Permission (ha-net developable area)	Under Construction (ha)	
GREEN BELT 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	B1/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	B1/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.
-	CE56	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	1	4.9		401806	309774	1	Yes	-	-	Not Centre	Mixed	4.9	-	-	-	Site promoted for mixed use with residential development (offices referenced)- SHLAA ref C326. Coal Authority High Risk Development Area. Proposed Recreational Footpath/Cycle way cross south of site. Proximity to AQMA. Not Readily Available based on alternative use for site - permission for a crematorium which covers all but small

Not Readily Available

-	CE71	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley, WS15 4RU	1	0.55	-	404544	311489	3	Yes	-	-	Not Centre	B1/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.
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Not Readily Available

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 generic 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.
-	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	B1/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	B1/B2/B8	0.3	-	-	-	Site is Green Belt land. Site proposed for industrial use. Site also proposed for residential use- see SHLAA Site Ref N49(a).
-	NE10	Land south of A5, Norton Canes	1	8.8	-	403117	306368	1	Yes	-	-	Not Centre	B1/B2/B8	8.8	-	-	-	Site is Green Belt land. Historic Landfill, some Coal Authority High Risk areas on site, adjacent to SBI. Proximity to AQMA. Existing business on site- machinery hire firm. Third party right of access.

Not Readily Available

-	NE12	Watling Street Business Park	1	5.5	15,000	402313	306589	1	Yes	6	Watling Street Business Park/Average	Not Centre	B1/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.
-	NE13	Land south of A5, Norton Canes	1	3	-	402722	306539	1	Yes	6	Adj. Watling Street Business Park/Average	Not Centre	B1/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.

Green Belt Sites Sub-total	68.75
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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	B1/B8, A3	-	0.25	-	-	Full planning permission granted for KFC restaurant (approx 0.29ha) and outline planning permission granted for B1/B8 workshop/warehouse (CH/11/0179), April 2012. KFC has since been completed. Metal working yard currently occupies area granted outline planning permission for workshop/warehouse. Old CCDC Site Ref CH/08/0101.

Not Readily Available

-	CE19	Site between A5 and M6 Toll	1	9.4	-	399276	308110	1	Yes	-	-	Not Centre	B1/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.
-	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	B1(c)/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	B1(a/c)	-	-	-	0.1	CH/16/374 is full planning permission for the demolition of existing building and erection of new light industrial unit and offices, granted April 2017. Has now expired.

RUGELEY AND BRERETON

Not Readily Available

43055	RE7	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	1	0.37	200	405055	318318	3	No	5	Power Station Road/Average	Not Centre	B1	0.37	-	-	-	Full Planning Permission for office development granted in April 2009 (CH/09/0041). Has now expired. No indications at present that site will again come forward for redevelopment in short-medium term. 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	B1	0.28	-	-	-	Full Planning Permission for office development granted in September 2005 (CH/05/0324)- has now expired. Extension to time limit application withdrawn (CH/10/0206) due to Flood Risk Assessment issues. No indications at present that site will come forward for redevelopment in short-medium term. Flood Zone 2. Old CCDC Site Ref ELA067.
-	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. AQNB. 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	B1/B2/B8	-	-	0.56	-	Full Planning Permission for the erection of industrial units granted Oct 2004 (CH/01/0703). Part of site implemented- 2 units remain to be developed on site (approx 0.56ha). Historic Landfill. Proximity to AQMA. Site is currently being used as a construction test/training site by tenant of unit 17 (Central Construction Training Ltd) so unavailable for further units at present.
-	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	133.10
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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	B1/A1	0.13	-	-	-	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	B1	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	B1	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													

NOT AVAILABLE

-	CE37	Mill Street to Hednesford Street, Cannock	1	0.51	1,664	398333	310091	4	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Currently consists of occupied older terraced property units. Not currently being marketed for redevelopment. Adjacent to existing offices at Pioneer House so could be suitable location.
-	CE39	Corner of Morrisons Car Park, Cannock	1	0.10	568	398245	310082	4	No	-	-	Centre	B1/A2	-	-	-	-	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	B1/A2	-	-	-	-	Site identified in Offices Study. Currently occupied by car wash operations. Not currently being marketed for redevelopment. No other indications at present that site will come forward for redevelopment in short-medium term.
-	CE44	Telephone Exchange, Eskrett Street, Hednesford	1	0.09	488	400099	312275	3	No	-	-	Centre	B1/A2	-	-	-	-	Site identified in Offices Study. Currently occupied by BT Telephone Exchange. No current plans for redevelopment.
43077	CE46	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	1	0.97	-	398126	309951	4	No	6	-	Centre	Mixed	-	0.97	-	-	Outline Planning Permission for mixed use scheme granted November 2009. However, an alternative scheme may be submitted in replacement of this. Refurbished cinema recently re-opened on site.
-	CE64	Chenet Court, Allport Road, Cannock	1	0.03	192.00	398238	310494	3	No	6	-	Centre	B1(a)	0.03	-	-	-	CH/17/254 is refusal of planning application for the erection of an office block (September 2017). Appeal also dismissed.

