

# Strategic Housing Land Availability Assessment

## August 2018

## CONTENTS

Section	Page
Introduction	1
Methodology	3
Final Evidence Base for Cannock Chase District	10
- SHLAA Overall Supply Results Table	11
- SHLAA 0-5 years Supply Summary Table	12
- Five Year Supply Position Summary	13
- Housing Trajectory Tables	15
- Long Term Delivery Viability Table	17
-	
Appendix 1-	
- A. Call for Sites form and letter	
- B. Summary of responses to Call for Sites and officer comments	
- C. SHLAA Panel Terms of Reference and Membership	
- D. Summary of SHLAA Panel Responses and officer comments	
Appendix 2- Site Density	
Appendix 3- Net Capacity	
Appendix 4- Implementation Timescales	
Appendix 5- Windfall Allowance	
Appendix 6- Non implementation Discount Rates	
Appendix 7- Deliverable 0-5 year sites	
Appendix 8- Developable 6-15 year sites (within plan period)	
Appendix 9- Developable 6-15 year sites (post plan period)	
Appendix 10- Green Belt, AONB, Restricted and Excluded sites	
Appendix 11- Completed sites since 2017 SHLAA	

## INTRODUCTION

The Strategic Housing Land Availability Assessment (SHLAA) is an evidence base document with a key role in identifying sites that have the potential for housing, to assess their capacity and when they could potentially be developed. This is to ensure that land availability is not a constraint on the delivery of new homes and that a more responsive approach is taken to land supply at a local level. The SHLAA should aim to identify as many sites with housing potential as possible within the study area. The main purpose of the SHLAA is therefore to inform decisions on locations in order to help meet housing need.

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

This is Cannock Chase Council's tenth SHLAA and it supports the Authority's Monitoring Report (AMR) process (including an up to date Housing Trajectory and five year supply of specific deliverable sites). The supply of land will be managed to ensure that a continuous five year supply of deliverable sites is maintained by monitoring the take-up on an annual basis. The 2018 SHLAA period covers from 1<sup>st</sup> April 2017-31<sup>st</sup> March 2018.

In 2015 the Council undertook a review of its previous SHLAA methodology and documents in conjunction with Lichfield District Council and Tamworth Borough Council. Together, Cannock Chase Council, Lichfield District Council and Tamworth Borough Council have worked on identifying housing needs within the South East Staffordshire area and taken this forward via their respective Local Plans. The Planning Practice Guidance (PPG) advocates that SHLAAs be produced to cover the housing market area. However, it also states that different areas can be used for the assessment including local planning authority areas (ID:3-007-20140306). Consequently it was considered appropriate for the three authorities to work jointly on their housing supply evidence bases, using a common methodology and assessment approach going forward.

It is the intention for the three authorities to publish their individual SHLAAs using broadly the same methodology, but allowing for local elaboration e.g. in relation to how windfall allowances are calculated. This meets the requirements of the PPG. The methodology has been devised so that each authority will still undertake and produce its own SHLAA on an annual basis.

## Introduction

The National Planning Practice Guidance (NPPG- Paragraph 28) states that a SHLAA should produce the following core outputs:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

It sets out a recommended methodology for producing these core outputs and for ensuring the assessment is robust. Sites are assessed as either being 'deliverable'<sup>1</sup>, 'developable'<sup>2</sup> or are identified within a 'Green Belt, AONB, Restricted and Excluded'<sup>3</sup> section. The 'developable' sites have also been split into 'plan period' or 'post plan period' categories to reflect the fact that the 'developable' sites' timeframe of 6-15 years stretches beyond the current Local Plan (Part 1) plan period of 2028 and to make it clear which sites are included within the Council's assessment of housing supply and trajectory for the plan period.

The methodology applied for this SHLAA is detailed in the following section. The methodology section is followed by the final evidence base section which details the SHLAA results for Cannock Chase District, including a summary of the overall land supply and a housing trajectory.

---

<sup>1</sup> As per the NPPF definition to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Further detail on the types of sites and planning consents that should be considered deliverable is also provided e.g. minor sites with full planning permission should be considered deliverable whilst sites with outline planning consent should be only be considered deliverable where there is clear evidence of delivery within five years.

<sup>2</sup> As per the NPPF definition to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (typically 6-15 years).

<sup>3</sup> This is a locally determined category to capture those sites which are not currently considered deliverable or developable due to identified constraints. Green Belt and AONB sites are identified separately to sites which are constrained for non-Green Belt/AONB reasons. These are set out in a 'restricted/excluded' sites section with the specific constraints set out.

## METHODOLOGY

The SHLAA has closely followed the NPPG to inform the methodology and assessment stages and the format of this SHLAA is set out in accordance with the NPPG. This section sets out the key common methodology the three SE Staffordshire authorities have agreed upon. It also sets out District-specific criteria which have been applied reflecting local characteristics. These are detailed in the Appendices.

### Stage 1: Identification

**Geographical Area:** Cannock Chase District, taking account of its setting within the SE Staffordshire housing market area. The common methodology will be used across the housing market area with each authority carrying out the assessment within its own administrative boundaries (including joint working on cross boundary sites).

**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
- Neighbourhood forums preparing neighbourhood plans (where applicable)

**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 capable of delivering 5 or more dwellings or on sites of 0.25 or more (ID:3-010-20140306). 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 and the contribution minor sites make towards the overall supply locally.

**Site identification:** The PPG states that the assessment should identify all sites and broad locations regardless of the quantum of development needed. The SHLAA methodology employed has continued to identify sites from all sources in excess of the housing requirement (ID:3-009-20140306). As such the assessment is not constrained by the housing requirement within the adopted Local Plan. Sites will be identified via two principal methods: **desk top review** and a **call for sites**.

**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
- 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

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

- Parish Councils
- Neighbourhood Forums
- Landowners
- Developers
- Businesses
- Relevant Local Interest Groups

Letters/emails were sent out to selected consultees (circa 400 parties) on the Council's Local Plans consultation database in February 2018 (see Appendix 1A). This included Parish Councils, Landowners, Developers, Planning Agents, Businesses and Statutory consultees (such as Government agencies). The consultation sought updates on existing sites within the SHLAA 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 existing and new sites and on the methodology.

**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 site survey. In practice, all sites identified within the District are taken forward for the site survey work to ensure as comprehensive coverage as possible.

**Site characteristics<sup>4</sup>:** The following characteristics will be identified where possible:

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

**Stage 2: Assessment**

Site assessment work for housing uses will be undertaken in accordance with the PPG, in particular site suitability factors identified in paragraph 19 (ID 3-019-20140306) and by making use of the criteria identified in Table 1 below. Assessment will be locally distinctive, making reference to the respective Local Plans and/or the most recent policy approaches of the three local planning authorities.

**Table 1 Locally Distinctive Assessment Criteria**

<b>Criteria</b>	<b>Cannock Chase</b>
<b>Site Density</b>	Appendix 2
<b>Net capacity</b>	Appendix 3
<b>Implementation Timescales</b>	Appendix 4

These criteria will be used in the absence of any specific further information from landowners or agents who are best placed to estimate these issues for specific sites.

**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). The following key Local Plan policy designations and potential physical/environmental constraints are taken into account along with the site characteristics previously identified in order to inform an overall assessment of suitability (reflecting key local issues):

- Green Belt
- Area of Outstanding Natural Beauty

<sup>4</sup> Some of this information will be recorded in more detail as part of the Stage 2 process.

## Methodology

- Green Space Network
- Proposed Recreational Footpath/Cycle Route
- Special Area of Conservation
- Site of Special Scientific Interest
- Site of Biological Importance
- Local Nature Reserve
- Local Geological Site
- Ancient Woodland
- Tree Protection Orders (TPOs)
- Conservation Area
- Ancient Monument
- Listed Building
- Flood Zone 2 and/or 3
- Coal Authority High Risk Development Area
- Historic Landfill
- Proximity to Air Quality Management Areas (AQMA)<sup>5</sup>
- Other site specific issues e.g. access, ground conditions, topography, other designations such as Assets of Community Value.
- Mineral Safeguarding Areas (MSAs): the District is almost entirely covered by MSAs as per the adopted Staffordshire County Council Minerals Local Plan (2017). Given that the vast majority of potential development sites are likely to be affected by this constraint it is not recorded in each individual site assessment.

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

Where there are no/minimal constraints, then a site can be generally considered 'deliverable'. Where there are constraints, but these are not significant then a site can be generally considered 'developable'. However, where it is apparent that the constraint(s) is/are significant and there is limited scope for development then the site is assessed accordingly. Paragraph 44 of the NPPG (ID: 3-044-20141006) identifies several potentially significant constraints including Green Belt, AONBs, and sites protected under the Habitats Directive.

---

<sup>5</sup> 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.



## Methodology

In general, those development sites that are considered 'deliverable' or 'developable' benefit from planning permission; planning permission has recently expired; or they are the subject of current planning applications. This means that the site constraints will have been considered in detail. Where planning permission has been refused then sites are categorised accordingly (i.e. not as deliverable or developable) and the site specific constraints noted.

Sites will be categorised with reference to relevant up-to-date planning policy. Where national or local planning policy shows a presumption against development for housing (including Green Belt) sites will still be assessed, but recorded within a separate section i.e. not deliverable or developable (unless they already benefit from planning permission, in which case they can generally be considered suitable). Key re-occurring constraints in this District are the Green Belt and AONB designations. The District's up to date Green Belt policy is currently set out in Local Plan (Part 1) 2014. The Local Plan can review the Green Belt constraint where exceptional circumstances can be demonstrated. With regards to the AONB, each site needs to be assessed in detail on a case by case basis in terms of its potential impact.

Attention will be given to community and industry requirements within the area and to market signals to help inform the most appropriate uses. When undertaking assessments the following requirements for different types of development will be considered:

- Market housing
- Affordable Housing
- Private rented
- Self build
- Housing for older people
- Accommodation for Gypsies and Travellers
- Economic Development uses
- Mixed uses

**Assessing Availability:** the assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed. This has then been cross checked by the Council drawing upon the assessment of site suitability, including implementation and build out timescales. In the cases of major schemes which are assessed as generally suitable for housing development (10 or more dwellings) follow up correspondence with the site promoter i.e. via telephone calls/emails is also undertaken to clarify the position in relation to landownership, landowner intentions and interested developers. Where a site has planning permission, it is assumed that the development will commence within 5 years, unless information indicates otherwise e.g. the landowner is not currently willing to sell. This approach is consistent with guidance contained within the NPPF and PPG. 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.

**Assessing Achievability:** a site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is most likely to refer to viability as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development. The PPG requires the potential viability of a development site to be considered as part of its achievability. Given the large number of sites within the SHLAA it is not possible to test viability on individual sites. As part of the Local Plan and Community Infrastructure Levy (CIL) preparation the District Council has commissioned evidence relating to viability. The most recent studies from 2014 conclude that residential development (as tested on a number of policy compliant scenarios) is viable across the District. As such the SHLAA assumes that residential development within the District remains a viable option.

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

### **Stage 3: Windfall Assessment**

The three local planning authorities also have locally distinctive assessments for windfall allowances reflecting differing trends of preceding years. Appendix 5 sets out the local evidence for Cannock Chase District's windfall rate, which is 4% applied to the current five year supply (equivalent to an additional 54 dwellings in 2018 over the whole five year period).

### **Stage 4: Assessment Review**

Assessments will be used to inform housing trajectories based on housing requirements to be achieved within the boundaries of each District/Borough. Where any shortfall in supply is apparent from the trajectory then the assessment of sites will be revisited as per the NPPG paragraph 26 (ID: 3-026-20140306). An assessment of risk in relation to sites not coming forward is addressed via the application of a non-implementation discount rate. Appendix 6 details the non-implementation rates applied for Cannock Chase District based upon local evidence. A 15% non-implementation discount is applied to minor sites within the 'deliverable' sites category (equivalent to 39 dwellings in 2018) and applied to all sites (excluding major sites that are phased over from the 'deliverable' sites category) in the 'developable' sites category (equivalent to 131 dwellings in 2018).

Site identification and assessment methodology will be subjected to checking via a SHLAA Assessment Panel to include representatives from the key stakeholders identified in Stage 1. The SHLAA Panel will be consulted upon a draft version of the SHLAA

before final publication of the evidence base (stage 5) and their responses published (see Appendix 1).

### **Stage 5: Final Evidence Base**

The Core outputs of the assessments will be as described in paragraph 28 (ref ID 3-028-20140306) of the PPG. Sites will be identified within sections of the final assessment document based on their deliverability within 1-5 years, or developability (6-15 years) in accordance the NPPF. Within the Cannock Chase SHLAA, sites which are not considered 'deliverable' or developable' are identified within a 'Green Belt, AONB, Restricted and Excluded Sites' section. In determining what constitutes a 'deliverable' or 'developable' site, paragraphs 31 and 32 (ref ID 3-031-20140306 and 3-032-20140306) of the PPG will be adhered to (as in accordance with the NPPF definitions).

Assessments will be updated annually (with data to March 31st) and will contain a calculation for five year housing supply based on up to date requirements for each District as described in paragraph 30 (ref ID 3-030-20140306) of the PPG. The Panel is not being asked to consider and agree to the calculation method for five year supply by each authority. In assessing the housing delivery records within each District/Borough the record of delivery for the completed plan period or previous five years (whichever is the longer) will be used.

The SE Staffordshire SHMA makes no specific assessment of C2 class provision in residential institutions. Therefore, as this is not part of the assessed housing requirement (and is subsequently not counted within the Local Plan (Part 1) housing requirement) C2 class development will not form part of the assessment of supply.

The information to be monitored annually will be as described in paragraph 43 (ref ID 3-043-20140306) of the PPG.

## FINAL EVIDENCE BASE FOR CANNOCK CHASE DISTRICT

This section presents the core outputs for Cannock Chase District and further analysis of the results. The summary results are presented in tables with supporting commentary. The results have been broken down by the geographical split set out within the Local Plan (Part 1) i.e. Cannock/Hednesford/Heath Hayes; Rugeley and Brereton; Norton Canes; and the Rural Areas.

The corresponding detailed site lists are set out in Appendices 7-11. The maps to accompany the SHLAA are available online at <http://cannockchase.addresscafe.com/app/exploreit/>. Instructions on how to use this mapping are available on the Planning Policy website, or a hard copy can be provided on request to the Planning Policy team. If you require assistance on the mapping system please contact the Planning Policy Team.

**Table 2: CCDC SHLAA Overall Supply of Sites**

AREA	SHLAA Site Completions since 2017	Sites Under Construction (Part of 0-5 Year Total)	0-5 Year Sites (Major and Minor Sites Combined)		6-15 Year Sites (plan period) (Major and Minor Sites Combined)		6-15 Year Sites (beyond plan period) (Major and Minor Sites Combined) (Not Included in Totals)		Green Belt, AONB and Restricted and Excluded Sites (Not Included in Totals)	
			Suggested Allocation via consultation or planning application	Indicative Capacity	Suggested Allocation via consultation or planning application	Indicative Capacity	Suggested Allocation via consultation or planning application	Indicative Capacity	Suggested Allocation via consultation or planning application	Indicative Capacity
Cannock, Hednesford and Heath Hayes	165	633	1,006	0	1,071	41	67	0	8,191	269
Rugeley and Brereton	41	98	148	0	242	0	177	0	695	746
Norton Canes	3	40	194	0	418	55	0	0	1,544	746
<b>TOTALS</b>	<b>209</b>	<b>771</b>	<b>1,348</b>	<b>0</b>	<b>1,731</b>	<b>96</b>	<b>244</b>	<b>0</b>	<b>10,430</b>	<b>1,761</b>
			<b>1,348</b>		<b>1,827</b>		<b>244</b>		<b>12,191</b>	

Greenfield	Brownfield	Green/Brown Mix	TOTALS
1,130	940	48	2,118
29	313	48	390
552	13	102	667
<b>1,711</b>	<b>1,266</b>	<b>198</b>	<b>3,175</b>

NB. All figures above denote number of dwellings. Totals and Greenfield/Brownfield split relates to 0-5 year and 6-15 year sites (plan period) only.

**TOTAL RECALCULATED FIVE YEAR SUPPLY = 1,363 dwellings** (1,348 dwellings 0-5 year identified supply – 39 dwellings (15% non-implementation discount) + 54 dwellings (4% windfall allowance))

**TOTAL RECALCULATED SHLAA SUPPLY = 3,059 dwellings** (1,363 dwellings (total recalculated five year supply) + 1,696 dwellings recalculated 6-15 year supply (1,827 dwellings 6-15 year identified supply – 131 dwellings (15% non-implementation discount))

**PLEASE SEE APPENDICES 5 AND 6 FOR DETAILS ON THE WINDFALL AND NON-IMPLEMENTATION FIGURES APPLIED**

**Table 3: CCDC SHLAA 0-5 Years Supply Summary**

AREA/STATUS	FULL PLANNING PERMISSION		UNDER CONSTRUCTION		OUTLINE PLANNING PERMISSION		NO PLANNING PERMISSION		TOTALS
	Suggested allocation via consultation or planning application	Indicative Capacity	Suggested allocation via consultation or planning application	Indicative Capacity	Suggested allocation via consultation or planning application	Indicative Capacity	Suggested allocation via consultation or planning application	Indicative Capacity	
<b>SUPPLY OF DWELLINGS</b>									
<b>MAJOR SITES (10 or more dwellings)</b>									
Cannock, Hednesford, Heath Hayes	173	0	560	0	0	0	0	0	733
Rugeley and Brereton	0	0	61	0	0	0	0	0	61
Norton Canes	37	0	39	0	100	0	0	0	176
<b>Major Dwellings Sub-Totals</b>	<b>210</b>	<b>0</b>	<b>660</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>970</b>
<b>MINOR SITES (Less than 10 dwellings)</b>									
Cannock, Hednesford, Heath Hayes	158	0	77	0	38	0	0	0	273
Rugeley and Brereton	45	0	37	0	5	0	0	0	87
Norton Canes	8	0	1	0	9	0	0	0	18
<b>Minor Dwellings Sub-Totals</b>	<b>211</b>	<b>0</b>	<b>115</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>378</b>
<b>SUPPLY OF DWELLINGS GRAND TOTALS</b>	<b>421</b>	<b>0</b>	<b>775</b>	<b>0</b>	<b>152</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,348</b>
<b>NUMBER OF SITES</b>									
<b>MAJOR SITES (10 or more dwellings)</b>									
Cannock, Hednesford, Heath Hayes	4	0	12	0	0	0	0	0	16
Rugeley and Brereton	0	0	4	0	0	0	0	0	4
Norton Canes	1	0	2	0	1	0	0	0	4
<b>Major Sites Sub-Totals</b>	<b>5</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>
<b>MINOR SITES (Less than 10 dwellings)</b>									
Cannock, Hednesford, Heath Hayes	55	0	26	0	10	0	0	0	91
Rugeley and Brereton	22	0	14	0	4	0	0	0	40
Norton Canes	5	0	1	0	1	0	0	0	7
<b>Minor Sites Sub-Totals</b>	<b>82</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>138</b>
<b>NUMBER OF SITES GRAND TOTALS</b>	<b>87</b>	<b>0</b>	<b>59</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>

## CCDC Five Year Supply Position Summary

The local housing requirement for Cannock Chase is 5,300 dwellings for the plan period 2006- 2028. This gives an annualised delivery rate of 241 dwellings (not taking into account completions). Taking into account completions from 2006/07 to 2017/18 (3,304 dwellings), the requirement stands at **1,996 dwellings** giving a managed delivery target of **200 dwellings**.

District Target	Net Completions in Plan Period	Residual Requirement	Residual Requirement per annum (Managed Delivery Target 2017)
5,300 Dwellings (2006-2028)	2006/07 (558) 2007/08 (340) 2008/09 (242) 2009/10 (179) 2010/11 (263) 2011/12 (43) 2012/13 (168) 2013/14 (262) 2014/15 (258) 2015/16 (-6) 2016/17 (372) 2017/18 (625) <b>= 3,304</b>	<b>1,996</b>	<b>200</b>

The required delivery target up to 2017/18 is 2,892 dwellings (241dpa x 12 years of plan to date). Completions up to 2017/18 total 3,304 dwellings. There is no shortfall in delivery as at 2017/18. The managed delivery target for 2018 is 200 net dwellings per annum.

Based upon the most recent rates of delivery (past housing completions) the Council considers that a 5% buffer to the five year housing supply is currently applicable. Whilst housing completions for 2015/16 did not meet the requirement, the requirement was exceeded in the previous two years and in the last two years (including 2017/18). Out of the preceding 12 years, the target has been achieved in 8 years (with 2011/12 also being affected by large demolition scheme at Elizabeth Road estate redevelopment). There is currently no 'persistent under delivery' warranting a 20% buffer to be applied.<sup>6</sup> Table 4 below details how the five year supply has been calculated accordingly.

<sup>6</sup> Note- from November 2018 the new 'Housing Delivery Test' will be used to determine if there has been 'significant under delivery' warranting a 20% buffer to be applied as per the NPPF (paragraph 73).

**Table 4: Five year supply position (with 5% buffer)**

Baseline Target	<b>Local Plan (Part 1) 5,300 net dwellings</b>
Annual housing target	<b>241 net dwellings</b>
Managed delivery target (2018- see above)	<b>200 net dwellings</b>
Five year supply requirement (200 dwellings (managed delivery target) x 5)	<b>1,000 net dwellings</b>
Add 5% buffer (50 dwellings)	<b>1,050 net dwellings</b>
Add any shortfall in completions	<b>0 dwellings</b>
Final Five Year Supply Requirement	<b>1,050 (210 net dwellings per annum)</b>
Total Deliverable Supply (including windfalls and non implementation discount)	<b>1,363 net dwellings</b>
Balance	<b>+ 313 net dwellings</b>
<b>Years Supply (1,363/210)</b>	<b>6.5</b>

As shown in the summary table above, Cannock Chase District meets the required 5-year housing land supply target for the period 2018/2019 – 2023/2024, including the 5% NPPF buffer requirements.

For completeness the five year supply with a 20% buffer is calculated below. If a 20% buffer is applied to the five year requirement (following the same methodology as above) then the Council also meets the 5-year housing land supply target for the period 2018/19- 2023/2024 (see below).