-	CE65	Chenet Court, Allport Road, Cannock	1	0.08	131	398250	310491	3	No	6	-	Centre	B1(a)	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	B1(a)	-	-	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.
-	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.

-	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**

COMPLETED

43078	CE13	Street, Land at Rugeley Road and Victoria	1	0.04	406	400311	312322	3	No	6	-	Centre	B1(a)/A2	-	-	-	-	(CH/09/0228)- Note units have flexible permission for B1(a), A2 and C3 use-
-	RE21	Flats above 57 HorseFair, Rugeley	1	0.06	105	404578	317660	4	No	6	-	Centre	B1(a)	-	-	-	-	Completed 2016/17 (CH/13/0023)

Completed

EMPLOYMENT LAND AVAILABILITY ASSESSMENT- COMPLETED SITES

County Site ID	CCDC Ref	Site Name/Location	Easting	Northing	Previous Use (see notes)	Completed (ha)	Completed (floorspace-sqm)	Use Class	Notes
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COMPLETED (FROM 1st April 2006-31st March 2020)

CANNOCK, HEDNESFORD AND HEATH HAYES

-	CE21	Avon Business Park, Wolverhampton Road, Cannock	397305	309224	3	1.3	850	B1/B2/B8	Completed 2006/7.
-	CE22	Land at Bridge Street, Watling Street, Bridgtown	398395	308425	4	0.05	1400	B1	Completed 2006/7.
43067	CE23	Former Mid-Cannock Coal Disposal Point (Bowmur Haulage), Eastern Way, Cannock	398762	309106	3	0.2	2081	B1/2/8	Completed 2007/8. (CH/06/0276). Large storage yard site- buildings constructed as part of works constitute the 0.2ha site area.
43091	CE5(b)	Kingswood Lakeside-zone E, Kingswood Lakeside, Cannock	399258	308387	4	1.2	4500	B1	Completed 2007/8 (CH/04/0597).
-	CE24	Unit 11, Cedars Business Park, Avon Road, Cannock	397472	309294	3	0.09	872	B1	Completed 2008/9. (CH/08/0201)
43039	CE25	(Upper Area) Keys Business Park, Keys Park Road, Hednesford	400980	311319	4	1.51	5245	B1	Completed 2008/9. Old CCDC Site Ref ELA019. (CH/05/0136).
-	CE26	12 Brookfield Drive, Bridgtown	398560	309159	3	0.16	770	B1	Completed 2008/9. (CH/06/0603).
-	CE27	Plot 3, 127 Kingswood Lakeside	399798	308929	4	3.7	11751	B8	Completed 2008/9. Old CCDC Site Ref ELA078. (CH/07/0066).
	CE28	Former Springvale Primary School	398393	309774	4	0.40	1500	B1	Completed 2008/9. (CH/07/0647).
43036	CE1(b)	Orbital 2, Orbital Way- Agrekko Offices	399010	308607	4	0.5	1500	B1	Completed 2009/10. Old CCDC Site Ref ELA020. (CH/08/0462).
43074	CE29	Park Farm North Phase 2, Eastern Way, Heath Hayes, Cannock	399394	310388	1	0.74	3810	B1	Completed 2009/10. (CH/05/0892).
43076	CE7(b)	Former Hawkins Works (Rhenus Logistics)	397512	308559	3	2.3	6375	B1/B8	Completed 2009/10. (CH/08/0220).
43081	CE30	107 High Mount Street, Cannock	399901	313125	4	0.03	300	B1	Completed 2009/10. (CH/09/0207).
43082	CE31	37-43 Queens Square, Cannock	398260	310282	3	0.02	150	B1	Completed 2009/10. B1 element part of mixed use scheme- (CH/07/0429).
43083	CE32	Marshalls, Cannock Wood Industrial Estate, Cannock Wood Street, Cannock	403011	312689	3	2	5290	B1/B8	Completed 2010/11. (CH/10/0229).
43075	CE4 (b)	Land at Blakeney Way, Kingswood Lakeside, Cannock	399471	308324	4	1.3	4593	B1	Completed 2011/12. (CH/09/0400). Old CCDC Reference ELA 20.
43079	CE33	Maymies, Hemlock Way, Cannock	399552	310761	3	0.13	417	B8	Completed 2011/12 (CH/10/0008).