**Table 5: Five year supply position (with 20% buffer)**

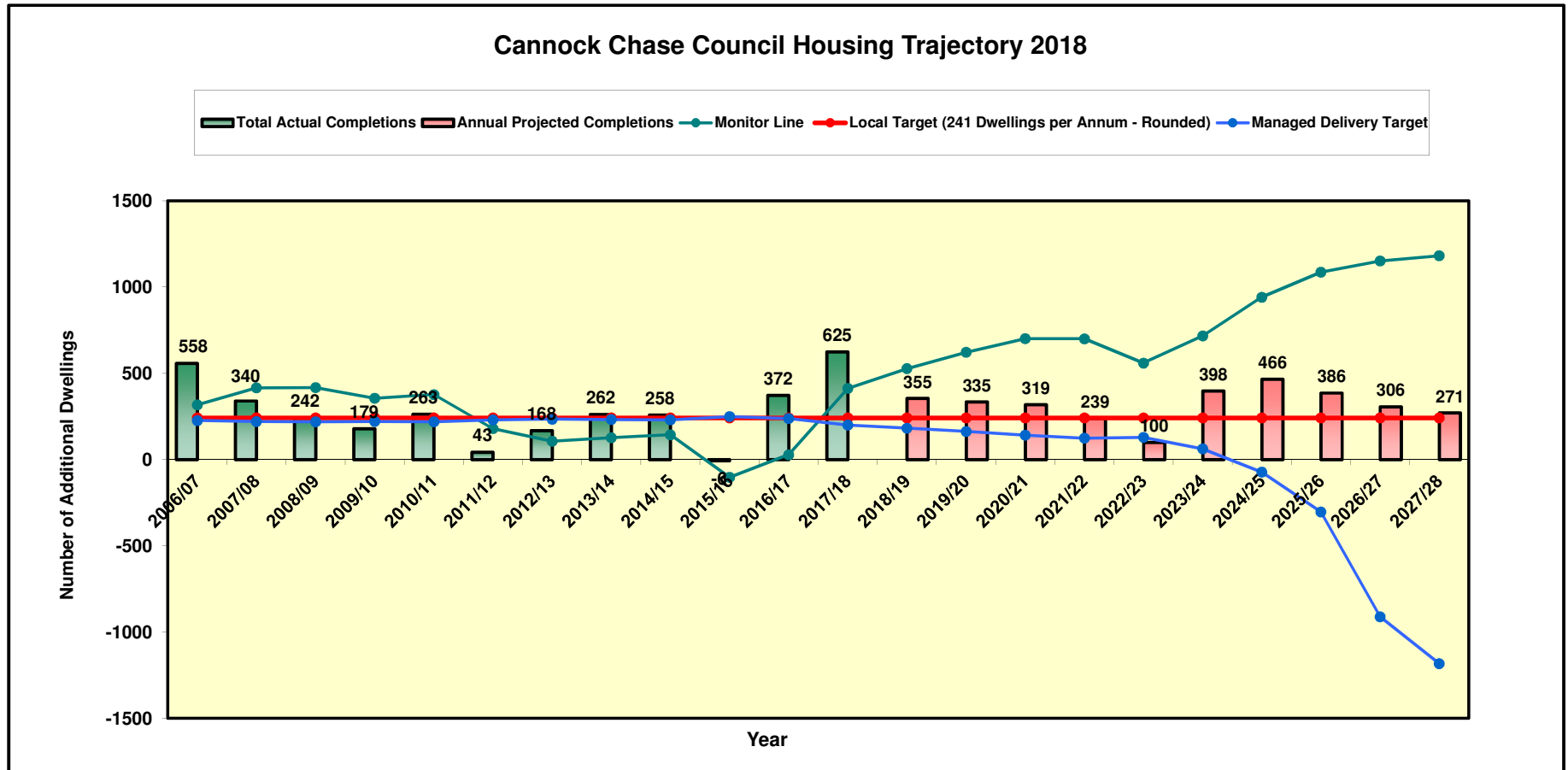
Baseline Target	<b>Local Plan (Part 1) 5,300 net dwellings</b>
Annual housing target	<b>241 net dwellings</b>
Managed delivery target (2018- see above)	<b>200 net dwellings</b>
Five year supply requirement (200 dwellings (managed delivery target) x 5)	<b>1,000 net dwellings</b>
Add 20% buffer (200 dwellings)	<b>1,200 net dwellings</b>
Add any shortfall in completions	<b>0 dwellings</b>
Final Five Year Supply Requirement	<b>1,200 (240 net dwellings per annum)</b>
Total Deliverable Supply (including windfalls and non implementation discount)	<b>1,363 net dwellings</b>
Balance	<b>+ 163 net dwellings</b>
<b>Years Supply (1,363/240)</b>	<b>5.7</b>



Table 6a: CCDC Housing Trajectory

YEAR	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	TOTALS
PREVIOUS NET COMPLETIONS	558	340	242	179	263	43	168	262	258	-6	372	625	0-5 Years	0-5 Years	0-5 Years	0-5 Years	0-5 Years	6-15 Years	6-15 Years	6-15 Years	6-15 Years	6-15 Years	Completions to date: 3304
<b>PROJECTED COMPLETIONS</b>																							
<b>CANNOCK, HEDNESFORD AND HEATH HAYES</b>																							
Deliverable Sites (0-5 Years)													140	184	155	110							CANNOCK
Deliverable Sites (6-15 Years)																		91	140	110	94	74	589
Land to the West of Pye Green Road Urban Extension Site													77	45	45			114	112	112	112	112	509
Greenheath Road, Pye Green Valley Development													50	50	50	50	50	41					729
CANNOCK TOTALS													267	279	250	160	50	246	252	222	206	186	291
<b>RUGELEY AND BRERETON</b>																							
Deliverable Sites (0-5 Years)													48	53	32	15							RUGELEY
Deliverable Sites (6-15 Years)																		32	90	75	30	15	148
RUGELEY TOTALS													48	53	32	15	0	32	90	75	30	15	242
<b>NORTON CANES</b>																							
Deliverable Sites (0-5 Years)													3	3	37	14							NORTON CANES
Deliverable Sites (6-15 Years)																		50	54	19			57
Land South West of Norton Canes Urban Extension Site																		70	70	70	70	70	123
Land South East of Norton Canes Urban Extension Site													37										450
NORTON CANES TOTALS													40	3	37	64	50	120	124	89	70	70	37
													355	335	319	239	100	398	466	386	306	271	667
<b>ANNUAL PROVISION</b>																							
<b>GRAND TOTAL</b>																							6479
YEAR	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	
Cumulative Projected Completions	558	898	1140	1319	1582	1625	1793	2055	2313	2307	2679	3304	3659	3994	4313	4552	4652	5050	5516	5902	6208	6479	
Locally Determined Target (Annualised)	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	
Cumulative Target	241	482	723	964	1205	1446	1687	1928	2169	2410	2651	2892	3133	3374	3615	3856	4097	4338	4579	4820	5061	5302	
Annual Shortfall/Overprovision of Locally Determined Target	317	99	1	-62	22	-198	-73	21	17	-247	131	384	114	94	78	-2	-141	157	225	145	65	30	
Monitor – difference between cumulative completions and cumulative target to date	317	416	417	355	377	179	106	127	144	-103	28	412	526	620	698	696	555	712	937	1082	1147	1177	
Managed Delivery Target – Annual Requirement taking account of completions	226	220	219	221	219	230	234	232	230	249	238	200	182	163	141	125	130	63	-72	-301	-908	-1179	
Years of Plan Period Remaining	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	

Table 6b: CCDC Housing Trajectory



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

**Source:** Local Plan (Part 1) -5,300 Dwellings 2006-2028

**Table 7: CCDC Long term delivery of sites**

Baseline Plan Period	Total Housing Target for Cannock Chase	Housing Completions to Date From Start of Plan Period	Residual Target	Annualised Requirement calculated at 2018 position	Long Term Supply of sites identified in SHLAA <sup>7</sup>	Over/ Under Supply	Annualised Supply for remainder of plan period
(2006-2028)	5,300	3,304	1,996	200	3,059 (3,175)	+1,063 (+1,179)	306 (318)

<sup>7</sup> Including and (excluding) non-implementation discount and windfall allowance

## APPENDIX 1: A. CALL FOR SITES SUBMISSION FORM AND LETTER

Cannock Chase District Council

Call for Sites Submission Form 2018

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

### NAME, ADDRESS AND CONTACT DETAILS

**1. Applicant Name:**

.....

**2. Applicant Address:**

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

**3. Applicant Telephone Number:**

.....

**4. Applicant Email Address:**

.....

**5. Applicant Status:**

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

.....  
.....

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

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

**SITE DETAILS**

**7. Site Address:**

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

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

**8. OS Grid Reference (centre of site)**

**Easting:** .....

**Northing:** .....

**9. Site Area (Hectares):** .....

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

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

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

Yes/No/Comment:

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

**OWNERSHIP OF THE SITE**

**12. Details of ownership/land interests:**

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

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

Yes/No/Comment:

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

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

Yes/No/Comment:

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

**DEVELOPMENT/ALLOCATION DETAILS**

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

.....  
.....

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

.....  
.....

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

Bus Stop – Approximate walking distance: .....

Railway Station – Approximate walking distance: .....

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

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

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

Yes/No/Comment:

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

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

Yes/No/Comment:

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

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

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

**22. Availability of the site:**

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

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

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

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

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

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

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

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

**26. Please provide any other relevant information below:**

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

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

Please send your completed form to Planning Policy by:

**Email:** [planningpolicy@cannockchasedc.gov.uk](mailto:planningpolicy@cannockchasedc.gov.uk)

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

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



## Call for Sites 2018 letter

Dear Consultee,

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

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

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

A 'Call for Sites' submission form has been made available for you to complete. It is available to download from the Council website at <http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring> or hard copies can be provided on request to the Planning Policy team (see contact details above). This form can be sent back electronically or as a hard copy to the contact details provided on the Call for Sites submission form. We would like to receive any submission forms (or other comments) by **1<sup>st</sup> April 2018**.

The SHLAA and ELAA are produced in conjunction with a 'Panel' who provide more detailed input on the SHLAA/ELAA methodology and assessments. The primary role of the Panel is to assist the Council in producing a robust assessment of land supply (the current terms of reference for the Panel are included within the 2017 SHLAA and ELAA documents). If you are interested in becoming a member of the Panel please let us know via letter or email to the contact details above by the **1<sup>st</sup> March 2018**. We will seek to accommodate all requests to be a Panel member, subject to the overall level of interest expressed (in order to keep the process manageable).

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

Yours faithfully,

Sarah Jones  
Principal Planning Policy Officer

## APPENDIX 1: B. RESPONSES TO CALL FOR SITES

Name	Comments	CCDC Officer Response and Action
The Beau Desert Golf Club Ltd	Submission of further information regarding existing SHLAA site C375. Suggest site should be considered brownfield land given previous quarry activities.	Noted. In determining whether or not a site is Brownfield land the Council will be guided by the National Planning Policy Framework definition of Previously Developed Land.
Black Country Authorities	Identify cross boundary site at York's Bridge, Pelsall which was received to Black Country Call for Sites- partly falls within Cannock Chase District but is being promoted primarily to Walsall MBC.	Noted. New site N68 added to SHLAA.
Cannock Properties Ltd c/o Harris Lamb	Submission of existing SHLAA site C121 with updates.	Noted. Site information updated accordingly.
Church Commissioners for England c/o Barton Willmore	Submission in relation to existing SHLAA site C264 (e). Request that the Council rectify an inaccuracy in the SHLAA 2017, under 'Potential Constraints' which states that 'Landowners suggest Cannock Wood Road as access but may require third party consent'. However, access to Parcel C264 (e) would be via land owned by the site promoters and would not require third party consent.	Noted. Site information update accordingly.
The Coal Authority	No sites to nominate. Support use of Coal Authority High Risk Area plans as part of assessment process. Suggest sites should also be assessed against the Surface Coal Resource Plans.	Noted. The District is almost entirely covered by Mineral Safeguarding Areas designated by the Minerals Local Plan (2017). As a result it is considered that this constraint applies District wide and is not necessary to reflect in detailed site assessments. SHLAA/ELAA Methodology updated to reflect this approach and provide clarity.
Lady Crombleholme	Submission of existing SHLAA site C176. No additional information.	Noted.
Friel Homes c/o CT Planning	Submission of existing SHLAA site R32 with updates.	Noted. Site information updated accordingly.

Name	Comments	CCDC Officer Response and Action
Highways England	No specific comments. Wish to be engaged in future Local Plan process as sites are identified.	Noted.
Historic England	No sites to nominate. Advise of need for historic environment to be considered at this stage. Signpost to good practice guidance that is available.	Noted. The SHLAA/ELAA Methodology outlines how key heritage assets and their settings will be taken into account at this stage including noting the presence of listed buildings, Conservation Areas or Scheduled Ancient Monuments. Where available, further site specific information on heritage assets is also reflected in the assessment e.g. surveys produced to support planning applications. The methodology notes that the SHLAA/ELAA is a high level assessment where the potential constraints are primarily focused upon designations. Further, more detailed work will be undertaken as part of the Local Plan process for site allocations e.g. Heritage Impact Assessment which can then be incorporated into the SHLAA/ELAA site assessments as appropriate. It is also noted that whilst heritage assets may be considered a constraint they are also a potential opportunity in terms of enhancing a site development and bringing wider public attention and understanding of the assets. Methodology updated to reflect this.
Jack Moody c/o First City	New site submitted.	Noted. New site C467 added to SHLAA.
Richborough Estates c/o Pegasus Group	Submission of existing SHLAA sites C116(a) and N51 with updates.	Noted. Site information updated accordingly.
Pauline & George Small	Wish to request a form for the above to complete as we are now down as an option for R39 land adjacent No 1 Forge Row, Slitting Mill, with the planning policy and we are also now on the self build register.	Noted. Officer responded informing respondent it is not necessary to resubmit unless there is new information to add.
Taylor Wimpey c/o Lichfields	Submission of existing SHLAA sites C279 & C84. No additional information.	Noted.

## **APPENDIX 1: C. SHLAA PANEL TERMS OF REFERENCE AND MEMBERSHIP**

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

#### **Context**

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

#### **Purpose/scope**

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

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

#### **Operational matters**

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

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

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

### **Panel membership**

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

## 2018 SHLAA Panel Members

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

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

<b>Panel Member</b>	<b>Summary of Responses</b>	<b>CCDC Officer Response and Action</b>
No comments received from SHLAA Panel		

## APPENDIX 2: CANNOCK CHASE – SITE DENSITY

### Character Area Density Zones

Character Area Density Zone	Character Areas	Average Density DPH (Derived from 0-5 sites 2018 SHLAA with known permissions or representation)	Indicative Density for non- determined sites (dph)	District Examples(Derived from 2017 SHLAA)
Urban Town Centre	Cannock Town Centre	71	50 dwellings per hectare	<b>C417-</b> Land to the rear of 6 Mill Street
	Hednesford Town Centre	31		<b>C128-</b> Hednesford Court Office, Anglesey Street
	Rugeley Town Centre	46		<b>R147-</b> 1 Wolseley Road, Rugeley
<b>Average Density Urban Town Centres: 41dph</b>				
Suburban Areas	South and West Cannock	25	30 dwellings per hectare	<b>C272-</b> Ivy House, Longford Road
	North Cannock – Chadsmoor, Broomhill and Blackfords	35		<b>C1-</b> Garage Court off Cornhill, Chadsmoor
	Norton Canes	32		<b>N60-</b> 29 Brownhills Road
	Bridgtown	42		<b>C222(b)-</b> Edgemoad Court, Bridgtown
	Pye Green Valley	27		<b>C37-</b> Land off Green Heath Road, Hednesford
	Hazelslade and Rawnsley	25		<b>C68-</b> Land adjacent to 81 Rugeley Road
	Western Rugeley – Etchinghill and Springfield	37		<b>R116-</b> 12 Brindley Bank Road, Rugeley
	Brereton and Ravenhill	25		<b>R86-</b> Land rear of 60 and 62 Main Road, Brereton
	Heath Hayes and Wimblebury	32		<b>C420-</b> Land at 61&65 Wimblebury Road
	Hagley	41		<b>R154-</b> Land adjacent 20 Sankey Crescent
	Hawks Green	62		N/A – 30 dwellings per hectare recommended
Littleworth	-	N/A – 30 dwellings per hectare recommended		
<b>Average Density Suburban Areas: 31dph</b>				
Rural Area – Established Settlement/ Village	Slitting Mill	8	20 dwellings per hectare	<b>R155-</b> Land at 45 Slitting Mill Road
	Prospect Village	17		<b>C421-</b> 17 Ironstone Road, Cannock
	Cannock Wood	15		<b>R117-</b> 11 Bradwell Lane, Cannock Wood
<b>Average Density Rural Areas Established: 12dph</b>				
Rural Area – Dispersed Settlement	Little Wyrley	-	Determined on a site by site basis (15-20 dwellings per hectare as a guide)	N/A – To be determined on a site by site basis
	Brindley Heath	-		N/A – To be determined on a site by site basis
	Other non-green belt rural	-		N/A – To be determined on a site by site basis
<b>Average Density Rural Areas Dispersed: -</b>				
Green Belt/AONB	Generally considered to have deliverability restrictions		Determined on a site by site basis having regard to the surrounding context (15-20 dwellings per hectare as a guide)	



The 'character areas' were identified by the CCDC Characterisation Study (2011) and have been taken forward via the Council's Design Supplementary Planning Document (2016). A map of the character areas is available to view in the Design SPD. The indicative densities for the 'character areas' have been calculated by using the average densities from the 0-5 year SHLAA sites (sites with known permissions or representations only), which have been split into their respective character areas. For SHLAA purposes, the character areas have then been combined into four main overarching 'character area density zones' for ease of application- urban town centres; suburban areas; rural areas- established; rural areas- dispersed.

Sites in established rural settlements will be considered using a slightly lower indicative density of 20dph. Sites in dispersed rural settlements, the Green Belt and AONB will be determined on a case by case basis due to their non-conformity to the character area density table. The Green Belt and AONB sites suggested in the District range from large urban extensions to smaller inset sites on the edge of existing villages to individual dwelling schemes. The nature of the scheme will influence its density e.g. a new extension to the main urban area may take on a different character/density to a small scale inset site. As a guide an indicative site density of 15-20dph is provided, but having regard to the surrounding context in order to 'sense check' densities put forward by the site promoters e.g. acknowledging that urban extensions may take on a more suburban density whilst inset sites a more rural settlement density. A density of 15dph has generally been applied in the areas of Cannock, Hednesford, Heath Hayes and Rugeley and Brereton due to proximity to the AONB. Norton Canes does not lie in such close proximity to the AONB so a slightly higher density of 20dph has generally been applied to reflect this.

If respondents have made specific housing capacity and density representations on their sites, this request has been acknowledged and recorded; the potential density will then be taken forward unless it is not considered appropriate. However, where there has been no representation on sites, the site densities and potential net capacity have been calculated using the 'Character Area Density Zones' and 'Site Area Thresholds'. In order to identify which density zone applies to a site, reference is made to the 'character area' within which the site lies (see the Design SPD) e.g. a site located within the character area of Bridgtown or Norton Canes would have the suburban area density zone threshold of 30dph applied, whilst a site within Rugeley town centre character area would have the urban town centre density zone threshold of 50dph applied.

## APPENDIX 3: CANNOCK CHASE – NET CAPACITY

### Site Area Thresholds (Net Capacity)

Gross Site Area (ha)	Net Developable Area (%)	District Examples (2017/18)
Less than 0.5ha	100%	<b>C377</b> – Land adjacent former Oakley Garage, McGhie Street, Hednesford <b>Site Area:</b> 0.06ha <b>Capacity:</b> 3 dwellings
0.5 - 2ha	90%	<b>C43</b> – Land behind 81-129 High Mount Street and 97-105 Mount Street, Hednesford <b>Site Area:</b> 0.67ha <b>Capacity:</b> 21 dwellings (Under Construction)
Over 2ha	75%*	<b>C335</b> - Land off Lakeside Boulevard, Bridgtown, Cannock <b>Site Area:</b> 3.7ha <b>Capacity:</b> 111 dwellings <b>N13</b> – Land off Norton Hall Lane and Butts Lane, Norton Canes <b>Site Area:</b> 23.6ha <b>Capacity:</b> 450 dwellings

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

The net developable area calculations take into consideration any potential ancillary uses of land, for example, roads, routes and pathways, open space provision and play areas that may be developed onsite along with any housing development. Net developable area takes in features such as access roads or private gardens and small scale amenity open spaces that serve the development, but excludes more significant land take features such as larger open spaces/landscaping or other on-site uses such as schools and shops. This helps to give a more accurate reflection of the anticipated land take up from housing development, particularly on larger sites. Again, sites will be considered on a case by case basis where further information is available to complement these threshold assumptions. In particular relation to sites over 2ha it is recognised that there is the potential for a range of differing scales of development to come forward in this category and that net capacity is likely to vary with the size of the site e.g. a 3ha development is likely to be different in character to one in excess of 20ha by virtue of on site infrastructure requirements. The surrounding context of a site e.g. nearby existing infrastructure provision can also affect the net capacity.

## APPENDIX 4: CANNOCK CHASE- IMPLEMENTATION TIMESCALES

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

### Delivery Rates for Major Sites (over 5 year period)

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

*NB. Indicative only- to be amended as per individual information on sites.*

These implementation rates have been informed by local examples and recommendations from the SHLAA Panel.

## APPENDIX 5: CANNOCK CHASE - WINDFALL RATES

Windfall rates from CCDC 2008-2018 SHLAA data.

SHLAA Years	Windfall (no of dwellings (excluding garden land schemes) in 0-5 year)	Relevant SHLAA Five Year Supply (no of dwellings)	Windfall (as % of relevant SHLAA five year supply)
2008-9	120	2,475/2,324	5%
2009-10	50	2,247	2%
2010-12	56	1,731	3%
2012-13	59	1,415	4%
2013-14	66	1,377	5%
2014-15	93	1,589	6%
2015-16	39	1,736	2%
2016-17	136	1,626	8%
2017-18	30	1,348	2%

Source of windfalls from CCDC 2009-2018

SHLAA Year	Change of Use	Conversion (of existing dwellings)	New Build
2009	1%	11%	88%
2010	6%	34%	60%
2012	32%	0%	68%
2013	63%	3%	34%
2014	58%	11%	31%
2015	28%	1%	71%
2016	18%	15%	67%
2017	77%	5%	18%
2018	33%	17%	50%

A windfall allowance of 4% is considered appropriate. This is based upon the average rates observed and that this rate is considered to be realistic for the current five year supply period. Whilst the SHLAA is as comprehensive as possible in

identifying sites (as indicated by 4% average windfall rate) is it inevitable that not all sites will be accounted for due to unpredictability of conversions/changes of use and their 'visibility' – similar issues apply to the situations of 'hidden' infill plots and redevelopment plans of small business/other Brownfield site landowners. Market conditions are not expected to be any worse than the preceding years and the annual windfall rate is likely to reliably remain in this region in the near future due to the mixture of sources of windfall sites set out above e.g. the District is not reliant on just new build sites- changes of use and conversions are also a feature of the market.

## **APPENDIX 6: CANNOCK CHASE - NON-IMPLEMENTATION DISCOUNT RATES**

To inform this, local non-implementation rates have been analysed using 10 years data from April 2004-April 2015 (on the basis that any planning permissions granted up to April 2015 should have been implemented by April 2018 with a 3 year expiry period).

This analysis gives current non-implementation rates of between 5%-28% for all sites.<sup>8</sup> The average of the non-implementation rates for the 11 years is 15% with minor sites having a generally higher rate of non implementation compared to major sites. The years of higher non-implementation rates can be associated with the recession period (2007/8 is the highest rate at 28% and 2008/9 the next highest at 24%); more recent years are showing an improvement in delivery i.e. the rate of non-implementation for permissions granted in 2013/14 is 10%.

Based upon this analysis a 15% non-implementation rate is considered a fair reflection of the local market circumstances and the trend which is likely to be emerging in the future (i.e. over the 5 year supply period).

For Deliverable sites, this has been applied to the minor sites only (as set out in the accompanying table below). Individual enquiries were made of all the major sites and it is therefore considered that these have already been assessed for risk and discounted i.e. where it was apparent that the site was no longer likely to come forward within 5 years (no longer deliverable) it has been amended accordingly and discounts applied as set out below. This approach is also justified by the lower rates of non-implementation for major sites with planning consent.

In relation to Developable sites (6-15 year supply) the 15% non-implementation discount has been applied to all major and minor sites (bar those which are part of a larger site identified as Deliverable i.e. where the phasing/delivery timetables run over 5 years due to the overall number of dwellings). This gives a total of 874 dwellings to apply the 15% discount too, equalling 131 dwellings to discount from the Developable supply total.