Completed

-	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	A3	Completed 2012/13 (CH/11/0179)
-	CE45	J Murphy and Sons Ltd, Hawks Green Lane, Cannock	399430	310812	3	0.9	1109	B1	Completed 2012/13 (CH/12/0129)
-	CE49	Land at Longford Island, Watling Street, Cannock	396683	309092	3	0.7	2200	A1	Completed 2012/13 (CH/11/0213)
-	CE53	Former Cannock Automobiles, Stafford Road, Cannock	397794	310881	3	0.24	705	A1	Completed 2013/14 (CH/11/0364)
-	CE47	First for Food Service, Kingswood Lakeside, Hickling Road, Cannock	399574	308583	3	0.01	570	B8	Completed 2013/14 (CH/13/0105)
-	CE36	Walsall Road/Eastern Way Island, Cannock	398640	308442	4	2.3	4411	A1/A3	Completed 2015/16 (CH/13/0267)
43050	CE4(e)	Land between Cley Road and Blakeney Way, Kingswood Lakeside, Cannock	399675	308387	4	1.6	6875	B1/B2/B8	Completed 2015/16 (CH/14/0394)
-	CE1(a)	Orbital Centre (Orbital 2), Eastern Avenue, Cannock	399020	308566	4	0.4	1262	B1/B2/B8	Completed 2016/17 (CH/14/0201)
43050	CE4(f)	Kingswood Lakeside, Blakeney Way, Cannock	399924	308165	4	3	9,289	B8/B1(a)	Completed 2016/17 (CH/15/0425)
-	CE4(g)	Kingswood Lakeside, Blakeney Way, Cannock	399393	308628	4	8	35,000	B8/B1(a)	Completed 2017/18 (CH/16/013)
-	CE7(c)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397625	308582	3	0.8	3,015	B2/B1(a)	Completed 2017/18 (CH/14/0438)
43050	CE4(h) Part 1	Kingswood Lakeside, Blakeney Way, Cannock	399674	308217	4	3	13,154	B1/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/B1(a)	Completed 2018/19 (CH/17/164)
-	CE7(e)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397552	308655	3	0.5	1,983	B8/B1(a)	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	B1/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/B1(a)	Completed 2019/2020 (CH/16/465)

Completed

Cannock Sub-Total	51.23	184607
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RUGELEY AND BRERETON

43052	RE9	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405801	316920	4	1.86	4823	B1/B2	Completed 2008/9. (CH/07/0390). Old CCDC Reference ELA052.
43052	RE10	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405640	317049	4	0.37	1795	B1/B2/B8	Completed 2008/9. (CH/06/0255). Old CCDC Reference ELA070.
-	RE11	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	405342	317395	4	15.8	65000	B1/B2/B8	Completed 2008/9. (CH/07/0246). Old CCDC Site Reference ELA065.
-	RE12	Land adjacent to units 1 & 2 Redbrook Lane, Rugeley	404919	316329	3	0.08	131	B2	Completed 2008/9. (CH/07/0091).
43080	RE13	Former Staff House, Aelfgar 6th Form College, Taylors Lane, Rugeley	404341	318291	4	0.04	336	B1	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	A3	Completed 2012/13 (CH/11/0174)
43088	RE6	Ultra Electronics, Towers Business Park, Wheelhouse Road, Rugeley	405743	316924	3	0.27	859	B1	Completed 2012/13 (CH/10/0445)
43047	RE1	Towers Business Park, Phase 1, Wheelhouse Road, Rugeley	405720	316819	4	1.65	1216	B1(a)/B2	Completed 2016/17 (CH/13/0293)
-	RE22	MGF Trench Construction Systems	404800	316331	3	0.25	971	B1(a)	Completed 2016/17 (CH/14/0322)
43052	RE2(c)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	404972	317675	4	0.96	1152	Sui Generis	Completed 2017/18 (CH/15/0305)
					Rugeley Sub-Total	21.99	78385		

NORTON CANES

-	NE4	Unit 1 & 2 adjacent to Norton Green Lane, Norton Canes	401773	307682	3	0.14	155	B1/B8	Completed 2008/9. (CH/05/0515).
-	NE3	Maple House, Norton Green Lane, Norton Canes	401745	307622	3	0.09	225	B2	Completed 2013/14 (CH/11/0125)
					Norton Canes Sub-Total	0.23	380		

DISTRICT COMPLETED TOTAL	73.45	263372
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New Sites Total	59.57	81%
Redeveloped Sites Total	13.88	19%
Total	73.45	100%

Average Annual Rate of Completions 2006-2020	5.2
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Completed

B1 Completions	7.44	10%
B2 Completions	0.331	0%
B8 Completions	8.771	12%
B1/B8 Completions	19.94	27%
B1/B2 Completions	4.31	6%
B2/B8 Completions	2.345	3%
B1/B2/B8 Completions	25.27	34%
Other	5.04	7%
Total	73.45	100%