---

<sup>8</sup> This analysis includes those sites that are under construction

### Non-implementation discount for CCDC SHLAA Deliverable Sites 2017/18

Category	Non-implementation discount
Major Sites- Full PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)
Major Sites- Outline PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)
Major Sites- No PP	Not discounted- investigated individually
Minor Sites- Full PP	Apply 15% discount
Minor Sites- Outline PP	Apply 15% discount
Minor sites- No PP	Apply 15% discount

Category	Non-implementation discount	Dwellings to apply discount to
Major Sites- Full PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)	0
Major Sites- Outline PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)	0
Major Sites- No PP	Not discounted- investigated individually	0
Minor Sites- Full PP	Apply 15% discount	209
Minor Sites- Outline PP	Apply 15% discount	52
Minor sites- No PP	Apply 15% discount	0
<b>TOTAL</b>	Apply 15% discount	261

**Non-implementation discount to apply to 0-5 year supply is therefore 39 dwellings.**

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				

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

**MAJOR SITES WITH FULL PLANNING PERMISSION**  
**MAJOR FULL PLANNING PERMISSION: CANNOCK**

<b>C75</b>	Former club at end of Arthur Street, Wimblebury, Cannock	0.2	75	401388	311388	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	18	-	CH/07/0846 is full planning permission for 16 flats and CH/12/0308 is an application for extension of the time limit- approved, subject to S106 but this was not signed before CIL deadline of 1/6/15. CH/17/035 is full planning permission for the erection of 18no. flats, granted May 2017. Landowner/developer is building flats for rent. In process of discharging conditions/completing surveys.	Historic Landfill	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C80</b>	Land opposite Keys Park football ground, Keys Park Road, Hednesford	4.2	28	400745	311077	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	119	-	CH/17/236 is full planning permission for the erection of 119no. Dwellings including 21no. Affordable dwellings, open space and associated roads and parking, granted January 2018. Due to commence Spring 2018. Site area circa 5.3ha. Developable area is 4.2ha.	Site surrounded by SBI designation/TPOs/Green Space Network. Former brickworks- potential ground issues (historic landfill). Some Coal Authority High Risk Development Areas. Proximity to AQMA.	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C269</b>	Blackford's Former Working Men's Club, Cannock Road, Cannock	0.40	65	398707	311001	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	26	-	Buildings have been demolished. CH/15/0497 is full planning permission for 26 apartments, granted March 2017. Site owned by developer who intends to build out site.	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C364</b>	The Tackeroo, Bracken Close, Hednesford	0.10	100	400623	313812	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	10	-	CH/16/144 is full planning permission for the erection of 10 apartments, granted January 2017. Landowner is intended developer of site. CH/16/144/A is discharge of conditions approval, granted August 2017.	AONB	Development potential, <b>FULL</b> planning permission	Brownfield
<b>Major Cannock Full Planning Permission Sub-Totals</b>												173	0				

**MAJOR FULL PLANNING PERMISSION: NORTON CANES**

<b>N46</b>	Land at Red Lion Lane, Norton Canes	0.8	46.25	402772	307647	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	37	-	CH/16/191 is full planning permission for 37 new affordable dwellings, granted on appeal June 2017. To be developed by Jessup/Walsall Housing Group. Discharge of condition applications currently being considered.	Green Belt Policy. Proximity to AQMA.	Development potential, <b>FULL</b> planning permission	Greenfield
<b>Major Norton Canes Full Planning Permission Sub-Totals</b>												37	0				
<b>MAJOR SITES FULL PLANNING PERMISSION TOTAL:</b>												<b>210</b>	<b>0</b>				



**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
<b>MAJOR SITES UNDER CONSTRUCTION</b>																	
<b>MAJOR UNDER CONSTRUCTION: CANNOCK</b>																	
<b>C20</b>	410-418 Cannock Road, Cannock (AKA. Land at Cannock Road/Stafford Lane, Hightown)	0.94	36	399653	312139	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	18	-	CH/15/0001 is full planning application for the demolition of existing retail units and the erection of 23no. 2 bedroom houses and 11no. 3 bedroom houses (all affordable housing), granted July 2015.	Part of site within Green Space Network	<b>UNDER CONSTRUCTION (16 of 34 completions)</b>	Brownfield/ Greenfield
<b>C37 (Part 1)</b>	Land off Green Heath Road, Hednesford - Pye Green Valley Development	11.40	37	399320	313159	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	250	-	CH/06/0205 is the outline approval for residential development granted in December 2009. On site distributor road received Reserved Matters approval (with conditions) in December 2009 (CH/08/0386) and has been completed. CH/14/0268 is reserved matters planning permission for 425 dwellings, granted May 2015. 291 dwellings to be completed. Site has been split into 2 parts - 250 dwellings in 0-5 years, 41 dwellings in 6-15 years (based on build out programme from developer- Persimmon).	-	<b>UNDER CONSTRUCTION (134 of 425 completions)</b>	Greenfield
<b>C43</b>	Land behind 81-129 High Mount Street & 97-105 Mount Street, Hednesford	0.65	34	399870	313147	Major	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	3	-	Demolition of 95 High Mount Street included in the Reserved Matters application granted in December 2007 for 22 dwellings (net 21). Building work has resumed on site following a stall in 2009. (CH/07/0507).	TPOs	<b>UNDER CONSTRUCTION (18 of 21 completions)</b>	Brownfield
<b>C90(b)</b>	Whitelodge, New Penkridge Road, Cannock	0.23	65	397022	310567	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	12	-	CH/16/410 is full planning permission for the conversion of the existing building to form 13 apartments, granted February 2017 and under construction. CH/17/195 is full planning permission for the erection of 2no. dwellings, granted October 2017. 15 dwellings on site total.	TPOs	<b>UNDER CONSTRUCTION (3 of 15 completions)</b>	Brownfield
<b>C113(a)</b>	Land to the West of Pye Green Road, Hednesford	3.63	33	398524	313531	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	37	-	Related to site C113 - parcel within the wider strategic housing site but outside of the area benefiting from outline planning permission (CH/11/0395). This part of the site has full planning permission for the erection of 119 dwellings, granted May 2015 (CH/14/0184).	Historic Landfill areas. Some Coal Authority High Risk Development Areas/TPOs on site	<b>UNDER CONSTRUCTION (82 of 119 completions)</b>	Greenfield
<b>C113(b)</b>	Land to the West of Pye Green Road, Hednesford	7.02	31	398229	313095	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	130	-	Related to site C113 - parcel within the wider strategic housing site benefiting from outline planning permission (CH/11/0395). Reserved Matters (CH/15/0113) approved for the erection of 219 dwellings, granted September 2015.	Some Coal Authority High Risk Areas within site	<b>UNDER CONSTRUCTION (89 of 219 completions)</b>	Greenfield
<b>C128</b>	Hednesford Court Office, Angelsey Street, Hednesford	0.35	40	399993	312284	Major	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	13	-	CH/13/0132 is full planning permission for the erection of 5 pairs of 2-storey 3 bedroom houses (with rooms in roof space), 3 detached 2 storey 4 bedroom houses and 1 detached 3 bedroom bungalow, granted December 2013.	TPOs	<b>UNDER CONSTRUCTION (1 of 14 completions)</b>	Brownfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield		
												Suggested allocation via consultation or planning application	Indicative Capacity						
C222(b)	Edgemoad Court - Units between Walsall Road and, Park Street, Bridgtown, Cannock	0.99	39	398336	306645	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	9	-	CH/16/006 is full planning permission for the erection of 24 houses and 15 apartments, granted March 2016.	Proximity to AQMA.	<b>UNDER CONSTRUCTION (30 of 39 completions)</b>	Brownfield		
C272 (Part 2)	Langbourn, Hillcroft and Ivy House, Longford Road, Cannock	0.40	35	397528	309572	Major	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	14	-	CH/16/364 is full planning permission for the conversion of offices to 14 apartments, granted November 2016. Landowner is intended developer of site.	Building is of local historic interest	<b>UNDER CONSTRUCTION</b>	Brownfield		
C280	Moss Road Redevelopment, Cannock	4.37	32	399291	311764	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	0	-	CH/14/0312 is full planning permission for the demolition of 170 flats and erection of 141 dwellings, granted January 2015. No net gains due to the demolitions.	-	<b>UNDER CONSTRUCTION (133 of 141 completions)</b>	Brownfield		
C327	Land at junction of Cannock Road and Burgoyne Street, Cannock	0.30	47	399346	311979	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	14	-	CH/14/0097 is full planning permission for 14 dwellings, granted March 2014.	-	<b>UNDER CONSTRUCTION</b>	Brownfield		
C335	Land off Lakeside Boulevard, Bridgetown, Cannock	3.10	36	397919	308335	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	60	-	CH/13/0323 is outline planning permission for residential development: Erection of 111 dwellings, public house/restaurant and provision of public open space (outline all matters reserved), granted March 2016. CH/16/124 is reserved matters approval, granted June 2016. Incorporates 50% affordable housing provision (to be developed by Walsall Housing Group). Residential gross area is 3.7ha- net developable area is 3.1ha.	Historic Landfill. Proximity to AQMA. Adjacent industrial uses.	<b>UNDER CONSTRUCTION (51 of 111 completions)</b>	Brownfield		
<b>Major Cannock Under Construction Sub-Totals</b>																			
												<b>560</b>	<b>0</b>						
<b>MAJOR UNDER CONSTRUCTION: RUGELEY</b>																			
R19	Former Ultra Electronics Site, Main Road / Armitage Road, Brereton	3.05	34	405178	316979	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	51	-	Outline planning permission CH/14/0293 granted for up to 120 dwellings (May 2015). CH/15/0492 is reserved matters approval for 103 dwelling, granted July 2016.	TPOs	<b>UNDER CONSTRUCTION (52 of 103 completed)</b>	Brownfield		
R97	Land off Coulthwaite Way, Coulthwaite Way, Brereton	0.40	60	404863	317005	Major	TRUE	TRUE	Achievable within 5 years	Secondary Urban Area - 30dph	-	2	-	CH/12/0433 is full planning permission for change of use from care home to 20 no flats and erection of first storey extension and erection of entrance lobby, granted March 2013. Revised application for 22 flats (CH/13/0433) granted April 2014. CH/16/444 is full planning permission for an extension to form 2 additional dwellings, granted April 2017.	-	<b>UNDER CONSTRUCTION (22 of 24 completed)</b>	Brownfield		

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

													Potential Yield					
Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Suggested allocation via consultation or planning application	Indicative Capacity	Notes	Potential Constraints	Status	Brownfield/Greenfield	
R110	Land at Wheelhouse Road, Rugeley	0.41	12	405926	316723	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	5	-	CH/14/0399 is full planning permission for residential development, granted December 2015. Cross-boundary site with Lichfield DC - 71 dwellings (including 62 affordable homes to be developed by Wrekin Housing Trust). Approx 15 dwellings within CCDC. Adjacent to Conservation Area. Orbit Housing developing.	Adjacent to Conservation Area	<b>UNDER CONSTRUCTION (10 of 15 completions)</b>	Brownfield	
R119	Former Hillsprings Clinic, Green Lane, Rugeley	0.34	68	403524	318641	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/14/0411 is full planning permission for the demolition of existing building and the erection of 7 houses and 14 flats, granted April 2015. CH/15/0208 is full planning permission for the erection of a pair of 2 bed semi-detached bungalows, granted September 2015 (total 23 dwellings).	-	<b>UNDER CONSTRUCTION (20 out of 23 completed)</b>	Brownfield	
<b>Major Rugeley Under Construction Sub-Totals</b>												<b>61</b>	<b>0</b>					
<b>MAJOR UNDER CONSTRUCTION: NORTON CANES</b>																		
N3(a)	Land at Norton East Road / Burntwood Road, Norton Canes	0.38	39	402780	309273	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	The site lies on the edge of the greenbelt. Site connects to N3(b) which is in the greenbelt. The potential yields shown are for N3a only. Planning application for the erection of 14 dwellings submitted (CH/13/0445) granted May 2015. CH/16/034 is reserved matters approval, granted May 2016. CH/16/335 is full planning permission for 1 additional dwelling, granted October 2016. Total 15 dwellings on site.	Proximity to AQMA.	<b>UNDER CONSTRUCTION (13 of 15 completions)</b>	Greenfield	
N29	Norton Canes Greyhound Stadium, (Land South of Red Lion Lane, Norton Canes)	5.00	26	402651	307613	Major	TRUE	TRUE	Achievable within 5 years	Green Belt and AONB- 20dph	-	37	-	Site is located in the Green Belt but it is partially previously developed land. Outline planning permission for up to 130 dwellings, granted May 2012- (CH/12/0078). Reserved Matters application (CH/14/0315) granted December 2014. Site area is circa 8ha. Net developable area is circa 5ha.	Green Belt. Historic Landfill. Biodiversity Alert Site in boundary. Proximity to AQMA.	<b>UNDER CONSTRUCTION (93 of 130 completions)</b>	Brownfield/Greenfield	
<b>Major Norton Canes Under Construction Sub-Totals</b>												<b>39</b>	<b>0</b>					
<b>MAJOR SITES UNDER CONSTRUCTION TOTAL:</b>												<b>660</b>	<b>0</b>					
<b>MAJOR SITES OUTLINE PLANNING PERMISSION</b>																		
<b>MAJOR OUTLINE PLANNING PERMISSION: NORTON CANES</b>																		
N13 (Part 1)	Land off Norton Hall Lane and Butts Lane, Norton Canes	13.60	33	401569	307547	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	100	-	Saved Local Plan site (C7 policy). CH/10/0294 is outline planning permission, granted May 2015 for a mixed use site with a maximum of 450 new houses. Site size circa 24ha. The size of the residential area is suggested as 13.6ha. Site has been split into 2 parts - 100 dwellings in 0-5 years, 350 dwellings in 6-15 years. Reserved Matters application for 450 dwellings in process of being determined (CH/17/450).	TPOs, moated sites (historical interest), neighbouring M6 Toll/industrial uses. Proximity to AQMA.	Development potential, <b>OUTLINE</b> planning permission	Greenfield	
<b>Major Norton Canes Outline Planning Permission Sub-Totals</b>												<b>100</b>	<b>0</b>					
<b>MAJOR SITES OUTLINE PLANNING PERMISSION TOTAL:</b>												<b>100</b>	<b>0</b>					
<b>0-5 MAJOR SITES SUB-TOTALS:</b>												<b>970</b>	<b>0</b>					
												<b>970</b>						

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				

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

**MINOR SITES FULL PLANNING PERMISSION**

**MINOR SITES FULL PLANNING PERMISSION: CANNOCK**

<b>C31</b>	Land adjacent to 67 McGhie Street, Hednesford (formerly adjacent to no. 73)	0.24	25	399838	312733	Major	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	6	-	CH/17/004 is full planning permission for the erection of 6 bungalows, granted March 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C35</b>	176 Belt Road, Chads Moor	0.10	53	398636	312711	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	6	-	CH/17/399 is full planning permission for the erection of 6no apartments, granted January 2018.	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C73</b>	Tennent's Bakery, Wood Lane, Hednesford	0.2	33	400677	311762	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	8	-	CH/17/249 is full planning permission for demolition of former bakery and the erection of 8no dwellings, granted October 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C90 (a)</b>	Land to the rear of White Lodge, New Penkridge Road, Cannock	0.22	14	397011	310539	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/11/0312 is outline planning permission for the erection of three detached 4 bedroom houses, granted April 2012. Reserved matters approved July 2015 (CH/15/0135).	TPOs	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C131</b>	Garage Court off Brunswick Road near Lysander Way, Cannock	0.07	57	398192	311080	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/16/241 is full planning permission for the erection of 4 semi detached dwellings, granted September 2016.	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C157</b>	19 Eskrett Street, Hednesford	0.13	8	400094	312167	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	Outline planning permission CH/13/0149 for 3 dwellings, granted May 2015. Full planning permission CH/16/088 for erection of 1 dwelling-granted May 2016.	TPOs	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C163</b>	Land opposite 116 Church Hill, Hednesford	0.22	27	400493	312030	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	6	-	CH/16/0295 is full planning permission for 6 dwellings, granted November 2016.	Coal Authority High Risk Development Area	Development potential, <b>FULL</b> planning permission	Greenfield
<b>C230</b>	Land off Ashleigh Croft, Cannock	0.18	39	398498	311294	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	7	-	CH/16/153 is full planning permission for the erection of 7 dwellings, granted November 2016.	-	Development potential, <b>FULL</b> planning permission	Greenfield
<b>C347</b>	Doctors Surgery, 24 Bideford Way, Cannock	0.03	33	396998	309959	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	Previous proposal for conversion to 2 dwellings withdrawn. CH/15/0173 is full planning permission for conversion to 1 dwelling, granted September 2015.	-	Development potential, <b>FULL</b> planning permission	Brownfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C355	Webb Bros, 201-205 Cannock Road, Cannock	0.06	50	398968	311638	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/14/0407 is full planning permission for change of use from storage to 3 flats, granted May 2015.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C356	Land adjacent 2 Laurel Drive, Hednesford	0.01	100	401139	311598	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/14/0425 is full planning permission for the erection of a detached dwelling, granted May 2015.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C362	Cannock Exchange, 184-186 Stafford Road, Cannock	0.05	20	397798	311011	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/15/0076 is full planning permission for the conversion of 1st floor flat into 2no. flats, granted May 2015. 1 net gain.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C363	89 Wood Lane, Hednesford	0.04	25	400547	311729	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/14/0134 is outline planning permission for the erection of 1 dwelling, granted June 2014. CH/17/040 is reserved matters approval, granted November 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C366	58 North Street, Bridgtown, Cannock	0.01	200	398142	308705	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/14/0305 is full planning permission for a rear extension to create 2 flats, granted January 2016.	Within Conservation Area	Development potential, <b>FULL</b> planning permission	Brownfield
C368	148 Hednesford Road, Cannock	0.10	20	398640	310803	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/16/176 is full planning permission for the demolition of an existing bungalow and the erection of 3 detached houses, granted December 2016. 2 net dwellings.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C369	Land adjacent 86 Edward Street, Cannock	0.06	17	398387	311738	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/475 is full planning permission for the erection of 1 bungalow, granted February 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C371	30 Lord Cromwell Court, Bradford Street, Cannock	0.01	111	399410	312136	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/15/0012 is planning permission for division of 1no. 3 bed flat into 2no. 2 bed flats, granted February 2016.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C377	Land adjacent former Oakley Garage, McGhie Street, Hednesford	0.06	50	399963	312670	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	3	-	CH/15/0150 is full planning permission for the erection of a pair of 3 bedroom semi-detached houses and 1 detached house, granted July 2015.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C380	123 Bradbury Lane, Hednesford	0.20	20	399949	313510	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/17/047 is full planning permission for the erection of 4 dwellings, granted March 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C385	Land to rear of 37 & 39 North Street, Cannock	0.03	100	398073	308707	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/15/0385 is full planning permission for the erection of 3 flats, granted December 2015.	Within Conservation Area	Development potential, <b>FULL</b> planning permission	Greenfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C387	6a Hallcourt Crescent, Cannock	0.02	50	398229	309816	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/16/023 is full planning permission for the conversion from office to a dwelling, granted April 2016.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C388	Land rear of 5 Victoria Street, Hednesford	0.05	40	400230	312458	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	2	-	CH/16/040 is full planning permission for the erection of 1 bungalow, granted April 2016.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C392	Land rear of 854 & 856 Pye Green Road, Hednesford	0.2	15.00	398849	314027	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/16/470 is full planning permission for the erection of 3 dwellings, granted December 2017.	TPO	Development potential, <b>FULL</b> planning permission	Greenfield
C395	480 Littleworth Road, Cannock	0.08	13	401917	312042	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/065 is full planning permission for 1 detached house, granted October 2016.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C396	65 Union Works, Union Street, Cannock	0.06	100	398357	308528	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	6	-	CH/17/247 is full planning permission for the erection of one block of 6no. two bedroom apartments, granted September 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C406	8 Bank House, Mill Street, Cannock	0.04	75	398199	310056	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	3	-	CH/16/122 is full planning permission for conversion of offices into 3 flats, granted July 2016. CH/16/123 is listed building consent.	Listed Building. Within Conservation Area	Development potential, <b>FULL</b> planning permission	Brownfield
C407	523 Pye Green Road, Hednesford, Cannock	0.01	100	398594	313355	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/158 is full planning permission for the conversion of a bungalow to 2no dwellings, granted June 2016. 1 net dwelling.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C408	Balfour House, High Green, Cannock	0.08	113	397873	310271	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	9	-	CH/16/214 is full planning permission for the conversion of offices to 9no apartments, granted September 2016.	Within Conservation Area. TPOs	Development potential, <b>FULL</b> planning permission	Brownfield
C410	4 Anglesley Street, Hednesford	0.05	20	399985	312386	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/16/290 is full planning permission for the conversion of a dwelling into 2 apartments, granted October 2016.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C413	8, Chapel Street, Heath Hayes, Cannock	0.06	50	401,224	310,201	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/17/036 is a full planning application for the conversion of a dwellinghouse into 4 apartments-granted June 2017. 3 net dwellings.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C414	Land to the rear of 19 & 21, Queen Street, Hednesford	0.07	14	399504	312168	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/100 is full planning permission for the erection of 1 dwelling, granted February 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C416	Land to the rear of 165, Hednesford Road, Heath Hayes	0.10	40	401250	310216	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/16/233 is full planning permission for the erection of 4 dwellings, granted April 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C417	Land to the rear of 6 Mill Street, Cannock	0.09	56	398210	310023	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	5	-	CH/16/269 is full planning permission for the erection of 5 apartments, granted April 2017.	In proximity to listed building	Development potential, <b>FULL</b> planning permission	Brownfield
C418	Land to rear of 23, Cannock Road, Cannock	0.05	20	398594	311096	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/360 is full planning permission for the erection of 1 bungalow, granted December 2016.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C420	Land at 65 Wimblebury Road, Heath Hayes, Cannock	0.30	30	401560	310138	Major	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	9	-	CH/16/042 is full planning permission for the erection of 9no dwellings, granted March 2018.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C424	1-3 Walsall Road, Cannock	0.01	600	398165	310032	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	6	-	CH/16/443 is prior approval for the change of use from offices to 6 studio flats, granted January 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C425	Land adjacent 75, Church Street, Chadsmoor	0.02	50	399225	311513	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/252 is full planning permission for the erection of 1 dwelling, granted November 2016.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C426	137, Cemetery Road, Cannock	0.06	17	398351	311531	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/426 is full planning permission for the erection of 1 dwelling, granted September 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C427	249, Hednesford Road, Heath Hayes, Cannock	0.13	62	400864	310577	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	8	-	CH/17/002 is full planning permission for the erection of 6 detached dwellings and 2 semi-detached dwellings, granted April 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C429	10, Union Street, Cannock	0.03	33	398143	308688	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/394 is retrospective full planning permission for the conversion of outbuilding into a dwelling, granted January 2017.	Within Conservation Area	Development potential, <b>FULL</b> planning permission	Brownfield
C430	Land to the rear of 379 - 381 Norton Road, Heath Hayes	0.10	10	401600	309825	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/474 is full planning permission for the erection of 1 dwelling, granted June 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C434	Land at 412 Rawsley Road, Hednesford	0.16	12.50	401026	313224	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/364 is full planning permission for the erection of 2no dwellings, granted November 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C436	Garage Court at Cornhill, Cannock	0.09	33	398025	312346	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/17/133 is full planning permission for the erection of 3no. 2 storey houses, granted May 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C437	Land at rear of 1 Nirvana Close, Cannock	0.12	8	397246	310628	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/166 is full planning permission for the erection of 1no. dwelling, granted June 2017	-	Development potential, <b>FULL</b> planning permission	Greenfield
C438	Garam Masala, 2 Old Fallow Road, Cannock	0.12	25	398649	311443	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/17/187 is full planning permission for the conversion of function room to 3no. flats, granted August 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C440	Land rear of 359, Littleworth Road, Cannock	0.04	25	401419	312056	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/228 is full planning permission for the erection of 1no. detached dwelling with associated parking and amenity, granted November 2017.	Adjacent to SSSI	Development potential, <b>FULL</b> planning permission	Greenfield
C442	Land adjacent to 85/87 Gorsey Lane, Cannock	0.12	8	396889	310196	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/388 is full planning permission for the erection of a 3 bedroom bungalow, granted February 2018.	-	Development potential, <b>FULL</b> planning permission	Greenfield
C444	158 Belt Road, Cannock	0.04	25	398690	312664	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/434 is full planning permission for new detached 2 bedroom bungalow with access from Foster Avenue, granted January 2018	-	Development potential, <b>FULL</b> planning permission	Greenfield
C446	Land at 54-56a, New Penkridge Road, Cannock	0.17	24	397572	310412	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/17/243 is full planning permission for the erection of 4no. 4 bed semi-detached houses and 2No. 2 bed semi-detached bungalows with demolition of No. 54 and 55, granted March 2018. 4 net dwellings.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C451	107 High Mount Street, Hednesford	0.03	33	399903	313124	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/253 is approval for change of use from office to 1no dwelling, granted August 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C460	1 Ellesmere Road, Cannock, WS11 1PJ	0.06	17	396941	309504	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/320 is approval for change of use from an office to 1no. Dwelling	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>Minor Cannock Full Planning Permission Sub-Totals</b>												<b>150</b>	<b>0</b>				
<b>MINOR FULL PLANNING PERMISSION: RUGELEY</b>																	
R71	Land adjacent to 37 Attlee Crescent, Rugeley	0.08	13	404885	317423	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/16/422 is full planning permission for the erection of 1 dwelling, granted February 2017.	-	Development potential, <b>FULL</b> planning permission	Brownfield/ Greenfield



**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
R81	Youth Community Office, The Former School, Talbot Street, Rugeley	0.23	13	404612	317690	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	3	-	CH/11/0241 is full planning permission for the conversion of a former school (D1) into three dwellings (C3); comprising one 6 bedroom dwelling, one 3 bedroom dwelling and one 2 bedroom flat, granted July 2012. CH/15/0005 is permission for amendments to CH/11/0241, granted December 2015.	Within Conservation Area	Development potential, <b>FULL</b> planning permission	Brownfield
R86	Land rear of 60 and 62 Main Road, Breerton	0.06	33	405176	316668	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/14/0371 is full planning permission for the erection of a pair of semi-detached dwellings, granted May 2015	-	Development potential, <b>FULL</b> planning permission	Greenfield
R99	27 Abbotts Walk, Rugeley	0.04	25	405869	316428	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	Outline planning permission (CH/13/0041) for 1 detached dormer bungalow, granted April 2013. Reserved matters granted July 2015 (CH/15/0155).	TPOs	Development potential, <b>FULL</b> planning permission	Greenfield
R113	Garage Court, Wood View, Ravenhill	0.06	33	404870	316783	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/134 is full planning permission for the erection of 2 dwellings, granted May 2017. Former Council garage site redeveloped to provide affordable housing.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R115	Garage Court, George Brearley Close, Rugeley	0.04	50	404805	317312	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/135 is full planning permission for the erection of 2 dwellings, granted May 2017. Former Council garage site redeveloped to provide affordable housing.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R121	47 Albion Street, Rugeley	0.01	200	404589	318008	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	2	-	CH/15/0056 is prior approval for the change of use of a shop (A1) to 2no. 2 bedroom houses, granted April 2015.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R122	Rowena Souvenirs, 32 Anson Street, Rugeley	0.03	33	404458	318299	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/15/0063 is prior approval for change of use from office (B1) to dwelling, granted April 2015.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R130	Ravenhill Ward Social Club, Armitage Road, Rugeley	0.04	25	404960	317411	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/15/0153 is full planning permission to the change of use to 1 bungalow, granted August 2015.	Adjacent to Conservation Area	Development potential, <b>FULL</b> planning permission	Brownfield
R131	Land adjacent to 68 Sandy Lane, Rugeley	0.10	50	404140	317360	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	5	-	CH/16/213 is full planning permission for the erection of 4no. apartments and 1 dwelling, granted September 2016.	-	Development potential, <b>FULL</b> planning permission	Greenfield
R133	38 Market Street, Rugeley	0.07	14	404585	318349	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/15/0237 is full planning permission for the conversion of outbuilding into a 2 bedroom dwelling, granted August 2015.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R135	Land adjacent 14 & 18 West Butts Road, Rugeley	0.05	20	402731	318322	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/15/0384 is full planning permission for the erection of a dwelling, granted December 2015.	AONB	Development potential, <b>FULL</b> planning permission	Greenfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
R136	37 Bower Lane, Rugeley	0.16	31	403408	319289	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	5	-	CH/15/0205 is full planning permission for the demolition of existing dwelling and erection of 6 dwellings (5 net dwellings) granted August 2016.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R138	Land adjacent 23b Hardie Avenue, Rugeley	0.02	50	404460	317085	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/15/0207 is full planning permission (granted on appeal May 2016) for the erection of a detached dwelling.	Green Space Network	Development potential, <b>FULL</b> planning permission	Greenfield
R140	Land adjacent 9 Whitgreave Lane, Rugeley	0.09	22	404098	316879	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/15/0485 is outline planning permission for 2 dwellings, granted June 2016. Reserved matters approved February 2018.	-	Development potential, <b>FULL</b> planning permission	Greenfield/ Brownfield
R141 (a)	Hope and Anchor, 27 Redbrook Lane, Rugeley	0.11	36	405092	316636	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/16/094 is full planning permission for conversion of the public house and the erection of 4 dwellings, granted September 2016. Number of dwellings reduced to 4 to account for R141(b).	-	Development potential, <b>FULL</b> planning permission	Brownfield
R141(b)	Land to the rear of Hope and Anchor, 27 Redbrook Lane, Rugeley	0.03	33	405109	316630	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/429 is full planning permission for the erection of 1no bungalow, granted February 2018.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R147	1 Wolseley Road, Rugeley	0.03	133	404428	318443	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	4	-	CH/16/150 is full planning permission for the change of use of shop and flat to 4 apartments and 1 bedsit, granted August 2016. 4 net dwellings.	-	Development potential, <b>FULL</b> planning permission	Brownfield
R149	Land adjacent 49, Burnthill Lane, Rugeley	0.05	20	404012	317432	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/062 is full planning permission for the erection of a detached house, granted April 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
R153	Land adjacent 16 Coppice Road, Rugeley	0.03	33	404092	317042	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/15/0457 is full planning permission for the erection of a pair of semi-detached dwellings, granted November 2016. CH/17/240 is resubmission of CH/15/0457 for the erection of 1 detached dwelling, granted September 2017. Site formerly part of site R45 (garage courts).	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>Minor Rugeley Full Planning Permission Sub-Totals</b>												<b>41</b>	<b>0</b>				
<b>MINOR FULL PLANNING PERMISSION: NORTON CANES</b>																	
N47	198 Hednesford Road, Norton Canes	0.07	14	401983	308551	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/13/0045 is outline planning permission for demolition of existing property and erection of two new dwellings- net total 1 dwelling- granted April 2013. CH/15/0375 is renewed outline planning permission, granted March 2016. CH/16/167 is reserved matters approval, granted June 2016.	-	Development potential, <b>FULL</b> planning permission	Brownfield
N55	Land to the rear of 58, Brownhills Road, Norton Canes	0.07	14	402077	308426	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/011 is full planning permission for the erection of 1 dwelling, granted March 2017.	Historic Landfill	Development potential, <b>FULL</b> planning permission	Greenfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
N56	99 Walsall Road, Norton Canes	0.12	25	401842	308116	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/15/039 is full planning permission for demolition of existing house and the erection of 2 detached houses, granted February 2016. 1 net dwelling. CH/16/189 is full planning permission for demolition of building and erection of 2 detached bungalows on adjoining land, granted August 2016. Total of 3 net dwellings.	Coal Authority High Risk Development Area	Development potential, <b>FULL</b> planning permission	Brownfield
N60	29 Brownhills Road, Norton Canes	0.03	33	402026	308644	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/250 is full planning permission for the demolition of a garage and erection of 1 dwelling, granted September 2016.	Coal Authority High Risk Development Area	Development potential, <b>FULL</b> planning permission	Brownfield
N62	Land to the rear of 57 & 59, Norton East Road	0.08	25	402498	308330	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/055 is full planning permission for the erection of 2 semi-detached dwellings, granted March 2017.	-	Development potential, <b>FULL</b> planning permission	Greenfield
Minor Norton Canes Full Planning Permission Sub-Totals												8	0				
<b>MINOR SITES FULL PLANNING PERMISSION TOTAL:</b>												<b>199</b>	<b>0</b>				

**MINOR UNDER CONSTRUCTION SITES**

**MINOR UNDER CONSTRUCTION: CANNOCK**

C1	Garage court, off Cornhill, Chadsmoor	0.09	33	398029	312255	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/14/0012 is full planning permission for the erection of 3 bungalows, granted May 2014. Sold to Heantun Housing Association.	-	<b>UNDER CONSTRUCTION</b>	Brownfield
C13	Former School at the Corner of Cecil Street / Cannock Road, Chadsmoor	0.12	50	399104	311751	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/10/0384 is planning permission for the conversion of The Old School House into 6 mews houses granted in December 2010. 5 completions to date.	-	<b>UNDER CONSTRUCTION (5 of 6 completions)</b>	Brownfield
C16	Land off Petersfield / Cannock Road, Blackfords	0.06	33	398795	311511	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/132 is full planning permission for the erection of 2 bungalows, granted May 2017. Former Council garage site redeveloped to provide affordable housing.	-	<b>UNDER CONSTRUCTION</b>	Brownfield
C36	Land off Woodland Close, Hednesford	0.11	36	399780	313572	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/16/240 is full planning permission for the erection of 2 semi-detached houses and 2 bungalows, granted November 2016.	-	<b>UNDER CONSTRUCTION</b>	Brownfield
C68	Land Adjacent to 81 Rugeley Road, Hazel Slade	0.11	27	402212	312946	Minor	TRUE	TRUE	Achievable within 5 years	Green Belt and AONB- 15dph	-	3	-	CH/14/0378 is full planning permission for the erection of 3no. 4 bedroom detached houses, granted April 2015.	AONB	<b>UNDER CONSTRUCTION</b>	Greenfield
C151	Land adjacent 284 Cannock Road, Heath Hayes	0.09	22	400748	310043	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/13/0146 is full planning permission for the erection of two 4 bedroom detached houses. (Re-submission of previously approved scheme CH/08/0136), granted June 2013.	-	<b>UNDER CONSTRUCTION</b>	Brownfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C160	Rear of 347 & 349 Littleworth Road, Rawnsley	0.10	40	401393	312051	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/10/0316 is outline permission 2 detached dwellings and one pair of semi-detached dwellings, granted October 2010. Extension of time limit granted July 2013. (CH/13/0158). Reserved matters (CH/15/0481) granted February 2016.	-	<b>UNDER CONSTRUCTION (3 of 4 completed)</b>	Brownfield
C248	31 Wolverhampton Road, Cannock	0.01	100	397961	309974	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/11/0128 is full planning permission for a change of use of first floor office (B1) to a 2 bedroom flat (C3) granted in June 2011. In proximity to Conservation Area.	-	<b>UNDER CONSTRUCTION</b>	Brownfield
C258	Land to the rear of 127 and 129 New Penkridge Road, Cannock	0.22	14	397077	310553	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/11/0264 is outline planning permission for the erection of three detached houses, granted in December 2011. CH/14/0380 is approval of reserved matters, granted February 2015	TPOs	<b>UNDER CONSTRUCTION</b>	Greenfield
C296	The Lamb Public House, John Street, Wimblebury	0.10	90	401606	311381	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	9	-	CH/11/0417 is full planning permission for the conversion of the public house into 7 flats, granted August 2012. CH/15/0421 is permission for the change of use of additional area to 2 further flats, granted November 2016.	-	<b>UNDER CONSTRUCTION</b>	Brownfield
C297	258 Walsall Road, Bridgtown, Cannock	0.05	80	398378	308558	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/12/0434 is full planning permission for the conversion of offices into 4 flats and one retail unit, granted Feb 2013	-	<b>UNDER CONSTRUCTION</b>	Brownfield
C314	32 Rugeley Road, Hazelslade, Cannock	0.14	14	402005	312830	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/13/0166 is full planning permission for the erection of two detached dwellings (demolition of one existing- 1 net dwelling), granted July 2013.	Coal Authority High Risk Development Area, AONB, TPOs	<b>UNDER CONSTRUCTION (1 of 2 completions to date)</b>	Greenfield
C315	89a Station Road, Hednesford	0.10	20	400016	312881	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/13/0163 is extension of time limit to planning permission CH/10/0137, for 2 dwellings, granted July 2013. Reserved matters CH/14/0458 approved February 2015.	-	<b>UNDER CONSTRUCTION</b>	Greenfield
C331	26-28 North Street, Cannock	0.01	100	398071	308646	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/13/0306 is full planning permission for change of use from shop (A1) to a dwelling, granted December 2013.	Within Conservation Area	<b>UNDER CONSTRUCTION</b>	Brownfield
C319	Land adjacent to 167 Littleworth Road, Hednesford	0.09	11	400775	311709	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/14/0302 is full planning permission for the erection of 1no. 4 bedroom house, granted February 2015	-	<b>UNDER CONSTRUCTION</b>	Greenfield
C320	CVS Buildings, Arthur Street, Cannock	0.14	28.57	398917	311672	TRUE	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/15/0348 is full planning permission for conversion of the CVS building to a residential care home containing 5 communal rooms and 4 self-contained studio flats, granted April 2016.	-	<b>UNDER CONSTRUCTION</b>	Brownfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C336	462 Littleworth Road, Cannock	0.15	20	401820	311997	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/15/0118 is full planning permission for the erection of 3no. 2 bedroom houses, granted March 2016.	-	UNDER CONSTRUCTION (1 of 3 completions)	Brownfield
C343	Garage Court, Land at Hannaford Way, Cannock	0.20	30	398817	310774	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	6	-	CH/16/243 is full planning permission for the erection of 3 houses and 3 bungalows, granted November 2016.	TPOs	UNDER CONSTRUCTION	Brownfield
C346	Garage Court, Speedy Close, Cannock	0.07	29	398215	312249	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/137 is full planning permission for the erection of 2 bungalows, granted May 2017. Former Council garage site redeveloped to provide affordable housing.	-	UNDER CONSTRUCTION	Brownfield
C378	Red Lion Surgery, 86 Hednesford Road, Cannock	0.06	33	398560	310333	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	2	-	CH/15/0136 is full planning permission for 3 terraced houses, granted July 2015.	-	UNDER CONSTRUCTION (1 of 3 complete)	Brownfield
C382	44 Watling Street, Bridgtown, Cannock	0.14	64	398310	308424	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	9	-	CH/15/0377 is full planning permission for the erection of 9 apartments, granted June 2016.	-	UNDER CONSTRUCTION	Brownfield
C398	30 Market Street, Hednesford	0.01	200	400235	312290	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	Convert 1st floor into studio flat.	-	UNDER CONSTRUCTION	Brownfield
C412	Premier Stores, 24-26, Hednesford Road, Heath Hayes	0.08	13	401543	310021	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/330 is full planning permission for the part change of use of shop to dwelling, granted October 2016.	-	UNDER CONSTRUCTION	Brownfield
C439	The Whitehouse, High Green, Cannock	0.40	20	397926	310245	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	8	-	CH/17/210 is full planning permission for change of use of existing college building/council offices to leisure, restaurant and ancillary retail use, retention opt part offices and 7no. Apartments, granted September 2017. CH/17/395 is resubmission of CH/17/210 for 8 no. apartments, granted December 2017.	Within Conservation Area. TPOs. Listed Building.	UNDER CONSTRUCTION	Brownfield
<b>Minor Cannock Under Construction Sub-Totals</b>												<b>73</b>	<b>0</b>				
<b>MINOR UNDER CONSTRUCTION: RUGELEY</b>																	
R40	24 Redbrook Lane, Rugeley	0.04	50	405036	316660	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/08/0429 is planning permission for 2 flats, granted October 2008.	-	UNDER CONSTRUCTION	Brownfield
R55	Land rear of 20a - 30a, Church Street, Rugeley	0.08	25	404214	318417	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	2	-	CH/15/0053 is full planning permission for the erection of 3 bungalows, granted September 2015.	Within Conservation Area	UNDER CONSTRUCTION (1 of 3 completions)	Brownfield
R98	West End Wines, 50 Anson Street, Rugeley	0.07	14.29	404474	318387	TRUE	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/16/449 is full planning permission for the conversion of A1 shop to HMO (sui generis) granted January 2017.	-	UNDER CONSTRUCTION	Brownfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
R101	Land adjacent to 41 Stonehouse Road, Etchinghill	0.14	7	402503	318005	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/13/0136 is full planning permission for the erection of one 5 bedroom house, granted July 2013.	AONB, TPOs	UNDER CONSTRUCTION	Greenfield
R103	88 Peakes Road, Rugeley	0.12	8	402779	318467	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/14/0136 is full planning permission for the demolition of existing dwelling and erection of two detached houses, granted August 2014- 1 net dwelling.	AONB	UNDER CONSTRUCTION (1 of 2 completions)	Brownfield
R104	Libbys, 45 Bow Street, Rugeley	0.03	233	404291	318078	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	7	-	CH/13/0317 is full planning permission for the conversion of the building into 2 houses and 6 flats, granted May 2015.	Within Conservation Area and is listed building.	UNDER CONSTRUCTION (1 of 8 completions)	Brownfield
R105	26 Talbot Street, Rugeley	0.08	13	404649	317837	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/13/0358 is full planning permission for the change of use of outbuilding to 2 bedroom house, granted December 2013.	Within Conservation Area	UNDER CONSTRUCTION	Brownfield
R108	Land to the rear of the former Prince of Wales, 55 Church Street, Rugeley	0.08	13	404140	318198	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	1	-	CH/13/0327 is full planning permission for the erection of three 2 bedroom detached bungalows, granted March 2014. 2 completions.	Within Conservation Area	UNDER CONSTRUCTION (2 of 3 completions to date)	Brownfield
R111	Garage Court, Land at Coulthwaite Way, Ravenhill	0.18	33	404654	316891	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	6	-	CH/16/239 is full planning permission for 6 semi-detached dwellings, granted November 2016.	Historic Landfill on part of site.	UNDER CONSTRUCTION	Brownfield
R116	12 Brindley Bank Road, Rugeley	0.03	33	403988	319326	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/14/0170 is full planning permission for 1 bungalow, granted November 2014.	-	UNDER CONSTRUCTION	Greenfield
R124	Land to the rear of Prince of Wales, 55 and adjacent to 61 Church Street, Rugeley	0.03	67	404118	318193	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	2	-	CH/15/0067 is full planning permission for 2 bungalows, granted July 2015. CH/15/0296 is full planning permission for 1 dwelling, granted October 2015, which has been completed.	Within Conservation Area, TPO	UNDER CONSTRUCTION (1 of 3 completions to date)	Brownfield
R148	9, Wolseley Road, Rugeley	0.08	88	404379	318470	Minor	TRUE	TRUE	Achievable within 5 years	Urban Town Centre - 50dph	-	7	-	CH/16/342 is full planning permission for the change of use of a former day care centre and cottage to 7 apartments and cottage, granted March 2017.	Within Conservation Area and is listed building	UNDER CONSTRUCTION	Brownfield
R151	Former garage block, Hillary Crest, Rugeley	0.08	38	404,255	316,708	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/17/099 is full planning permission for the erection of 3 dwellings, granted May 2017. Site previously benefitted from outline consent- formerly part of site R45.	-	UNDER CONSTRUCTION	Brownfield
R154	Land adjacent 20 Sankey Crescent, Rugeley	0.07	29	404173	317314	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/16/068 is full planning permission for the erection of a pair of semi-detached houses, granted June 2016. Site formerly part of site R45 (garage courts).	-	UNDER CONSTRUCTION	Brownfield
<b>Minor Rugeley Under Construction Sub-Totals</b>												<b>37</b>	<b>0</b>				

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield		
												Suggested allocation via consultation or planning application	Indicative Capacity						
<b>MINOR UNDER CONSTRUCTION: NORTON CANES</b>																			
N48	12 School Road, Norton Canes	0.04	25	402280	308581	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/13/0099 is full planning permission for conversion of one house to two 1 bed flats- net total 1 dwelling- granted May 2013.	-	<b>UNDER CONSTRUCTION</b>	Brownfield		
<b>Minor Norton Canes Under Construction Sub-Totals</b>												1	0						
<b>MINOR SITES UNDER CONSTRUCTION TOTAL:</b>												<b>111</b>	<b>0</b>						

<b>MINOR SITES OUTLINE PLANNING PERMISSION</b>																	
<b>MINOR OUTLINE PLANNING PERMISSION: CANNOCK</b>																	
C317	476 Littleworth Road, Cannock	0.06	17	401893	312033	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/287 is outline planning permission for the erection of one 2 storey house, granted September 2016.	-	Development potential, <b>OUTLINE</b> planning permission	Greenfield
C353	256 Walsall Road, Bridgtown, Cannock	0.07	129	398371	308570	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	9	-	CH/14/0344 is outline planning permission for the erection of a block of 9no. 1 bedroom flats, granted May 2015.	-	Development potential, <b>OUTLINE</b> planning permission	Brownfield
C384	Land to the rear of 77 Old Fallow Road, Cannock	0.25	20	398433	311133	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	5	-	CH/15/0410 is outline planning permission for the erection of 5 houses and demolition of existing industrial buildings, granted June 2016.	-	Development potential, <b>OUTLINE</b> planning permission	Brownfield
C397	Land to the rear of 78-94 Wolverhampton Road, Cannock	0.14	14	397823	309868	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/15/0259 is outline planning permission for the erection of 2 dwellings, granted July 2015.	-	Development potential, <b>OUTLINE</b> planning permission	Greenfield
C423	5-7, Broad Street, Bridgtown, Cannock	0.05	120	398094	308636	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	6	-	CH/16/384 is an outline planning permission for the demolition of 2 dwellings and the erection of an apartment block, consisting of 8 dwellings, granted May 2017. 6 net dwellings	Adjacent to Conservation Area	Development potential, <b>OUTLINE</b> planning permission	Brownfield
C441	71, Old Penkridge Road, Cannock	0.16	13	497415	310632	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/234 is outline planning permission for the erection of 2no. Detached dwellings, granted February 2018.	-	Development potential, <b>OUTLINE</b> planning permission	Greenfield
C445	Land rear of 117 & 118, Moss Road, Blackford, Cannock	0.10	40	399174	311481	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	4	-	CH/17/391 is outline planning permission for the erection of 4no 1 bed flats, granted December 2017.	-	Development potential, <b>OUTLINE</b> planning permission	Greenfield
C447	Land to rear of 41 Ebenezer Street, Green Heath, Cannock	0.03	33	399492	313402	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/413 is outline planning permission for the erection of one detached dwelling, granted March 2018	-	Development potential, <b>OUTLINE</b> planning permission	Greenfield

**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C459	Vacant site north of 385 Norton Road, Heath Hayes	0.20	35	401586	309862	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	7	-	CH/17/351 is outline planning permission for residential development (indicative capacity of 7 dwellings), granted October 2017.	TPOs.	Development potential, <b>OUTLINE</b> planning permission	Greenfield
<b>Minor Cannock Outline Planning Permission Sub-Totals</b>												<b>37</b>	<b>0</b>				
<b>MINOR OUTLINE PLANNING PERMISSION: RUGELEY</b>																	
R150	Land adjoining 80 Hardie Avenue, Rugeley	0.02	50	404427	317014	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/16/388 is outline planning permission for 1 dwelling, granted January 2017. Site formerly part of site R45 (garage courts).	-	Development potential, <b>OUTLINE</b> planning permission	Brownfield
R161	36 Yew Tree Road, Rugeley	0.03	33	404785	316874	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	1	-	CH/17/268 is outline planning permission for 1no dwelling, granted October 2017.	-	Development potential, <b>OUTLINE</b> planning permission	Greenfield
R163	Land at Brereton Fields, 37 Gorse Lane, Rugeley	0.08	25	404554	316582	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	2	-	CH/17/358 is outline planning permission for the erection of 2no. Detached 4 bedroom houses, granted December 2017.	AONB	Development potential, <b>OUTLINE</b> planning permission	Greenfield
<b>Minor Rugeley Outline Planning Permission Sub-Totals</b>												<b>4</b>	<b>0</b>				
<b>MINOR OUTLINE PLANNING PERMISSION: NORTON CANES</b>																	
N61	Land at 153, Norton East Road, Norton Canes	0.28	32	402,575	308,844	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	9	-	CH/16/454 is outline planning permission for residential development, granted April 2017.	Green Space Network. Historic Landfill	Development potential, <b>OUTLINE</b> planning permission	Greenfield
<b>Minor Norton Canes Outline Planning Permission Sub-Totals</b>												<b>9</b>	<b>0</b>				
<b>MINOR SITES OUTLINE PLANNING PERMISSION TOTAL:</b>												<b>50</b>	<b>0</b>				

**0-5 MINOR SITES SUB-TOTAL:**

**360**      **0**

**360**

**0-5 URBAN SITES TOTAL:**

**1330**      **0**

**1330**

**APPENDIX 1: 0-5 YEARS SITES (RURAL SITES)**

<b>RURAL SITES: CANNOCK</b>																	
C344	Garage Court, Cannock Wood Street, Hazelslade, Cannock	0.05	60	402539	312531	Minor	TRUE	TRUE	Achievable within 5 years	Suburban Area - 30dph	-	3	-	CH/17/136 is full planning permission for the erection of 3 dwellings, granted May 2017. Former Council garage site redeveloped to provide affordable housing.	AONB	Development potential, <b>FULL</b> planning permission	Brownfield



**APPENDIX 7: 0-5 YEAR DELIVERABLE SITES**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield			
												Suggested allocation via consultation or planning application	Indicative Capacity							
C374	74 Hayfield Hill, Cannock Wood	0.11	9	404547	311670	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	1	-	Erection of 3 bed detached dwelling, granted full planning permission May 2014 (CH/14/0175).	AONB	<b>UNDER CONSTRUCTION</b>	Greenfield			
C379	38 Park Gate Road, Cannock Wood	0.17	18	404613	312499	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	3	-	CH/16/348 is full planning application for 4 detached dwellings and demolition of existing dwelling, granted February 2016. 3 net dwellings.	AONB	<b>UNDER CONSTRUCTION</b>	Greenfield			
C415	Land at 53, Hayfield Hill, Cannock Wood	0.28	7	404634	311812	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	2	-	CH/16/178 is outline planning permission for the demolition of the existing dwelling and erection of 3 dwellings, granted December 2016. Reserved matters approved September 2017. 2 net dwellings.	AONB	Development potential, <b>FULL</b> planning permission	Greenfield/ Brownfield			
C421	17, Ironstone Road, Cannock	0.06	17	403382	311563	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	1	-	CH/17/079 is full planning permission for the erection of 1 dwelling, granted May 2017	-	Development potential, <b>FULL</b> planning permission	Greenfield			
C435	167 Rawsley Road, Cannock	0.04	25	401822	312508	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	1	-	CH/17/107 is outline planning permission for the erection of 1 detached dwelling, granted June 2017.	Adjacent to SSSI	Development potential, <b>OUTLINE</b> planning permission	Greenfield			
C443	The Bungalow, Cannock Wood Street, Cannock	0.09	22	402354	312715	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	2	-	CH/17/404 is for full planning permission for demolition of existing bungalow and erection of 3 dwellings, granted December 2017. 2 net dwellings.	AONB	Development potential, <b>FULL</b> planning permission	Greenfield/ Brownfield			
<b>RURAL SITES: RUGELEY</b>																				
R117	11 Bradwell Lane, Cannock Wood, Rugeley	0.06	17	404627	312238	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	1	-	CH/14/0372 is outline planning permission for 1 dwelling, granted January 2015. CH/15/0462 is full application for a detached dwelling- not yet determined.	AONB	Development potential, <b>OUTLINE</b> planning permission	Greenfield			
R134	Hagley Farm, Jones Lane, Slitting Mill	0.47	6	403127	317645	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	3	-	CH/15/0302 is prior approval for the change of use of 2 agricultural outbuildings into 3 dwellings, granted September 2015.	-	Development potential, <b>FULL</b> planning permission	Greenfield			
R155	Land at 45, Slitting Mill Road, Rugeley	0.04	25	402919	317294	Minor	TRUE	TRUE	Achievable within 5 years	Rural Area - Established Settlement or Village - 20dph	-	1	-	CH/16/376 is full planning permission for the erection of 1 dwelling, granted March 2017. CH/18/062 is resubmission, not yet determined.	-	Development potential, <b>FULL</b> planning permission	Greenfield			
<b>0-5 RURAL SITES TOTAL:</b>												<b>18</b>	<b>0</b>							
												<b>18</b>								
<b>GRAND TOTALS 0-5 YEAR SITES</b>												<b>1348</b>		<b>0</b>						
												<b>1348</b>								

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				

**6-15 MAJOR SITES**

**Major Sites Cannock**

<b>C37 (Part 2)</b>	Land off Green Heath Road, Hednesford- Pye Green Valley Development	11.40	37	399320	313159	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	41	-	CH/06/0205 is the outline approval for residential development granted in December 2009. On site distributor road received Reserved Matters approval (with conditions) in December 2009 (CH/08/0386) and has been completed. CH/14/0268 is reserved matters planning permission for 425 dwellings, granted May 2015. 291 dwellings to be completed. Site has been split into 2 parts - 250 dwellings in 0-5 years, 41 dwellings in 6-15 years (based on build out programme from developer- Persimmon).	-	<b>UNDER CONSTRUCTION</b>	Greenfield
<b>C63</b>	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford	0.30	83	399861	312498	Major	TRUE	TRUE	Achievable within 6 - 15 years	Urban Town Centre - 50dph	-	25	-	CH/08/0165 is full planning permission for 25 flats and 2 bungalows. Application has expired. Site owner still wishes to take site forward for residential development. Site being considered for allocation as part of the Hednesford Neighbourhood Plan for retirement housing provision (potential C3 use class as independent apartments). Potential for site area to expand to adjacent land under same land ownership and for capacity to therefore increase as per Hednesford Neighbourhood Plan allocation. SHLAA site reflects previous planning consent area only at present. To keep under review in line with the emerging Hednesford Neighbourhood Plan.	-	Development potential, <b>NO</b> planning permission	Brownfield
<b>C113</b>	Land to the West of Pye Green Road, Hednesford	22.90	39	398282	313528	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	562	-	This is an allocated Strategic Housing Site in the Local Plan 2014- capacity of the site is up to 900 dwellings overall. A Development Brief has been produced for the site. Site area is circa 62ha. The potential area for residential development is estimated at 22.9ha. Outline planning permission has been granted (CH/11/0395, August 2012) for up to 700 dwellings covering most of the site. A full planning application has been approved for 119 dwellings on the northern part of the site (C113a) and a reserved matter approved for 219 dwellings in the south-west corner of site (C113(b)) - these dwellings have been deleted from the 900 dwelling capacity to avoid double counting. 81 dwellings do not currently benefit from planning consent. Several reserved matters approvals granted included for enabling works, green spaces, play areas and recreation routes- on site school also currently under development. CH/18/080 is a reserved matters application by Barratts for phases 2 and 3 comprising 481 dwellings with associated access- not yet determined. CH/18/121 is full planning application for the erection of 52no dwellings on south-east corner of site (Common Farm), not yet determined. The latter site does not benefit from the outline planning consent CH/11/395 but forms part of the strategic allocation and would contribute to the 900 dwelling capacity overall.	Due to the proximity of the Cannock Chase Special Area of Conservation (SAC) the site will be required to provide mitigating measures in order to resolve any adverse impacts the development could have on the SAC and surrounding AONB. Some Coal Authority High Risk Development Areas/TPOs on site.	Development potential, <b>OUTLINE</b> planning permission (481 dwellings)/ Development potential, <b>NO</b> planning permission (81 dwellings)	Greenfield

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C152	26 - 28 Wolverhampton Road, Cannock	0.12	175	397923	309989	Major	TRUE	TRUE	Achievable within 6 - 15 years	Urban Town Centre - 50dph	-	21	-	CH/15/0078 is full planning permission for 21no. 1 bed flats, granted May 2015. However, landowner is due to submit revised outline planning application for additional capacity on site imminently. Landowner intends to develop-potentially as landlord to future rental properties.	-	Development potential, <b>FULL</b> planning permission	Brownfield
C177	Land at Girton Road/Spring Street, Cannock	0.40	30	398483	309725	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	100%	-	12	The site is currently laid to grass and is vacant. County Council pursuing planning application and disposal.	Currently open space - previously used as a school playing field. To be left in-situ for 10 years (from 2006) under Sport England rules.	Development potential, <b>NO</b> planning permission	Greenfield
C178	County Grounds Depot, Cannock Road, Cannock	0.44	30	398593	310918	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	100%	-	13	Currently forms the County Grounds Depot which supports a building and open area where operational material is kept. Site now identified as surplus to requirements and County will be seeking disposal.	Potentially contaminated due to the current on-site activity	Development potential, <b>NO</b> planning permission	Brownfield
C222(d)	Roman Court, Cannock South, Bridgtown	0.48	25.00	398317	308433	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	12	-	CH/18/035 is full planning application for the erection of 12no apartments, not yet determined. Site previously benefitted from outline planning consent for 18no apartments (CH/10/0127- across wider site). Shares access with site C382.	-	Development potential, <b>NO</b> planning permission	Brownfield
C270	Former Parker Hannifin Site, Walkmill Lane, Cannock	2.90	40	397742	308440	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	116	-	CH/15/0080 is outline planning application for the erection of up to 93 dwellings, refused May 2016 primarily on the grounds of no affordable housing provision- under appeal. The site has since been purchased by the Homes and Communities Agency who are pursuing residential development of the site, including affordable housing provision. CH/17/452 is an outline application including access for up to 116 dwellings, not yet determined. Site has contamination issues from industrial legacy. Site area is 3.3ha. Net developable area is circa 2.9ha.	Site is contaminated in parts. Historic Landfill. Proximity to AQMA.	Development potential, <b>NO</b> planning permission	Brownfield
C432	Gestamp, Wolverhampton Road/A5 Watling Street, Cannock	4.50	41	397177	309118	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	185	-	Site owners have recently confirmed relocation of the company to alternative site and plans for mixed use redevelopment of current premises. Relocation to begin mid-2017 and expected to be complete by 2020. CH/17/323 is outline planning application for demolition of existing factory and offices and erection of up to 180 dwellings and up to 30,000 square foot of employment floor space (B1(c) and B8 Use Class), access and associated works. Not yet determined. Site area is 5.3ha. Circa 4.5ha net developable area.	TPOs. Adjacent Historic Landfill. Proximity to AQMA. Potential contamination from industrial use.	Development potential, <b>NO</b> planning permission	Brownfield

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
<b>C422 (b)</b>	Blocks C-D, Beecroft Court, Beecroft Road, Cannock	0.19	105	398241	310555	Major	TRUE	TRUE	Achievable within 6 - 15 years	Urban Town Centre - 50dph	-	20	-	CH/17/113 is prior approval for the change of use from offices to 60 apartments. Two blocks of 40 flats have been completed (Site C422(a)). Site C422(b) is for the outstanding 20 units. Agent advises that at present these are not to be developed in the short term.	-	Development potential, <b>FULL</b> planning permission	Brownfield
<b>C457</b>	108, 102-106 High Green Court, Cannock	0.10	100.00	397920	310150	Minor	TRUE	TRUE	Achievable within 6-15 years	Urban Town Centre - 50dph	-	10	-	CH/18/041 is prior notification for change of use from office space to residential apartments, not yet determined.	-	Development potential, <b>NO</b> planning permission	Brownfield
<b>Cannock Major Sites Totals</b>												<b>992</b>	<b>25</b>				
<b>Major Sites Rugeley</b>																	
<b>R9</b>	Aelfgar School, Taylors Lane, Rugeley	1.60	53	404269	318285	Major	TRUE	TRUE	Achievable within 6 - 15 years	Urban Town Centre - 50dph	-	85	-	Identified in the Rugeley TC Area Action Plan as a site for re-development as part of re-organisation of secondary school provision in Rugeley. County Council currently undertaking pre-application work for an extra care and residential scheme but awaiting outcome of extra care review. Demolition works required. Willing to sell. Site area 1.88ha. Net developable area assumed to be 1.6ha (based on town centre location).	Green Space Network/TPOs along edge of site. Adjacent to Conservation Area.	Development potential, <b>NO</b> planning permission	Brownfield
<b>R16</b>	Pear Tree Primary School, Hardie Avenue, Rugeley	1.40	29	404277	317325	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	40	-	CH/15/0084 is outline planning permission for the erection of 72 dwellings (joint application with site R16), granted May 2015. Joint venture between Cannock Chase Council and Staffs County Council. Liaising with potential developers on scheme.	Green Space Network covers part of site (former school fields)	Development potential, <b>OUTLINE</b> planning permission	Brownfield/Greenfield
<b>R20</b>	Land at end of Wharf Road, Rugeley	1.06	30	404471	317330	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	32	-	CH/15/0084 is outline planning permission for the erection of 72 dwellings (joint application with site R16), granted May 2015. Joint venture between Cannock Chase Council and Staffs County Council. Liaising with potential developers on scheme.	-	Development potential, <b>OUTLINE</b> planning permission	Brownfield
<b>R22</b>	Former Exterior Profiles Ltd, Gregory Works, Armitage Road, Brereton	0.43	53	405600	316723	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	23	-	Site previously benefited from full planning permission (CH/07/0215) for the demolition of the industrial unit and the erection of 18 apartments and 5 houses, granted March 2007. Landowner has expressed continued interest in taking forward redevelopment of the site in the medium term.	Adjacent to Conservation Area	Development potential, <b>NO</b> planning permission	Brownfield
<b>R23</b>	Main Road, Brereton (between Cedar Tree Hotel and Library)	0.53	50.94	405394	316242	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	27	-	CH/18/016 is full planning application for the change of use of the Cedar Tree Hotel and annex to provide 11 no apartments/dwellings and development of the car park to provide 16 no dwellings. Also requires listed building consent. Not yet determined. Site benefited from previous planning consent for residential development.	Within Conservation Area and affects listed building, TPOs.	Development potential, <b>NO</b> planning permission	Brownfield

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
R139	Heron Court, Heron Street, Rugeley	0.15	67	404664	317988	Major	TRUE	TRUE	Achievable within 6 - 15 years	Urban Town Centre - 50dph	-	10	-	CH/15/0416 is outline planning application for the erection of a four story block of 8 no 2-bedroom apartments and a pair of 3 bed semi-detached dwellings, not yet determined.	Within Conservation Area.	Development potential, <b>NO</b> planning permission	Brownfield
<b>Rugeley Major Sites Totals</b>												<b>217</b>	<b>0</b>				

**Major Sites Norton Canes**

N13 (Part 2)	Land off Norton Hall Lane and Butts Lane, Norton Canes	13.60	33	401569	307547	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	350	-	Saved Local Plan site (C7 policy). CH/10/0294 is outline planning permission, granted May 2015 for a mixed use site with a maximum of 450 new houses. Site size circa 24ha. The size of the residential area is suggested as 13.6ha. Site has been split into 2 parts - 100 dwellings in 0-5 years, 350 dwellings in 6-15 years. Reserved Matters application for 450 dwellings in process of being determined (CH/17/450).	TPOs, moated sites (historical interest), neighbouring M6 Toll/industrial uses. Proximity to AQMA.	Development potential, <b>OUTLINE</b> planning permission	Greenfield
N23	Land off of 71 Burntwood Road, Norton Canes	3.20	20	402186	308880	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	65	-	CH/13/0020 is outline planning permission for 65 dwellings, granted December 2017. Landowner pursuing disposal to a developer. Site is being actively marketed by Bagshaws. Site area 3.7ha. Net developable area circa 3.2ha.	Proximity to AQMA.	Development potential, <b>OUTLINE</b> planning permission	90% Greenfield, 10% Brownfield
N25	Land off Walsall Road near Cherry Brook, Norton Canes	1.65	30	401798	307309	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	75%	-	50	Site has been separated from the larger site of N13 as this is in different ownership. Indicative capacity assessment suggests circa 50 dwellings based upon 75% net developable area (site area of circa 2.2ha). Landowner (non-developer) willing to sell. Application expected shortly from interested developer (affordable housing provider).	Green Belt crosses southern edge of site. M6 Toll borders southern boundary of site. Gains Brook runs across northern site boundary. Proximity to AQMA.	Development potential, <b>NO</b> planning permission	Greenfield
<b>Norton Canes Major Sites Totals</b>												<b>415</b>	<b>50</b>				

**6-15 MAJOR SITES SUB-TOTALS:**

**1624**

**75**

**6-15 MINOR SITES**

**Minor Sites Cannock**

C10	Garage court, off Gaelic Road, Cannock	0.05	40	397722	311533	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	100%	-	2	Has been identified as being a possible site for disposal and levels of occupancy will be monitored. Currently no authority to sell.	-	Development potential, <b>NO</b> planning permission	Brownfield
C95	Land between Newhall Street and Wolverhampton Road, Cannock	0.70	2.86	397778	309856	Minor	TRUE	TRUE	Achievable within 6-15 years	Urban Town Centre - 50dph	-	2	-	CH/17/461 is a planning application for the erection of 2no. detached dwellings, not yet determined.	-	Development potential, <b>NO</b> planning permission	Greenfield

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C103	Land off St. John's Road, Cannock	0.25	32	397907	309533	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	100%	-	8	Cabinet decision 10/7/03 declared surplus to requirements and is due for disposal.	-	Development potential, <b>NO</b> planning permission	Brownfield
C105	50 Park Street & Union Street, Bridgtown	0.08	88	398278	308597	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	7	-	Application CH/08/0006 was planning permission for 16 flats, now expired. Owner now considering revised scheme of 7 houses, in medium term. Site owned by intended developers. Requires relocation of business but this business is owned by landowner/developer so not considered a constraint.	-	Development potential, <b>NO</b> planning permission	Brownfield
C107	Parking area off Warwick Close, Rumer Hill	0.05	60	398811	309792	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	3	-	Identified as being suitable for 3 two bed bungalows but to be pursued in medium-longer term. Currently no authority to sell.	Coal Authority High Risk Development Area	Development potential, <b>NO</b> planning permission	Brownfield
C130	Garage Court off Brunswick Road near Georgian Place, Cannock	0.08	38	398143	310898	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	3	-	Identified as being suitable for 3 houses but to be pursued in medium-longer term. Cabinet authority to sell decision 21/08/2008.	-	Development potential, <b>NO</b> planning permission	Brownfield
C221	Land at Church Court, 4-8a Church Street, Cannock South, Bridgtown	0.11	36	398023	308680	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	4	-	A planning application was approved (with conditions) for 10 one-bedroom dwellings in May 2010 (CH/09/0317). Site recently sold to non-developer party, but with intention of pursuing development on site. Extension to time limit granted July 2013 (CH/13/0120), but new owners may pursue revised scheme.	Within Conservation Area.	Development potential, <b>NO</b> planning permission	Brownfield
C250	Land to the rear of 53 Hatherton Road, Cannock	0.10	10	397349	310329	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	1	-	CH/14/0306 is outline planning permission for one detached 4 bungalow granted in February 2015. Recently expired.	-	Development potential, <b>NO</b> planning permission	Greenfield
C299	Former Farm Garage, Hednesford Road, Heath Hayes	0.18	33	400886	310564	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	100%	-	6	Cleared site of former car garage. Planning permission CH/05/0161 for 9 flats and 2 dwellings granted June 2006- now expired. Site owned by developer, Tudorworth Properties, who do wish to develop site in the medium-longer term. Site capacity estimated based on provision of no flats- dwellings only.	-	Development potential, <b>NO</b> planning permission	Brownfield
C302	Cannock Royal British Legion, 21 Stafford Road, Cannock	0.03	133	397936	310376	Minor	TRUE	TRUE	Achievable within 6-15 years	Urban Town Centre - 50dph	-	4	-	Full planning permission for proposed extension to create four 2-bedroom flats, granted May 2013 (CH/13/0086). Now expired. In proximity to Conservation Area.	-	Development potential, <b>NO</b> planning permission	Brownfield
C307	Land rear of 115 Newhall Street, with access off Wolverhampton Road, Cannock	0.07	14	397767	309851	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/13/0088 is an extension to time limit for the erection of one detached house, granted May 2013. Now expired.	-	Development potential, <b>NO</b> planning permission	Greenfield

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C330	Land adjacent to 95 Cannock Road, Heath Hayes	0.04	25	401280	309944	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/13/0392 is full planning permission for the erection of one 3 bedroom dwelling, granted February 2014. Now expired.	Coal Authority High Risk Development Area	Development potential, <b>NO</b> planning permission	Brownfield
C349	1-3B Mill Street, Cannock	0.05	160	398146	310078	Minor	TRUE	TRUE	Achievable within 6-15 years	Urban Town Centre - 50dph	-	8	-	CH/14/0243 is prior approval for change of use of first and second floors from B1 office to up to 8 dwellings, granted September 2014. Within Conservation Area-adjacent to listed building. Recently expired.	Within Conservation Area	Development potential, <b>NO</b> planning permission	Brownfield
C357	Olistica, 385 Pye Green Road, Cannock	0.03	33	398347	312388	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/14/0374 is full planning permission for extension and change of use to form 1 flat, granted January 2015. Recently expired.	-	Development potential, <b>NO</b> planning permission	Brownfield
C358	63-65 Market Place, Cannock	0.02	50	397974	310139	Minor	TRUE	TRUE	Achievable within 6-15 years	Urban Town Centre - 50dph	-	1	-	CH/14/0436 is prior approval to change use from B1 office to 1 bedroom flat, granted January 2015. Recently expired.	Within Conservation Area.	Development potential, <b>NO</b> planning permission	Brownfield
C365	Land to the rear of 26 Blewitt Street, Hednesford	0.02	50	399647	313065	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/14/0210 is full planning permission for a two bedroom bungalow, granted September 2014. Recently expired.	-	Development potential, <b>NO</b> planning permission	Greenfield
C389	Land to the rear of 454-460 Littleworth Road, Cannock	0.27	15	401793	311985	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	4	-	CH/14/0176 is full planning application for the erection of 5 dwellings as well as the demolition of an existing dwelling, not yet determined (4 net dwellings).	-	Development potential, <b>NO</b> planning permission	Brownfield
C448	Land to rear of 1-5 Victoria Street, Cannock	0.07	29	398,431	311515	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	2	-	CH/18/111 is a full planning application for the erection of 2no. Detached bungalows, not yet determined.	-	Development potential, <b>NO</b> planning permission	Greenfield
C449	323 & 325 Cemetery Road, Cannock	0.05	20	397,838	311620	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/17/394 is a full planning application for the change of use of 1no dwelling back to 2no. Dwellings, not yet determined. 1 net dwelling.	-	Development potential, <b>NO</b> planning permission	Brownfield
C450	Land at 53 Gorse Lane, Cannock	0.13	8	397,078	310213	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/17/252 is an outline planning application for the erection of 1no three bed dormer bungalow, not yet determined.	-	Development potential, <b>NO</b> planning permission	Greenfield
C455	58A, Market Street, Hednesford	0.11	9	400,223	312417	Minor	TRUE	TRUE	Achievable within 6-15 years	Urban Town Centre - 50dph	-	1	-	CH/17/427 is a planning application for the conversion of the rear store to 1no. Ground floor flat, not yet determined.	-	Development potential, <b>NO</b> planning permission	Brownfield
C456	124 New Penkridge Road, Cannock	0.10	80.00	397227	310580	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	8	-	CH/18/092 is a planning application for the erection of 8no. two bed apartments, not yet determined.	-	Development potential, <b>NO</b> planning permission	Brownfield/ Greenfield
C461	Rear of Ashworth House, Church Street, Cannock, WS11 5DZ	0.22	13.64	399053	311629	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	3	-	CH/18/137 is a planning application for the proposed erection of 3no. dwelling houses, not yet determined.	-	Development potential, <b>NO</b> planning permission	Brownfield

**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
C464	Land at Rowley Close, Hednesford, Cannock	0.28	32.14	399515	313750	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	9	-	Identified as being suitable for 8-10 houses but to be pursued in medium term. No Cabinet authority to sell. Former garage site and land- garage bases remain along with large grassed area.	Third party access	Development potential, <b>NO</b> planning permission	Greenfield/ Brownfield
C465	Land at The Willows, Cannock	0.23	39.13	397320	310057	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	9	-	Identified as being suitable for 8-10 houses but to be pursued in medium term. No Cabinet authority to sell. Informal amenity space with scout hut on site (currently on lease).	Current community use on site	Development potential, <b>NO</b> planning permission	Greenfield/ Brownfield
C466	Land at Middleway, Rawsley	0.09	44.44	402072	312505	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	4	-	Identified as being suitable for 4 houses but to be pursued in medium term. No Cabinet authority to sell. Currently serves as informal grassed area.	Coal Authority High Risk Development Area	Development potential, <b>NO</b> planning permission	Greenfield
<b>Cannock Minor Sites Totals</b>												<b>79</b>	<b>16</b>				
<b>Minor Sites Rugeley</b>																	
R93	26 West Butts Road, Rugeley	0.10	20	402737	318400	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/12/0409 is full planning permission for the erection of one 4 bedroom bungalow (including reconfiguration of existing bungalow on site), granted January 2013. Now expired.	ACNB	Development potential, <b>NO</b> planning permission	Greenfield
R100	1 The Green, Rugeley	0.02	50	404994	316757	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	Outline planning permission (CH/13/0137) for 1 house, granted June 2013. Now expired.	-	Development potential, <b>NO</b> planning permission	Greenfield
R114	Garage Court, St Michaels Drive, Brereton	0.14	29	405212	316497	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	4	-	A Cabinet report dated 29.01.15 to obtain approval via a development brief to develop four two bed houses by October 2017. Council built properties for affordable housing provision. Replaces former site R24. In proximity to Conservation Area. Site now being considered for development in the medium term. Cabinet authority to sell decision 15/11/07.	-	Development potential, <b>NO</b> planning permission	Brownfield
R142	Land adjacent to 28 Hardie Avenue, Rugeley	0.14	36	404330	317247	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	5	-	CH/15/0255 is full planning application for the erection of 5 dwellings- not yet determined.	Green Space Network	Development potential, <b>NO</b> planning permission	Greenfield/ Brownfield
R164	Rachel Lamey Hair & Beauty, 57 Horsefair, Rugeley	0.07	14	404578	317660	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	1	-	CH/17/343 is a retrospective application to change the use of first floor office to residential apartment, not yet determined.	Conservation Area	Development potential, <b>NO</b> planning permission	Brownfield
R165	153 Armitage Road, Rugeley	0.01	100	405467	316902	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	1	-	CH/17/473 is a full planning application for the creation of 1 no dwelling, not yet determined.	Conservation Area	Development potential, <b>NO</b> planning permission	Brownfield
R168	Land off Ashleigh Road, Pear Tree Estate, Rugeley	0.12	33	404331	317216	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	4	-	CH/17/295 is a full planning application for the erection of two pairs of semi-detached dwellings, not yet determined.	Green Space Network	Development potential, <b>NO</b> planning permission	Brownfield



**APPENDIX 8: 6 - 15 YEAR DEVELOPABLE SITES (PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				
R171	Land adjacent Old Brewery, 155 Armitage Road, Rugeley	0.06	33	405506	316862	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	2	-	CH/17/454 is a full planning application for the erection of 1no. 3 bed house and 1no. 4 bed house, not yet determined	Conservation Area	Development potential, <b>NO</b> planning permission	Brownfield
R172	Land rear of 7 & 9 Davey Place, Rugeley, WS15 1NA	0.02	50	403940	316669	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	1	-	CH/18/103 is a planning application for the erection of one detached dormer bungalow, not yet determined.	-	Development potential, <b>NO</b> planning permission	Greenfield
R173	Land at Kelly Avenue/Coulthwaite Way, Brereton	0.10	50	404729	316907	Minor	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	5	-	Identified as being suitable for 4-6 houses but to be pursued in medium term. No Cabinet authority to sell. Grassed area/embankment adjacent to Council owned flats.	-	Development potential, <b>NO</b> planning permission	Greenfield
<b>Rugeley Minor Sites Totals</b>												<b>25</b>	<b>0</b>				

**Minor Sites Norton Canes**

N5	Garage court off Red Lion Lane / Braemar Road, Norton Canes	0.14	36	402626	307718	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	100%	-	5	Cabinet decision 21/08/08 to set in motion course of action for disposal of garage courts. Site is still with Housing Services. Site is accessible from both sides. Identified as being suitable for 5 dwellings (mix of two bed houses and bungalows) currently being considered for development in medium term.	-	Development potential, <b>NO</b> planning permission	Brownfield
N39	Land formerly 4-6 Poplar Street, Norton Canes	0.05	40	402173	308489	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	2	-	Two semi-detached dwellings. Full approval with conditions November 2009 (CH/09/0306). Dwellings started and near completion but site appears to have stalled.	-	Development potential, <b>FULL</b> planning permission	Brownfield
N50	88 Brownhills Road, Cannock	0.04	25	402216	308306	Minor	TRUE	TRUE	Achievable within 6-15 years	Suburban Area - 30dph	-	1	-	CH/14/0001 is full planning permission for the erection of a detached 3 bedroom bungalow, granted June 2014. Recently expired.	-	Development potential, <b>NO</b> planning permission	Greenfield
<b>Norton Canes Minor Sites Totals</b>												<b>3</b>	<b>5</b>				

**6-15 MINOR SITES SUB-TOTALS:**

**107**

**21**

**6-15 GRAND TOTALS:**

**1731**

**96**

**1827**

**APPENDIX 9: 6 - 15 YEAR DEVELOPABLE SITES (POST PLAN PERIOD)**

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Easting	Northing	Major or Minor Site?	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
												Suggested allocation via consultation or planning application	Indicative Capacity				

**6-15 MAJOR SITES**

**Major Sites Cannock**

<b>C220 (a)</b>	Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock	0.9	37	399794	311364	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	34	-	Would involve demolition of existing manufacturing/storage properties and land acquisition. Pre-application discussions undertaken. Majority landowner is developer- however it may require additional landowners to facilitate wider development.	Adjacent industrial uses	Development potential, <b>NO</b> planning permission	Brownfield/ Greenfield
<b>C220 (b)</b>	Site B - Image Business Park, East Cannock Road, Hednesford, Cannock	0.7	50	399723	311352	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	33	-	Would involve demolition of existing manufacturing/storage properties and land acquisition. Pre-application discussions undertaken. Majority landowner is developer- however it may require additional landowners to facilitate wider development.	Adjacent industrial uses	Development potential, <b>NO</b> planning permission	Brownfield
<b>Cannock Major Sites Totals</b>												<b>67</b>	<b>0</b>				

**Major Sites Rugeley**

<b>R18</b>	Land at The Mossley, off Armitage Road	1.3	31	405014	317472	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	40	-	Site previously considered restricted due to access issues. However, the owner of the site has now purchased land which would enable a widened access to the development. However, there are now landownership issues which require resolution before the site can progress. Site area 1.8ha. Net developable area assumed to be 1.3ha.	Landownership/ highways access. Adjacent to Conservation Area.	Development potential, <b>NO</b> planning permission	Brownfield
<b>R18(a)</b>	Parcel of land at The Mossley off Armitage Road	0.0	0	404957	317484	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	-	-	Site associated with development proposal at R18 but is under separate ownership. At present it is unclear whether or not this parcel would be required to facilitate access to R18 therefore no capacity is identified but may be forthcoming as part of wider development scheme for R18.	Landownership/ highways access. Adjacent to Conservation Area.	Development potential, <b>NO</b> planning permission	Brownfield
<b>R43(a)</b>	Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton	1.7	41	404767	316465	Major	TRUE	TRUE	Achievable within 6 - 15 years	Suburban Area - 30dph	-	70	-	Site comprises the former Kodak Finishing Works and a Transport Depot. Identified as low quality employment area. Site area is 2.3ha. Net developable area assumed to be 1.7ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Potential site investigation required to rear of site (colliery spoil), Coal Authority High Risk Development Area. Adjacent to ACNB. Adjacent industrial uses.	Development potential, <b>NO</b> planning permission	Brownfield

R43(b)	Former Milk Depot, Redbrook Lane Industrial Estate, Brereton	0.7	34	404819	316525	Major	TRUE	TRUE	Achievable within 6 -15 years	Suburban Area - 30dph	-	23	-	Site comprises the former Kodak Finishing Works and a Transport Depot. Currently occupied by business. Identified as low quality employment area. Site area is 0.75. Net developable area assumed to be 0.68ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Coal Authority High Risk Development Area. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield
R43(c,d,e,f,g)	Sites at Redbrook Lane Industrial Estate, Brereton	0.7	34	404723	316458	Major	TRUE	TRUE	Achievable within 6 -15 years	Suburban Area - 30dph	-	24	-	Site forms part of current industrial estate- buildings partly occupied. Multiple landowners. Identified as low quality employment area. Site area is 0.8ha. Net developable area assumed to be 0.7ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield
R43(h)	Land at Redbrook Lane, Brereton	0.6	33	404800	316397	Major	TRUE	TRUE	Achievable within 6 -15 years	Suburban Area - 30dph	-	20	-	Site forms part of current industrial estate- buildings partly occupied. Identified as low quality employment area. Site area is 0.65ha. Net developable area is assumed to be 0.6ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield
R127	Rugeley Power Station, Rugeley	55.0	-	405601	317840	Major	TRUE	TRUE	Achievable within 6 -15 years	Suburban Area - 30dph	-	-	-	Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station in the short term. No known capacities at this stage within CCDC area. Lichfield District have identified potential capacity for residential development within Local Plan Site Allocations 2017 consultation for part of site within Lichfield District. Site will require masterplanning exercise and consultation on Supplementary Planning Document expected in 2017. Decommissioning and site clearance expected within circa 4 years. Site also included within ELAA Site Ref RE24.	Part of site (forming golf course) lies within Flood Zone 2/3. Green Space Network. Historic Landfill. Significant demolition works required. Ground remediation works will be required. Major redevelopment site- infrastructure provision.	Development potential, NO planning permission	Brownfield/ Greenfield
<b>Rugeley Major Sites Totals</b>												<b>177</b>	<b>0</b>				
<b>6-15 MAJOR SITES SUB-TOTALS:</b>												<b>244</b>	<b>0</b>				
<b>6-15 GRAND TOTALS:</b>												<b>244</b>	<b>0</b>	<b>244</b>			

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
<b>Green Belt and AONB Sites</b>															
<b>CANNOCK</b>															
C115	Land at Newlands Lane, Heath Hayes	0.75	14.81	401296	309849	FALSE	FALSE	-	Green Belt and AONB - 15dph	90%	-	10	The site currently functions as a nursery/garden centre. It was put forward as site 07 in the Site Allocations.	Greenbelt policy. Coal Authority High Risk Development Area. Proximity to AQMA.	-
C116	Land south of A5190, Lichfield Road, Heath Hayes	14	-	401525	309625	FALSE	FALSE	-	Green Belt and AONB - 15dph	75%	-	-	Formerly proposed large extension- original submission for 3,000 dwellings for whole site. Area now largely covered by other more recent submissions for separate parcels including C84, C116(a), C116(b), C279, C352 and C326. This site is therefore the remainder of land from original site C116 carried forward. Area largely comprises the Fair Lady Coppice Country Park. Unlikely to accommodate built development- may form part of open space to adjoining larger scale proposals.	Greenbelt policy. Coal Authority High Risk Development Area. Historic Landfill. Features of Archaeological Interest. Local Plan Proposed Recreational Footpath/Cycle Route to south of site. Fair Lady Coppice Country Park- accessible recreational area of ecological value. Proximity to AQMA.	-
C116(a)	Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)	47	26	400574	309641	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	937	-	Previously formed part of C116 but site has since been put forward as separate representation. Dwelling range of 700-937 suggested by site promoters based upon 20ha-36ha developable area (slightly different development area boundaries proposed by different parties- largest extent depicted on mapping).	Greenbelt policy. Coal Authority High Risk Development Area (north east edge of site). TPOs. Largest extent of site suggested by one developer party includes third party land. Proximity to AQMA.	-
C116(b)	Land south of A5190, Lichfield Road, Heath Hayes (Phase 2)	43	28	400712	309359	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	784	-	Previously formed part of C116 but site has since been put forward as separate representation. 784 dwellings based upon 28ha developable area suggested. Another developer party has suggested use of the site as a Country Park, in conjunction with the residential development of C116(a).	Green Belt policy. SBI in centre of site. Third party ownership to an access. Access may rely on other sites coming forward in tandem/prior to this site. Historic Landfill. Proximity to AQMA.	-
C119	Former Severn Trent Plc Land, Wedges Mills	2.3	13	396996	308782	FALSE	FALSE	-	Green Belt and AONB - 15dph	90%	-	30	Greenbelt policy, access issues, Flood Zones 2 and 3 cover site, Potential contamination (former effluent lagoon). 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 employment/recreational uses- ELAA ref CE54.	Greenbelt policy, Access Problems, Flood Risk, Potential Contamination (former effluent lagoon). Historic Landfill. Hatherton Branch Canal route. Proximity to AQMA.	-
C120	Land at the Grange, Cannock Wood St, Hazelslade	1.2	14.81	402679	312381	FALSE	FALSE	-	Green Belt and AONB - 15dph	90%	-	16	The site no longer includes the Grange building as on Site 22 on the site allocations.	Greenbelt policy, TPO's. Coal Authority High Risk Development Area.	-
C121	Land to the rear of Longford House, Watling Street, Cannock	2	35	396750	309253	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	70	-	Cross boundary site with South Staffordshire District with suggested total capacity of around 87 dwellings in total (70 on CCDC part of site).	Green Belt, TPOs.	-
C122b	Former Iron Foundry, New Hayes Road, Rawnsley	3.4	15.07	403221	311818	FALSE	FALSE	-	Green Belt and AONB - 15dph	75%	-	39	-	Green Belt, SBI.	-
C135	Land at the junction of Cumberledge Hill and Holly Hill Road, Cannock Wood	0.07	16.66	404018	312191	FALSE	FALSE	-	Green Belt and AONB - 15dph	100%	-	1	-	Site within AONB and Greenbelt. TPO.	-
C136	Land adjacent to 29 Cumberledge Hill, Cannock Wood	0.95	13.68	404120	312116	FALSE	FALSE	-	Green Belt and AONB - 15dph	90%	-	13	-	Site within AONB and Greenbelt. Coal Authority High Risk Development Area.	-
C137	Land at Hayfield Hill, Cannock Wood	1.12	28.57	404546	311588	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	32	-	-	Site Within AONB and Green Belt	-
C171	Land off Rugeley Road, Hazelslade, Cannock	2.96	23.65	402630	313163	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	70	-	Land is currently open grassland in agricultural use. Site is located within the greenbelt and AONB.	Greenbelt and AONB policy. Southern edge of site affected by Coal Authority High Risk Development Area.	-
C174	Land at the Bungalow, Rugeley Road, Hazelslade, Cannock	0.68	14.71	401960	312808	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	10	-	Site is situated outside the development boundary and is situated in the AONB.	In AONB. Coal Authority High Risk Development Area.	-
C235	Land adjacent to Cannock Wood Street, Hazelslade	0.44	15.91	402345	312839	FALSE	FALSE	-	Green Belt and AONB - 15dph	100%	-	7	Site is located in the AONB and borders the Green Belt.	In the AONB	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
C264	Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock	65.3	15.26	402214	311675	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	-	-	Site is located in the Green Belt. Site has been submitted in two forms - as single large site (C264) and as separate parcels (see related entries below). No capacity shown for C264 to avoid double counting- previously estimated overall capacity of 1000 dwellings. Replaces former Site C114.	Greenbelt policy. Coal Authority High Risk Development Area. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C264 (a)	Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)	3.3	11.21	401795	311225	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	37	-	Site is located in the Green Belt. Site has been submitted in two forms - as single large site (C264) and as separate parcels.	Greenbelt policy. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C264 (b)	Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)	9.8	19.90	401995	311446	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	195	-	Site is located in the Green Belt. Site has been submitted in two forms - as single large site (C264) and as separate parcels.	Greenbelt policy. Coal Authority High Risk Development Area. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C264 (c)	Parcel C of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Haymaker Way/Barn Way and south of Littleworth Road)	8.5	7.41	401910	311815	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	63	-	Site is located in the Green Belt. Site has been submitted in two forms - as single large site (C264) and as separate parcels.	Greenbelt policy. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C264 (d)	Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)	37	17.00	402320	311759	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	629	-	Site is located in the Green Belt. Site has been submitted in two forms - as single large site (C264) and as separate parcels. 730-1,110 dwellings proposed.	Greenbelt policy. Coal Authority High Risk Development Area. Access may rely on other sites coming forward in tandem prior to this site. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C264 (e)	Parcel E of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Chetwynd Park and west of Cannock Wood Road)	7.2	20.14	402644	312046	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	145	-	Site is located in the Green Belt. Site has been submitted in two forms - as single large site (C264) and as separate parcels. 140-210 dwellings proposed.	Greenbelt policy. Proposed Recreational Footpath/Cycle Way may cross proposed access point. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C265	Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock	141	20.00	402766	311332	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	2820	-	Site is located in the Green Belt	Greenbelt policy and SBI designation. Coal Authority High Risk Development Area. Adjacent to SSSI. Features of archaeological interest. Historic Landfill at edge of site. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C279	Land east of Wimblebury Road at Bleak House, Heath Hayes	18	30.91	401935	310505	FALSE	FALSE	-	Green Belt and AONB 15dph	-	340	-	Site is mainly located in the Green Belt but it also includes site C84 (safeguarded land). Site area is circa 18ha, covering site C84 and extending to the woodland belt to the north and east. Proposed development area is 11ha with the remaining circa 7ha proposed for open space.	Greenbelt policy. Coal Authority High Risk Development Area. Historic Landfill. In proximity to SSSI. Proximity to AQMA. Previously formed part of Open Case Coal and Clay quarry.	-
C289	81 Cannock Wood Street	0.09	11.11	402589	312423	FALSE	FALSE	-	Green Belt and AONB 15dph	-	1	-	Site is located in the Green Belt. Planning Permission refused for erection of one dwelling (CH/12/0134) June 2012. Appeal also dismissed.	Greenbelt policy. Coal Authority High Risk Development Area.	-
C325	Land adjacent to 15 Cannock Wood Street, Cannock	0.33	12.12	402405	312740	FALSE	FALSE	-	Green Belt and AONB 15dph	-	4	-	Outline planning application for 7 dwellings refused January 2015 (CH/13/0401). Full planning application for 4 dwellings refused December 2017 (CH/17/325)	In the AONB. SBI.	-
C326	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	4.8	20.83	401806	309774	FALSE	FALSE	-	Green Belt and AONB 15dph	-	100	-	Site is located in the Green Belt. Formerly part of larger site of C116. Lies adjacent to recently permitted cemetery. Also proposed for employment use - see ELAA reference CE56.	Greenbelt policy. Coal Authority High Risk Development Area. Proposed Recreational Footpath/Cycle way crosses south of site. Proximity to AQMA.	-
C342	Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford	55	20.00	400046	313951	FALSE	FALSE	-	Green Belt and AONB 15dph	-	1100	-	Site is located in the Green Belt and AONB	Site in Greenbelt and AONB	-
C352	Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes	1.1	45.45	401499	309832	FALSE	FALSE	-	Green Belt and AONB 15dph	-	50	-	Site is located in the Green Belt. Formerly part of larger site of C116.	Greenbelt policy. Historic Landfill. Features of archaeological interest. Proximity to AQMA.	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
C373	Land at Court Bank Farm, Cannock Wood	37	-	404211	311628	FALSE	FALSE	-	Green Belt and AONB 15dph	-	-	-	Site suggested for mixed use development. Part of site formerly site C172.	Green Belt and AONB. Coal Authority High Risk Development Area. Scheduled Ancient Monuments on site. Ancient Woodland and TPOs on site.	-
C375	Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford	20	2.50	400975	313545	FALSE	FALSE	-	Green Belt and AONB 15dph	-	50	-	Site suggested for mixed use development. See also ELAA site CE58. Previously granted consent for extension of adjacent golf course (1997- now lapsed). Landowner considers part of land should be considered brownfield due to former quarry activities on site and that residential development could assist continued restoration.	Green Belt and AONB. Former sand and gravel quarry and landfill site. On site water body acts as flood alleviation for Rawsley Road.	-
C376	Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood	2.3	4.35	403296	312038	FALSE	FALSE	-	Green Belt and AONB 15dph	-	10	-	Site is located in the Green Belt and AONB. Site lies within a designated Site of Biological Interest (SBI)	Greenbelt policy, AONB and SBI designation.	-
C393	The Buds, Buds Road, Cannock Wood	0.33	3.03	405037	312248	FALSE	FALSE	-	Rural Area - Established Settlement or Village - 20dph	-	1	-	CH/15/0466 is refusal of planning application for the conversion of a barn to a dwelling (March 2016). CH/17/112 is refusal of resubmission (May 2017)- currently under appeal.	Green Belt, AONB.	-
C399	Land at junction of New Hayes Road and Ironstone Road, Cannock Wood	2.6	14.87	403533	311914	FALSE	FALSE	-	Green Belt and AONB 15dph	75%	-	29	Site is located in the Green Belt and AONB. Adjacent to SBI.	Greenbelt policy and AONB.	-
C400	Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)	1.3	15.38	404396	312087	FALSE	FALSE	-	Green Belt and AONB 15dph	90%	-	18	Site is located in the Green Belt and AONB.	Greenbelt policy and AONB.	-
C401	Land adjacent to 18 Cumberledge Hill, Cannock Wood	1.1	15.15	404424	312216	FALSE	FALSE	-	Green Belt and AONB 15dph	90%	-	15	Site is located in the Green Belt and AONB.	Greenbelt policy and AONB.	-
C402	Land to the rear of 40-46 Hayfield Hill, Cannock Wood	0.38	15.00	404505	311859	FALSE	FALSE	-	Green Belt and AONB 15dph	100%	-	6	Site suggested for residential development.	Greenbelt policy and AONB.	-
C403	Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood	0.13	15.00	404528	311157	FALSE	FALSE	-	Green Belt and AONB 15dph	100%	-	2	Site suggested for residential development.	Greenbelt policy and AONB.	-
C404	Land off Rugeley Road, Cannock Wood	2.3	15.07	404288	311289	FALSE	FALSE	-	Green Belt and AONB 15dph	75%	-	26	Site suggested for residential development.	Greenbelt policy and AONB.	-
C433	Land adjacent Rugeley Road, Hazelslade	4.49	26.73	402502	313009	FALSE	FALSE	-	Green Belt and AONB 15dph	-	120	-	Site suggested for residential development.	Greenbelt policy and AONB. Part of site Coal Authority High Risk Development Area. Adjacent to SBI/Local Nature Reserve.	-
C452	66 Hayfield Hill, Cannock Wood	0.11	9.09	404517	311713	FALSE	FALSE	-	Green Belt and AONB- 15dph	-	1	-	CH/18/019 is an application for the erection of a 3 bedroom 1.5 storey bungalow, not yet determined.	AONB	-
C453	Fallow Park, Rugeley Road, Hednesford.	1.9	2.11	400892	313664	FALSE	FALSE	-	Green Belt and AONB- 15dph	-	3	-	CH/17/348 is an application for the erection of 3 no. houses, not yet determined.	Greenbelt policy and AONB.	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
C467	Land at Old Ironstone Road, Burntwood/Wimblebury	1.3	30.77	403780	310953	FALSE	FALSE	-	Green Belt and AONB-15dph	-	40	-	Site is cross boundary with majority of proposed development site lying within Lichfield DC (circa 12ha overall). Suggested for residential development but with potential for small scale offices and retail convenience store with public open space. Overall capacity of cross boundary site suggested as 350 dwellings. Portion within Cannock Chase District expected to accommodate wholly residential development (circa 40 dwellings).	Greenbelt policy. Coal Authority High Risk Development Area. Previously formed part of Open Case Coal and Clay quarry. Pond on site.	-
<b>CANNOCK TOTALS:</b>											<b>7612</b>	<b>212</b>			

<b>RUGELEY</b>															
Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Suggested allocation via consultation or planning application	Indicative Capacity	Notes	Potential Constraints	Status
R28	Land at Springs Farm, Brereton	13.1	31	405400	315784	FALSE	FALSE	-	Green Belt and AONB -15dph	-	300	-	Site 06 in the original Site Allocations document. Cross boundary extension to site with LDC proposed by agent (2014) with indicative capacity for site of 500 dwellings. Capacity within CCDC approx 300 dwellings	Greenbelt policy and on the edge of AONB. Coal Authority High Risk Development Area at edge of site.	-
R29	Land to the north of Armitage Lane, Rugeley	1.1	13.64	405898	316457	FALSE	FALSE	-	Green Belt and AONB -15dph	90%	-	15	Part of the overall site falls into LDC (1.1ha within CCDC)- would require cross boundary approval. Green Belt policy. The site was initially put forward as site 21 in the site allocations document. Access currently constrained by third party ownership and village green application.	Green Belt Policy and access issues	-
R30	Lakeside smallholding, Hagley Drive, Rugeley	2.22	0.45	403854	317908	FALSE	FALSE	-	Green Belt and AONB -15dph	-	1	-	Owner wants to put 1 dwelling on the greenbelt part of the site.	Green Belt Policy. TPOs.	-
R32	Land East of The Meadows, Armitage Lane, Brereton	1.65	20.00	405854	316148	FALSE	FALSE	-	Green Belt and AONB -15dph	-	33	-	Was site 52 in the original site allocations document. Land forms steep embankment.	Green Belt Policy. TPOs (in proximity).	-
R33	Land adjacent to The Birches, Rugeley	6.76	14.95	403471	317193	FALSE	FALSE	-	Green Belt and AONB -15dph	75%	-	76	The site would be an extension of The Birches existing residential area.	Green Belt Policy. Flood Zones 2 and 3 at edge of site.	-
R36	Land adjacent to Lady Hill Terrace, PO Lane, Slitting Mill	0.2	15.00	402774	317017	FALSE	FALSE	-	Green Belt and AONB -15dph	100%	-	3	-	Site within AONB and Green Belt	-
R37	Land east of the junction of Stile Cop Road and A460 Hednesford Road, Rugeley	2.32	12.93	403681	316457	FALSE	FALSE	-	Green Belt and AONB -15dph	-	30	-	-	Site within AONB and Green Belt	-
R38	Land at Hagley Park Farm and Jones Lane, Rugeley	16.7	15.17	403374	317506	FALSE	FALSE	-	Green Belt and AONB -15dph	75%	-	190	-	Green Belt Policy. Flood Zones 2 and 3 at edge of site.	-
R39	Land Adjacent to No.1 Forge Row, Slitting Mill, Rugeley	0.23	16.66	402615	316724	FALSE	FALSE	-	Green Belt and AONB -15dph	-	1	-	This site lies adjacent to 7 houses and is currently in use as a garden by the owners. Suggested development of 1 detached house.	Site within AONB and Green Belt	-
R74	Land between Etching Hill Road and Stafford Brook Road, Rugeley	1.88	13.30	402424	318613	FALSE	FALSE	-	Green Belt and AONB -15dph	-	25	-	-	Site within AONB and Green Belt. TPOs.	-
R75	The Mount, Colliery Road, Brereton	0.18	16.66	405025	316007	FALSE	FALSE	-	Green Belt and AONB -15dph	100%	-	3	-	In the Green Belt.	-
R83	Land at Gorse Lane, Cherry Tree Road, Rugeley	8.96	15.03	404366	316570	FALSE	FALSE	-	Green Belt and AONB -15dph	75%	-	101	-	Greenbelt policy and on the edge of AONB. Coal Authority High Risk Development Area at edge of site. Features of Archaeological Interest.	-
R87	Land north of Post Office Lane, Slitting Mill	0.49	6.00	402767	317451	FALSE	FALSE	-	Green Belt and AONB-15dph	-	3	-	CH/11/0207 is a refused outline planning application for 3 dwellings. Appeal also dismissed on grounds of detrimental impact upon the AONB.	Site within AONB. TPO.	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
R106	Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley	2.2	15.00	402344	318065	FALSE	FALSE	-	Green Belt and AONB-15dph	-	33	-	Site suggested for residential development.	Site within AONB and Green Belt. TPOs.	-
R112	Land between the Rising Brook and Hednesford Road, Rugeley	36	15.11	403187	316424	FALSE	FALSE	-	Green Belt and AONB-15dph	75%	-	68	Site is Green Belt land. Replaces former Site R44. Site boundary amended to reflect 2017 representations. Circa 6ha proposed for development-remainder Country Park proposal.	Green Belt Policy. AONB. High pressure gas pipeline at south of site.	-
R126	Old Engine Cottage, Colliery Road, Brereton, Rugeley	1.1	15.00	404954	315745	FALSE	FALSE	-	Green Belt and AONB-15dph	90%	-	15	Site suggested for residential development.	Site within AONB and Green Belt	-
R128	Land at Coalpit Lane, Brereton, Rugeley	10	15.00	405077	315755	FALSE	FALSE	-	Green Belt and AONB-15dph	75%	-	113	Site is within the Green Belt and borders the AONB. Also suggested for mixed use- ELAA Ref RE25.	Green Belt policy. Features of Archaeological Interest.	-
R129	Land at Treetops/Brook View, Rugeley	0.14	14.29	402376	316364	FALSE	FALSE	-	Green Belt and AONB-15dph	-	2	-	Site suggested for residential development.	Site within AONB and Green Belt	-
R156	Land adjacent to Birchbrae, Chaseley Road, Rugeley	3.6	25.00	402246	318241	FALSE	FALSE	-	Green Belt and AONB-15dph	-	90	-	Site suggested for residential development.	Site within AONB and Green Belt	-
R157	Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley	3.3	14.85	402255	318414	FALSE	FALSE	-	Green Belt and AONB-15dph	-	49	-	Site suggested for residential development. Also suggested for C2 use potentially.	Site within AONB and Green Belt	-
R158	Land at Stonehouse Road, Etchinghill, Rugeley	1.6	15.63	402448	318130	FALSE	FALSE	-	Green Belt and AONB-15dph	-	25	-	Site suggested for residential development. Also suggested for C2 use potentially.	Site within AONB and Green Belt. Planning permission previously refused on site (CH/86/450)	-
R159	Land at Greenfields Farm, Rugeley	4.8	15.00	404130	316482	FALSE	FALSE	-	Green Belt and AONB-15dph	75%	-	54	Site suggested for residential development.	Site within AONB and Green Belt	-
R166	72 Peakes Road, Etchinghill, Rugeley	0.04	#VALUE!	402874	318474	FALSE	FALSE	-	Green Belt and AONB-15dph	-	1	-	CH/17/477 is a application for the erection of one detached dormer bungalow, not yet determined.	Site within AONB	-
R169	Land adjacent to 12 Post Office Lane, Rugeley	0.02	50.00	402779	317383	FALSE	FALSE	-	Suburban Area-30dph	-	1	-	CH/17/304 is a refused outline application with all matters reserved for a proposed single dwelling	AONB. TPO	-
<b>RUGELEY TOTALS</b>											<b>594</b>	<b>638</b>			

**NORTON CANES**

N3(b)	Land at Burntwood Road and Norton East Road, Norton Canes	0.5	20.00	402844	309332	FALSE	FALSE	-	Green Belt and AONB - 20dph	100%	-	10	Site suggested for residential use. Second section of the N3 site. N3b is under Greenbelt designation. The indicative capacity shown is for N3b only.	Green Belt Policy. Coal Authority High Risk Development Area. Proximity to AQMA.	-
N14	Land adjacent to Norton Canes High School, Norton Canes	2.5	20.26	402092	309141	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	38	Site suggested for residential use.	Green Belt Policy and SBI designation. Coal Authority High Risk Development Area. Access. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N15	Land at Washbrook Lane, Norton Canes	3	20.00	401248	308026	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	45	Site suggested for residential use. Site 16 in the original Site Allocations document.	Green Belt Policy. Coal Authority High Risk Development Area. Features of archaeological interest. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N18	Lime Lane/Watling Street, Norton Canes	5.07	19.91	402123	306702	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	76	Site 44 of the original Site Allocations document. Landowners now promoting site for potential employment use- see ELAA.	Green Belt Policy. Proximity to AQMA.	-



**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
N20	Land at South of Long Lane, Norton Canes (Adjacent to Spinney Close)	3.72	20.02	401801	308411	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	56	Site suggested for residential use. Site 42 in the original Site Allocations document.	Green Belt Policy. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N24	Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)	5.56	20.10	401601	308777	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	84	Site suggested for residential use.	Green Belt Policy. Coal Authority High Risk Development Area. Historic Landfill. Access. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N33	Land to the north of no.2 Hednesford Road, Norton Canes	7.3	15.07	401890	308864	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	110	Site suggested for residential use.	Green Belt Policy. Proximity to AQMA.	-
N49	Land at Norton Canes between the A5 and M6 Toll	11.4	20.00	402697	306839	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	180	Site suggested for residential use. Note- overlaps Site N63.	Green Belt Policy. Proximity to AQMA.	-
N49(a)	Land at Norton Canes between the A5 and M6 Toll	0.3	20.00	403009	306563	FALSE	FALSE	-	Green Belt and AONB - 20dph	100%	-	6	Site suggested for residential use. Site also proposed for industrial use- see ELAA Site Ref NE9. Site split from N49 to reflect separate representations.	Green Belt Policy	-
N51	Land between Greyhound Stadium and M6 Toll, Norton Canes	6.6	35.00	402911	307346	FALSE	FALSE	-	Green Belt and AONB - 20dph	-	140	-	Site suggested for residential use. Overall site circa 6.6ha. Assumes developable area of circa 4ha based upon 35dph, taking account of constraints and potential need for on site play area and attenuation ponds.	Green Belt Policy. Historic Landfill. Proximity to AQMA. Adjacent to M6 Toll. Overhead power lines. Existing on site pond. Potential offset from nearby pumping station required.	-
N52	Land north of Norton Hall Lane, Norton Canes	27.7	27.44	400852	307908	FALSE	FALSE	-	Green Belt and AONB - 20dph	-	570	-	Site suggested for residential use. Small parcel to south of site recently granted planning permission to accommodate extension of adjacent cemetery (July 2015)- CH/15/0003.	Green Belt Policy. Coal Authority High Risk Development Areas. TPOs. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N57	Wyrley Grove, Lime Lane, Little Wyrley	3.3	20.20	401899	306123	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	50	Site suggested for residential use. Site suggested for mixed use with unknown capacities- see also ELAA Site Ref NE8.	Green Belt site suggested for mixed use development- see ELAA Site NE8. 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.	-
N59	Land north of Washbrook Lane, Norton Canes	4	31.67	401154	308344	FALSE	FALSE	-	Green Belt and AONB - 20dph	-	95	-	Site suggested for residential use.	Green Belt Policy. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.	-
N63	Land at Commonsides, Norton Canes	4.2	20.00	402470	307070	FALSE	FALSE	-	Green Belt and AONB - 20dph	75%	-	63	Site suggested for residential use. Note- overlaps Site N49.	Green Belt Policy. Proximity to AQMA.	-
N64	Land east of Long Lane, Norton Canes	4	33.33	401609	308602	FALSE	FALSE	-	Green Belt and AONB - 20dph	-	100	-	Site suggested for residential use.	Green Belt. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N65	Land west of Long Lane, Norton Canes	20	33.33	401346	308726	FALSE	FALSE	-	Green Belt and AONB - 20dph	-	500	-	Site suggested for residential use. Covers former site N16.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. High pressure gas pipeline runs through site. Proximity to AQMA.	-
N66	Parcel of land to north of Norton Hall Lane, Norton Canes	0.9	22.22	400949	307630	FALSE	FALSE	-	Green Belt and AONB - 20dph	100%	-	20	Site suggested for residential use in conjunction with site N52.	Green Belt. Proximity to AQMA.	-
N68	Land between Lime Lane & Norton Road, Norton Canes	3.7	-	402406	304910	FALSE	FALSE	-	Green Belt and AONB - 20dph	-	-	-	Site highlighted to Cannock Chase Council by Black Country Authorities, following cross boundary site submission at York's Bridge in response to 2017 Black Country call for sites. Not directly submitted to Cannock Chase Council to date.	Green Belt. Coal Authority High Risk Development Area.	-
<b>NORTON CANES TOTALS:</b>											<b>1405</b>	<b>738</b>			
<b>Green Belt and AONB Site totals</b>											<b>9611</b>	<b>1588</b>			

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
<b>Restricted and Excluded Sites</b>															
C17	St. Chad's Courtyard, Cannock Road, Chads Moor	0.3	30.00	399226	311746	TRUE	FALSE	-	Suburban Area - 30dph	100%	-	9	The site has been approved for a nursing/residential home and separate specialist care facility (CH/10/0184 and CH/12/0263).	Alternative use	-
C64	Land at Rawsley Road, Hazel Slade	2.4	31.25	401805	312662	FALSE	FALSE	-	Suburban Area - 30dph	-	75	-	Site suggested for residential development- Bromford Housing are currently promoting. Potential site for inclusion into the Green Belt or Local Green Space designation.	Potential Green Belt or Local Green Space designation	-
C66	Land adjacent to Windsor House, Albert Davie Drive, Littleworth Road, Rawsley	0.13	38.46	401365	311971	TRUE	FALSE	-	Suburban Area - 30dph	-	5	-	Application CH/10/0440 is permission for 5 terrace houses, granted outline approval in April 2011. Resubmission (outline) for 5 dwellings- revised layout of scheme- granted May 2012 (CH/12/0116). Both now expired.	Landowner intentions	-
C78	Between 155 & 135 Wimblebury Road, Heath Hayes	0.08	25.00	401601	310380	FALSE	FALSE	-	Suburban Area - 30dph	100%	-	2	Relocation of the business occupying the site would be necessary but the site is in a predominantly residential area.	Landowner intentions	-
C81	Land at Chapel Street, Heath Hayes	0.87	29.89	401276	310047	FALSE	FALSE	-	Suburban Area - 30dph	100%	-	26	Has been subject of an application for a change of status to a village green.	Potential Village Green status. Coal Authority High Risk Development Area.	-
C84	Land to the East of Wimblebury Road, Heath Hayes	6.4	-	401736	310629	FALSE	FALSE	-	Suburban Area - 30dph	-	-	-	Land removed from the Green Belt for development beyond the plan period (saved Local Plan site (C7 policy) and within Local Plan (Part 1)). Lies within site C279 but is not Green Belt. Capacity of approx 150 dwellings, but this is included within C279 to avoid double counting.	Safeguarded land for development beyond the plan period. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.	-
C85	Car sales and printers, Mill Street, Cannock	0.19	52.63	398357	310075	TRUE	FALSE	-	Urban Town Centre - 50dph	100%	-	10	Site would be most suitable for a mixed use development including residential.	Currently fully occupied and would involve significant demolition works.	-
C86	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	0.96	25.00	398125	309953	TRUE	FALSE	-	Urban Town Centre - 50dph	-	24	-	CH/04/0566 was outline planning permission for a mixed use development including residential. A revised planning application (CH/09/0094) was approved in November 2009 for amendments to the original permission, which included residential development (24 dwellings). However, a forthcoming revision to the scheme does not propose any residential element on site.	Previous developer entered into administration and site now in multiple ownership. Previous schemes currently unviable and residential use is not being proactively considered by new landowners at present.	-
C118	Land at Cardinal Griffin School, Cannock	4	23.00	397545	311257	FALSE	FALSE	-	Suburban Area - 30dph	-	92	-	CH/98/0703 is refusal for 92 dwellings, June 1999.	Within the Greenspace Network (playing fields.)	-
C125	Land adjacent to Newhall Farm, Lichfield Road, Cannock	0.18	33.33	399939	309926	FALSE	FALSE	-	Suburban Area - 30dph	-	6	-	A planning application (CH/07/0095) for a 41-bed hotel was refused on appeal in January 2008.	Greenspace Network	-
C127	Rumer Hill Industrial Estate, Cannock	4.11	20.15	398712	309382	FALSE	FALSE	-	Suburban Area - 30dph	-	83	-	CH/10/0364 is resolution to grant outline planning permission (subject to S106) for residential development (75 dwellings), resolved in April 2011. Developer has since submitted amended scheme for 83 dwellings, not yet determined. Site now sold to non-housing developer party (owner of adjacent Pentaver storage container depot).	Remediation work may be required. Neighbouring industrial uses and proposed rail-freight interchange. Coal Authority High Risk Development Area. TPOs.	-
C129	Corner of Uxbridge Street & Market Street, Hednesford	0.30	170.00	400256	312206	FALSE	FALSE	-	Urban Town Centre - 50dph	-	51	-	CH/07/0579 is outline planning permission (subject to S106) for 51 dwellings as part of a mixed use re-development scheme including retail and a public house. Now expired. The site has a new owner and the development plans are not being taken forward at present.	Land Assembly Difficulties. Landowner intentions.	-
C140	Land adjacent to 49 Stafford Street, Heath Hayes	0.04	25.00	401386	310351	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/08/0391 is outline planning permission for a 2-storey detached dwelling. CH/11/0242 is approval for an extension of time limit granted in September 2011. Now expired.	Landowner intentions	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
C147	Land rear of 160 Church Hill, Hednesford	0.02	50.00	400614	311884	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	Planning permission was refused on appeal for 2 semi detached dwellings. January 2009 (CH/08/0217). Application for one dwelling (CH/12/0352) recently withdrawn. Potential for one dwelling on site.	Landowner intentions	-
C149	Rear of 146 - 164, Stafford Road, Cannock	0.08	100.00	397862	310866	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/08/0180 was refusal of planning permission for 1 detached dwelling - May also have issues over access.	Tree protection and access issues	-
C150	Land at 167- 169 Gorsemoor Road, Heath Hayes	0.06	77.78	400670	310114	FALSE	FALSE	-	Suburban Area - 30dph	-	6	-	CH/08/0155 was a refusal of planning permission for a block of 6 flats.	Highways, character and amenity impact issues	-
C155	145, Cannock Road and land rear of 133 - 143 Cannock Road Chads Moor	0.13	23.08	398793	311496	TRUE	FALSE	-	Suburban Area - 30dph	-	3	-	Site previously had outline planning permission for 3 dwellings as of May 2009 (CH/09/0092)- now expired.	Landowner intentions	-
C161	Rear of 24 & 26 Old Fallow Road, Cannock	0.07	42.86	398577	311301	TRUE	FALSE	-	Suburban Area - 30dph	-	3	-	CH/08/0026 is full planning permission for 3 dwellings. CH/11/0016 is approval for an extension to the time limit of the permission, granted March 2011, now expired. Majority of site has since come forward as C277.	Landowner intentions	-
C164	66 New Penkridge Road, Cannock	0.09	77.78	397484	310453	FALSE	FALSE	-	Suburban Area - 30dph	-	7	-	CH/08/0322 is a Full planning application for 7 flats for the Over 55's - refused 12/11/2008	Character and amenity impact issues	-
C166	23 - 25 Ironstone Road, Rawnsley	0.1	20.00	403428	311598	TRUE	FALSE	-	Established Settlement or Village -	-	2	-	CH/11/0093 is full planning permission for two 4 bedroom detached houses, granted in May 2011. Now expired.	Landowner intentions	-
C173	Land at Mill Green, Cannock	11.9 (7.6 developable area)	29.82	399075	310128	FALSE	FALSE	-	Suburban Area - 30dph	-	51	-	An Outline Planning Application was approved for Business use (B1) and ancillary employment supporting uses covering hotel (C1) restaurant (A3) and creche/day nursery (D1) (CH/03/0747). Part of site was being promoted to include residential as part of mixed-use site, but this is no longer being progressed. Now subject of current application for a designer outlet village- not yet determined. The site was initially identified as site 30 in the site allocation document. The potential yield has been calculated using 1.9ha of the total site area (quarter of the site) for prospective purposes.	Landowner intentions not to pursue residential development	-
C176	Land at Rawnsley Road, Hednesford	2.28	15.14	400860	313084	FALSE	FALSE	-	Green Belt and AONB - 15dph	-	26	-	Site is part of the Green Space Network in the District.	Site is in the Green Space Network and adjacent to the Hednesford Hills SSSI	-
C202	Land adjacent to, 14, Pinewood Avenue, Cannock	0.02	50.00	397827	311681	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	Residential development - One detached dwelling. Planning Refused April 2008 (CH/08/0093).	Character issues	-
C204	Land adjacent to, 1, Chaseley Avenue, Cannock	0.06	16.67	397131	310924	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	Residential development - One detached dormer bungalow. Planning Refused August 2009 (CH/09/0185). Application for two storey extension to form new 3 bedroom house (CH/12/0306) withdrawn 22/11/13.	TPO and character issues	-
C206	Post Office, 35, Market Street, Hednesford	0.09	11.11	400199	312272	FALSE	FALSE	-	Urban Town Centre - 50dph	-	1	-	Residential development. Conversion into one flat. Planning Refused August 2009 (CH/09/0186). Permission for restaurant granted August 2013 (CH/13/0256). Now operates as restaurant.	Amenity and access issues. Now in alternative use.	-
C212	British Red Cross Centre Care Nursery, 27, Newhall Street, Cannock	0.04	25.00	397850	310081	TRUE	FALSE	-	Urban Town Centre - 50dph	-	1	-	Change of use from day nursery to residential. Full Planning Permission granted in October 2008 (CH/08/0403). Now expired.	Landowner intentions/alternative use.	-
C222(a)	Virage Court, Cannock South, Bridgtown	0.27	77.78	398351	308774	TRUE	FALSE	-	Suburban Area - 30dph	-	21	-	8 no. three-bed houses, 7 no. two-bed houses and 6 no. one-bed apartments previously suggested by former landowner. New landowners indicate they are not intending to redevelop site in medium term- likely to remain commercial use. Site opposite recently granted planning permission for residential redevelopment (Edgmead Court).	Landowner intentions not to pursue residential development. Proximity to AQMA.	-
C227	155 Wimblebury Road, Heath Hayes.	0.05	60.00	401601	310399	Minor	TRUE	TRUE	Suburban Area - 30dph	-	3	-	Conversion of existing dwelling into four dwellings, with a first floor rear extension, and a two storey side extension to provide a further dwelling. Full planning permission granted in November 2009 (CH/09/0309). 1 of 4 completed (two storey side extension). The conversion of the existing dwelling has not taken place to date.	Coal Authority High Risk Development Area. Landowner intentions.	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
C232	Rear of 30-34 Market Street, Hednesford, Cannock	0.07	85.71	400247	312316	TRUE	FALSE	-	Urban Town Centre - 50dph	-	6	-	6 one-bedroom flats. Full planning permission granted in June 2010 (CH/10/0159).	Landowner intentions	-
C237	268 Bradbury Lane, Hednesford	0.31	41.94	399375	313867	TRUE	FALSE	-	Suburban Area - 30dph	-	13	-	The site has outline planning permission for 13 dwellings on the site (CH/07/0409). CH/13/0305 is extension of time limit, granted November 2013- now expired. Site previously marketed for sale but no purchasers. Site no longer being actively marketed.	Landowner intentions	-
C259	Land adjacent to 10 Union Street, Bridgtown	0.06	16.66	398151	308684	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/11/0051 is full planning permission for a two storey 3 bedroom dwelling granted in April 2011, now expired.	Landowner intentions. Within Conservation Area.	-
C260	82-86 Hednesford Road, Heath Hayes	0.06	66.66	401434	310135	TRUE	FALSE	-	Suburban Area - 30dph	-	4	-	CH/11/0002 is full planning permission for the demolition of existing building and the erection of a new 3 storey building incorporating 4 two bedroom flats and retail floorspace, granted in April 2011, now expired.	Existing businesses on site. Landowner intentions.	-
C275	2 Rowan Road, Cannock	0.1	10.00	397035	311012	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/11/0380 is approval for an extension to time limit on application CH/08/0504 for a new bungalow, granted in January 2012. CH/13/0124 is amendment to permission, approved July 2013. Now expired.	Landowner intentions.	-
C284	1, Foster Avenue, Hednesford	0.07	28.50	398676	312714	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/12/0124 is outline planning permission for the demolition of an existing bungalow and the erection of two detached 3 bedroom dwellings, granted in May 2012 (1 net total). Now expired.	Landowner intentions.	-
C298	Land adjacent to 11 Stafford Lane, Hednesford	0.05	20.00	399739	312220	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	Planning permission for 2 dwellings refused- CH/12/0260. Site is appropriate for one dwelling.	Landowner intentions.	-
C301	251, 253, 253A, Huntington Terrace Road, Cannock	0.06	133.33	398823	312183	TRUE	FALSE	-	Suburban Area - 30dph	-	8	-	Proposed Residential development - Erection of a three storey building comprising of 8 flats (Outline with all matters reserved- CH/13/0070). Granted on appeal, February 2014. Now expired.	Landowner intentions.	-
C311	15 Marconi Place, Hednesford	0.02	50.00	400242	313416	TRUE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/13/0098 is full planning permission for the conversion of one house into two 1 bed flats, granted June 2013. Now expired.	Landowner intentions.	-
C320	CVS Buildings, Arthur Street, Cannock	0.14	28.57	398917	311672	TRUE	FALSE	-	Suburban Area - 30dph	-	4	-	CH/13/0271 is outline planning permission for the demolition of building and erection of dwellings, granted September 2013. CH/15/0348 is full planning permission for the conversion of the CVS building to a residential care home, granted April 2016.	Alternative use	-
C309	TNT Express, Wimblebury Road, Cannock	0.91	36.26	401434	311679	TRUE	FALSE	-	Suburban Area - 30dph	-	33	-	Site recently vacated by TNT Express who initially expressed interest to dispose of site for residential use. However, the site has now been occupied by EDS Couriers who wish to retain it for their business operations.	Alternative use. Proximity to AQMA.	-
C323	Virage Point, Green Lane, Cannock	0.1	120.00	398407	308675	TRUE	FALSE	-	Suburban Area - 30dph	-	12	-	CH/13/0322 is prior notification approval to change use from office (B1) to 10 no 2 bedroom flats and 2 no 1 bedroom flats, granted November 2013. Developer advises that this site will though now remain as offices.	Alternative use. Proximity to AQMA.	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
C337	The Globe Inn, East Cannock Road, Hednesford, Cannock	0.26	30.77	399627	311404	TRUE	FALSE	-	Suburban Area - 30dph	-	-	8	CH/14/0417 is full planning permission for 20 bed care home (C2) granted April 2015. Site no longer available for C3 residential use.	Alternative use.	-
C341	Hazelslade Youth and Community Centre	0.08	25.00	402333	312898	FALSE	FALSE	-	Suburban Area - 30dph	-	-	2	Previously identified as having potential for residential development by County Council but the site is now being incorporated into the adjacent primary school which is becoming an academy. Within settlement boundary.	Alternative use	-
C350	Pied Piper, 114 Pye Green Road, Cannock	0.28	64.29	398068	311061	FALSE	FALSSE	-	Suburban Area - 30dph	-	18	-	CH/14/0252 is refusal for demolition of public house and erection of 16 flats and 2 bungalows for supported living, refused October 2014. Site since considered for retail use (CH/15/0132)- withdrawn planning application.	Alternative use. Asset of Community Value. TPOs	-
C367	5&7 Ironstone Road, Prospect Village, Cannock	0.11	-	403341	311528	FALSE	FALSE	-	Rural Area - Established Settlement or Village - 20dph	-	-	-	CH/14/0225 is refusal for demolition of two dwellings and erection of 4 dwellings- 2 net dwellings. Refused on appeal. CH/16/369 is full planning permission for the erection of a replacement dwelling only, granted April 2017.	Replacement dwellings only	-
C370	71 Gorsey Lane, Cannock	0.11	9.09	396970	310206	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/14/0447 is refusal for the erection of 1 detached bungalow due to out of character garden land development.	Garden land	-
C391	Land to the rear of 55 Huntington Terrace Road, Cannock	0.01	200.00	398697	311583	FALSE	FALSE	-	Suburban Area - 30dph	-	2	-	CH/15/0420 is a withdrawn planning application for 2 flats.	Cramped development site- insufficient space for dwellings	-
C394	90a Cannock Road, Cannock	0.06	33.33	398702	311266	FALSE	FALSE	-	Suburban Area - 30dph	-	2	-	CH/15/0494 is refusal for 2 flats (February 2016). CH/17/088 is full planning application for 1 bungalow, refused August 2017.	Cramped development site- insufficient space for dwellings	-
C428	Land adjacent to 53 High Mount Street, Hednesford	0.04	25.00	399809	312981	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/17/104 is withdrawn application for the erection of 2 dwellings. CH/17/104 is a resubmission for one dwelling, withdrawn April 2017.	Access and parking issues- unsuitable for 2 dwellings.	-
C454	17 Southgate, Cannock, WS11 1PS	0.02	50.00	396901	309374	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/17/377 is a refused application for the erection of 1no. One bed detached bungalow. Currently under appeal.	Cramped development site- insufficient space for dwellings	-
C458	Land rear of Ashworth House, Church Street, Cannock, WS11 5DZ	0.04	100.00	399072	311828	FALSE	FALSE	-	Suburban Area - 30dph	-	4	-	CH/17/159 is a refused outline application for the erection of 4no. Three storey semi-detached dwellings	Access and parking issues, cramped development site	-
C462	Land at Market Street/Victoria Street, Hednesford	0.7	-	400185	312432	TRUE	FALSE	-	Urban Town Centre - 50dph	-	-	-	Site identified in draft Hednesford Neighbourhood Plan as potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with element of residential development.	Multiple landowners, landowner intentions.	-
C463	Land at Cardigan Place, Hednesford	0.1	-	400256	312316	TRUE	FALSE	-	Urban Town Centre - 50dph	-	-	-	Site identified in draft Hednesford Neighbourhood Plan as potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with element of residential development.	Multiple landowners, landowner intentions.	-
R12	Former Garage, Bow Street, Rugeley.	0.1	50.00	404318	318151	FALSE	FALSE	-	Urban Town Centre - 50dph	-	5	-	Has the potential to be redeveloped as residential but no interest for landowner in pursuing redevelopment at present.	Within Conservation Area. Landowner intentions.	-
R15(a)	The Old Mill, Sheepfair, Rugeley	0.15	33.33	404177	318076	FALSE	FALSE	-	Urban Town Centre - 50dph	-	5	-	Two storey extension with basement linked to rear of main building incorporating 5 flats. Full Planning Permission granted on appeal (15th May 2009). CH/08/0505. Extension to time limit granted June 2012 (CH/12/0158). Now expired.	Green Space Network. Within Conservation Area. Access issues. Landowner intentions.	-
R15(b)	The Old Mill, Sheepfair, Rugeley	0.15	20.00	404177	318076	FALSE	FALSE	-	Urban Town Centre - 50dph	-	3	-	Proposed residential development of 3 dwellings (CH/11/0423) refused on basis of being out of character with Conservation Area and being located within the Green Space Network	Within Conservation Area and the Greenspace Network	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
R25	Nursery Fields, St Michaels Road, Brereton	1.39	30.40	405296	316258	FALSE	FALSE	-	Suburban Area - 30dph	-	38	-	The school has closed and the site was being considered for residential development. SCC advise the site may now be required for a school again.	Green Space Network	-
R57	Rear of 20, Brereton Road, Brereton	0.06	16.67	404592	317472	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	Residential development - One detached dwelling. Planning Refused April 2008 (CH/08/0143).	Highways, character and amenity impact issues	-
R58	Land rear of, 2, Hillside Close, Brereton	0.01	100.00	405747	316454	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	Residential development - One dwelling (outline). Planning Refused March 2008 (CH/08/0046).	Highways and amenity issues	-
R60	Land to rear of, 11, Penkridge Bank Road, Slitting Mill, Rugeley	0.14	14.29	403060	317573	FALSE	FALSE	-	Rural Area - Established Settlement or Village - 20dph	-	2	-	2 detached 4 bedroom dwellings. Planning Refused August 2009 (CH/09/0158). Outline application for 1 detached dwelling, refused July 2010.	Highways, character, amenity TPO and protected species impact issues	-
R76	The Britannia Public House, 1 Brereton Road, Rugeley	0.09	111.11	404615	317571	TRUE	FALSE	-	Suburban Area - 30dph	-	10	-	Residential Development (CH/10/0222) - Refurbishment and first floor rear extension to existing public house and conversion into 6 one bedroom flats, and the erection of a two storey building for the provision of 4 one bedroom flats (Resubmission of CH/09/0389).	Property is now in use as a veterinary surgery. Landowner intentions.	-
R78	26, Post Office Lane, Slitting Mill, Rugeley	0.31	3.23	402686	317479	TRUE	FALSE	-	Rural Area - Established Settlement or Village - 20dph	-	1	-	CH/10/0328 is planning permission for one detached dwelling, granted in January 2011. Now expired.	Landowner intentions.	-
R80	Former Dental Surgery, 43, Market Street, Rugeley	0.03	133.33	404543	318310	TRUE	FALSE	-	Urban Town Centre - 50dph	-	4	-	CH/11/0281 is planning permission for a change of use of a former dental surgery into 4 apartments, granted in December 2011. Now expired and property boarded up.	Landowner intentions.	-
R88	Former Abattoir, Love Lane, Rugeley	0.09	33.33	404872	318008	FALSE	FALSE	-	Urban Town Centre - 50dph	-	3	-	CH/11/0403 is a withdrawn planning application for the erection of 3 dwellings.	Green Space Network. Adjacent to Conservation Area. Access.	-
R90	Land fronting Sheep Fair and the Old Mill, Rugeley	0.11	90.91	404124	318106	TRUE	FALSE	-	Urban Town Centre - 50dph	-	10	-	CH/12/0227 is outline planning permission for the demolition of a motor components building and the erection of three townhouses and seven flats, granted October 2012- now expired. Landowner currently retaining commercial use in short term. Recent application for change of use from retail to servicing garage (CH/17/144)	Landowner intentions. Alternative use.	-
R120	The Royal British Legion, Bow Street, Rugeley	0.07	57.14	404276	318109	TRUE	FALSE	-	Urban Town Centre - 50dph	-	4	-	CH/15/0024 is full planning permission for the erection of 4no. 2 bedroom houses, granted April 2015. Site has since been granted full planning permission for the erection of an office block (CH/15/0491), granted February 2016. Within Conservation Area.	Alternative use	-
R123	Oilys, 34-36 Bow Street, Rugeley	0.07	28.57	404295	318117	TRUE	FALSE	-	Urban Town Centre - 50dph	-	2	-	CH/14/0211 is outline planning application for a pair of semi-detached dwellings- undetermined. Within Conservation Area.	Landowner intentions	-
R125	77 Hednesford Road, Rugeley	0.05	20.00	403857	316922	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	CH/15/0044 is refusal for 1 detached dwelling- design issues. CH/16/045 is refusal for 1 detached dwelling.	Site design	-
R137	2 Hobs View, Rugeley	0.06	16.67	405789	316280	FALSE	FALSE	-	Suburban Area - 30dph	-	1	-	1 detached dwelling proposed - outline planning application withdrawn.	Cramped development site- insufficient space for dwelling	-
R143	Rugeley Market Hall and Bus Station, Rugeley	1.1	45.45	404372	318004	TRUE	FALSE	-	Urban Town Centre - 50dph	90%	-	50	Opportunity Site within Rugeley Town Centre Area Action Plan. Mainly proposed for redevelopment for retail and transport uses, but with potential for residential at upper levels. Site also requires flood alleviation measures prior to any redevelopment.	Alternative uses. Within Flood Zone 3b. Historic Landfill.	-
R144	Land at Wellington Drive, Rugeley	0.67	44.78	404454	317898	TRUE	FALSE	-	Urban Town Centre - 50dph	100%	-	30	Opportunity Site within Rugeley Town Centre Area Action Plan. Mainly proposed for redevelopment for retail, office and leisure uses, but with potential for residential at upper levels.	Alternative uses. Potential flood risk issues.	-

**APPENDIX 10: GREEN BELT, AONB AND RESTRICTED/EXCLUDED SITES**

Site ID	Location	Site Area (ha)	Density of Site (dph)	Easting	Northing	Suitable?	Available?	Achievability	Character Area Density Zone	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status
											Suggested allocation via consultation or planning application	Indicative Capacity			
R145	Market Street garages, Rugeley (incorporating BT telephone exchange)	0.56	50.00	404510	318283	TRUE	FALSE	-	Urban Town Centre - 50dph	100%	-	28	Opportunity Site within Rugeley Town Centre Area Action Plan. Previously promoted for residential redevelopment but now reoccupied by garage business who do not wish to pursue redevelopment at present. Part landowners of site (41 Market Street and car showroom to rear) still wish to pursue redevelopment in short-medium term, but difficult to achieve unless as part of a comprehensive redevelopment for the whole site. CH/04/0603 is refusal for residential redevelopment on part of the site (impact on listed buildings, inadequate access and arrangement of site- impacts upon amenity). Also potential flood Risk issues.	Alternative uses. Potential flood risk issues.	-
R146	Land at Rutland Avenue, Rugeley	0.18	16.67	403692	316705	FALSE	FALSE	-	Suburban Area-30dph	-	3	-	Site refused planning permission for 3 detached houses (CH/08/0547). Appeal also dismissed (August 2008). Site identified as important for local recreation use. CH/17/359 is current application for 5 dwellings, not yet determined.	Recreation land. TPO	-
R152	Land adjacent to 4 West Butts Road, Rugeley	0.06	16.67	402725	318198	FALSE	FALSE	-	Suburban Area-30dph	-	1	-	CH/16/313 is refusal for one dwelling, November 2016. Appeal dismissed July 2017.	AONB. Loss of landscaping. Overbearing impact on neighbours.	-
R160	Former Nursery, Bow Street, Rugeley	0.05	120.00	404363	318143	TRUE	FALSE	-	Urban Town Centre - 50dph	-	6	-	Former nursery site - brownfield. Initially identified in Rugeley Town Centre Area Action Plan as potentially suitable for high density redevelopment of 6 dwellings.	Adjacent to Conservation Area and Flood Zone 2/3. Landowner intentions.	-
N7	Garage Court - Land between, 30 - 40, Breeze Avenue, Norton Canes	0.03	33.33	402731	308228	TRUE	FALSE	-	Suburban Area-30dph	-	1	-	Cabinet decision 15/11/07 that garage court is surplus to requirements and site sold 13/11/08. Full planning permission for residential development granted in May 2009 (CH/09/0026) - now expired, however still considered appropriate for development in longer term.	Landowner intentions	-
N13a	Land at Norton Hall Lane and Butts Lane, Norton Canes	5.2	23.08	401094	307452	FALSE	FALSE	-	Suburban Area-30dph	-	120	-	Area A (2ha) is allocated for B1 and B2 employment uses and area B (1.63ha) for recreation/open space as part of the larger 450 dwelling site under planning application CH/10/0294. In addition part A also provides a sound barrier between the dwellings and M6 Toll. Dwelling range of 70-120 suggested by developer and landowner.	Land identified for employment uses and open space. Features of archaeological interest. Proximity to AQMA.	-
N17	Land between 237 & 241 Hednesford Road, Norton Canes	0.27	29.63	401891	308709	FALSE	FALSE	-	Suburban Area-30dph	-	-	8	Former Coal Yard now used for storage. Surrounded by a residential area.	Coal Authority High Risk Development Area. Landowner intentions.	-
N41	Garage Court off Brownhills Road, Norton Canes	0.08	37.50	402344	308299	FALSE	FALSE	-	Suburban Area - 30dph	-	3	-	Site compound licence to South Staffs Water expired and site now cleared. Potential to incorporate site into adjoining recreation ground when funds available.	Landowner intentions	-
N45	31 Brownhills Road, Norton Canes	0.04	50.00	402030	308621	TRUE	FALSE	-	Suburban Area - 30dph	-	2	-	Full planning permission for change of use from dwelling with bed and breakfast to 5 bedsits (3 of which in situ- gives total net 2 dwellings) granted in March 2012 (CH/12/0006). Now expired.	Alternative use	-
N67	272 Hednesford Road, Norton Canes	0.3	38	401992	308859	FALSE	TRUE	-	Suburban Area - 30dph	-	13	-	CH/18/013 is a planning application for the demolition of former Sycamore Bowling Club and ancillary timber structures. Construction of new access road and parking. Erection of 13 houses and 1 bungalow. Development would involve the loss of a bowling green. Application not yet determined.	Coal Authority High Risk Area. Historic Landfill. Site is partly a former bowling green.	-
<b>Restricted and Excluded Site Totals</b>											819	173			
<b>GRAND TOTALS</b>											10430	1761			
											12191				

**APPENDIX 11: Completed Sites Since 2017 SHLAA**

Site ID	Location	Site Area (ha)	Density of Site	Suitable?	Available?	Achievability	Actual Yield (Net)	Notes
C2	Garage court, south of Woodside Place, Chadsmoor	0.11	64.00	TRUE	TRUE	Achievable within 5 years	7	This site has been completed since the 2017 SHLAA.
C3	Garage court off Glen Close, Chadsmoor	0.09	11.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
C4	Garage court off Wardle Place, Chadsmoor	0.09	22.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
C21	The Golden Age Inn, Moss Road, Cannock	0.21	95.00	TRUE	TRUE	Achievable within 5 years	20	This site has been completed since the 2017 SHLAA.
C122a	Former Rawnsley Iron Foundry, New Hayes Road, Rawnsley	1.13	7.00	TRUE	TRUE	Achievable within 5 years	8	This site has been completed since the 2017 SHLAA.
C126	Fallow Park, Rugeley Road, Hednesford	1.54	5.00	TRUE	TRUE	Achievable within 5 years	13	This site has been completed since the 2017 SHLAA.
C224	Garage Court at Berwick Drive, Cannock	0.11	45.00	TRUE	TRUE	Achievable within 5 years	5	This site has been completed since the 2017 SHLAA.
C225	Garage Court at Glover Street, Wimblebury	0.10	50.00	TRUE	TRUE	Achievable within 5 years	5	This site has been completed since the 2017 SHLAA.
C242	35a and 49 Old Penkridge Road, Cannock	0.34	9.00	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.
C273	Whitehouse Court, Broad Street, Cannock	0.17	47.00	TRUE	TRUE	Achievable within 5 years	9	This site has been completed since the 2017 SHLAA.
C277	Land between & the of 26-30, Old Fallow Road, Cannock	0.15	40.00	TRUE	TRUE	Achievable within 5 years	3	This site has been completed since the 2017 SHLAA.
C286	15 Cannock Road inc. land to rear with access off Field Street	0.20	20.00	TRUE	TRUE	Achievable within 5 years	4	This site has been completed since the 2017 SHLAA.
C291	Bridgtown Business Centre, North Street, Cannock	0.10	70.00	TRUE	TRUE	Achievable within 5 years	7	This site has been completed since the 2017 SHLAA.
C294	Land adjacent to 103 John Street, Cannock	0.03	33.00	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.
C318	28 Manor Avenue, Cannock	0.06	17.00	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.
C322	177 Hednesford Road, Heath Hayes, Cannock	0.10	20.00	TRUE	TRUE	Achievable within 5 years	3	This site has been completed since the 2017 SHLAA.
C351	Former Midland Tattoo Centre, 156 Wolverhampton Road, Cannock	0.06	33.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
C361	Chase Stores, 59 Ebenezer Street, Hednesford	0.03	33.33	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.
C372	Land at junction of Uxbridge Street & Forge Street, Cannock	0.07	29.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
C381	Doctors Surgery, 14-16 Newhall Street, Cannock	0.03	133.00	TRUE	TRUE	Achievable within 5 years	4	This site has been completed since the 2017 SHLAA.
C383	6 Mill Street, Cannock	0.01	200.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
C390	Land to rear 43-57 Broad Street, Cannock	0.07	71.00	TRUE	TRUE	Achievable within 5 years	5	This site has been completed since the 2017 SHLAA.
C405	Newhall, 81 High Green, Cannock	0.12	83.00	TRUE	TRUE	Achievable within 5 years	10	This site has been completed since the 2017 SHLAA.
C409	52 Broadway, Hednesford, Cannock	0.05	80.00	TRUE	TRUE	Achievable within 5 years	4	This site has been completed since the 2017 SHLAA.
C411	Land to the rear of 242-248 Walsall Road, Cannock	0.08	50.00	TRUE	TRUE	Achievable within 5 years	4	This site has been completed since the 2017 SHLAA.
C422 (a)	Blocks A-D, Beecroft Court, Beecroft Road, Cannock	0.60	50.00	TRUE	TRUE	Achievable within 5 years	40	This site has been completed since the 2017 SHLAA.
N53	Norton East Working Men's Club, 192 Burntwood Road, Norton Canes	0.08	25.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
N58	Land adjacent to 4 School Road, Norton Canes	0.02	50.00	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.
R13	Car-park next to The Red Lion, Market Street, Rugeley	0.20	70.00	TRUE	TRUE	Achievable within 5 years	15	This site has been completed since the 2017 SHLAA.
R27	Former Bradbury and Brown Garage, Armitage Road, Brereton	0.47	38.00	TRUE	TRUE	Achievable within 5 years	18	This site has been completed since the 2017 SHLAA.
R67	Property to the rear of 6 Bow Street, Rugeley	0.01	100.00	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.
R84	Land adjacent 4 Bryans Lane, Rugeley	0.03	67.00	TRUE	TRUE	Achievable within 5 years	2	This site has been completed since the 2017 SHLAA.
R91	Land adjacent to 39 Wattfield Close, Brereton	0.02	50.00	TRUE	TRUE	Achievable within 5 years	1	This site has been completed since the 2017 SHLAA.



