

# **Cannock Chase Local Plan (2018-2040)**

## **Site Selection Methodology**

**July 2023**



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# 1. Introduction

- 1.1. This study sets out the process through which Cannock Chase District Council (the Council) has selected the sites which will contribute to meeting identified needs for development. The Council is preparing a replacement local plan which will guide development in the district to 2039 and the plan needs to allocate sufficient sites to ensure that there is a supply of land for development over the plan period.
- 1.2. The methodology adheres to national policy contained within the National Planning Policy Framework 2021 (NPPF) and the supporting guidance set out in the national Planning Practice Guidance (PPG). The overarching policy context is set out in Chapter 2.
- 1.3. The methodology has developed over the course of plan production. Versions of the methodology were contained in the Local Plan at Issues and Scoping stage and the later Issues and Options stage and were subject to public consultation. The final site selection methodology has been refined in response to feedback on earlier iterations. The development of the methodology and summary of responses received is explained in Chapter 3.
- 1.4. The final site selection process has been split into 5 stages. Chapter 4 describes each stage of the process, from gathering the evidence, identifying the source of sites, to the use of a RAG (red, amber and green) rating system for highlighting how sustainable, deliverable and appropriate to the Spatial Strategy each site is. Sites were considered for a variety of uses depending on what they had been submitted for, this includes residential, Gypsy and Traveller Accommodation, infrastructure or employment uses. The process of evaluation is described before sites were finally subject to public consultation.
- 1.5. The methodology is accompanied by a series of site pro-formas detailing the information which aided the site assessment process. These were complemented by the process of Sustainability Appraisal, Heritage Impact Assessment and Habitats Regulation Assessment; all of which informed the process of site selection. Each proforma contains a final summary explaining the key factors which led to the decision of whether to allocate a site in the Local Plan for development.

## 2. Policy Context

- 2.1. Section 19(1B) - (1E) of the Planning and Compulsory Purchase Act 2004 requires Local Authorities to identify the strategic priorities for the development and use of land in the authority's area and set these out in development plan documents.
- 2.2. The National Planning Policy Framework (NPPF) 2021<sup>1</sup> provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF contains a section on plan making; making clear that all local planning authorities must develop strategic policies which set out an overall strategy for the pattern, scale and design quality of places.
- 2.3. Paragraph 23 of the NPPF clarifies the role of identifying sites for development in a Local Plan but does not specify how to select sites:

*'23. Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies) set out an overall strategy for the pattern, scale and design quality of places.'*

- 2.4. The NPPF also requires local plans and spatial development strategies to be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements of a Strategic Environmental Assessment (NPPF, para. 32). A sustainability appraisal is often used to test the proposed policies and site allocations in a local plan to determine whether it will promote sustainable development in terms of meeting economic, environmental and social objectives. Alternative options are also tested through the sustainability appraisal, and this is a key piece of evidence which helps to clarify the most sustainable policies and site allocations. The appraisal does not consider all factors relevant to site selection such as the viability and deliverability of any site, and its primary role is not as a tool for site selection but it is important evidence to inform decision making.
- 2.5. The NPPF additionally describes land which affords protection from development and the specific circumstances where development may be

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<sup>1</sup> [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/91212/nppf-2021.pdf)

able to occur either whilst still protecting the conditions attached to the designation or through removing the designation entirely. Areas of land which are protected from development as outlined in the NPPF include habitats sites and/or Sites of Special Scientific Interest, land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets; and areas at risk of flooding or coastal change.

- 2.6. Whilst planning policy may allow for exceptions to the safeguarding of protected land, in general, areas protected for heritage, species and habitats are not vast in scale and protecting these locations will not have a detrimental impact on meeting development needs. Cannock Chase is not a national park, nor is it at widespread risk of flooding. The largest policy restrictions to meeting development needs in Cannock Chase District is that 60% of the land area is designated Green Belt and a large proportion around Cannock Chase is also designated as an Area of Outstanding Natural Beauty (AONB).
- 2.7. National policy relating to the release of land from the Green Belt is therefore useful contextual background. For Green Belt land this is described as '*exceptional circumstances*' where the release of land from the Green Belt for development could be justified, and explains that '*the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development*'. In the case of land designated as Green Belt; where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' (para. 142).
- 2.8. Planning Practice Guidance produced by the Government provides direction on plan-making, including specific guidance on how to produce housing and economic land availability assessments<sup>2</sup>. This is a more general overview of the land available for development in the authority area, considering the suitability, availability and achievability (deliverability) of all sites known to the Council. The Council publish this information annually, in accordance with the guidance available known as the Cannock Chase Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land Availability Assessment (ELAA)<sup>3</sup>. In effect, land availability assessments contain a lot more sites than required to meet development needs in a Local Plan but most sites may be marked as

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<sup>2</sup> [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

<sup>3</sup> [Planning Policy Monitoring | Cannock Chase District Council \(cannockchasedc.gov.uk\)](https://cannockchasedc.gov.uk)

unsuitable due to policy constraints, for example sites which are outside identified settlement boundaries and/or within designated protected areas such as Green Belt or Area of Outstanding Natural Beauty (AONB). It therefore acts as a database of potential sites to consider, as opposed to identifying which sites should be selected for allocation in a Local Plan.

- 2.9. In summary, a review of national policy and guidance highlights that sites must be identified in a Local Plan, that they must be subject to sustainability appraisal, and that certain types of land should be protected from development and only considered in exceptional circumstances but it does not set out a specific method of how to select sites for development through a Local Plan.

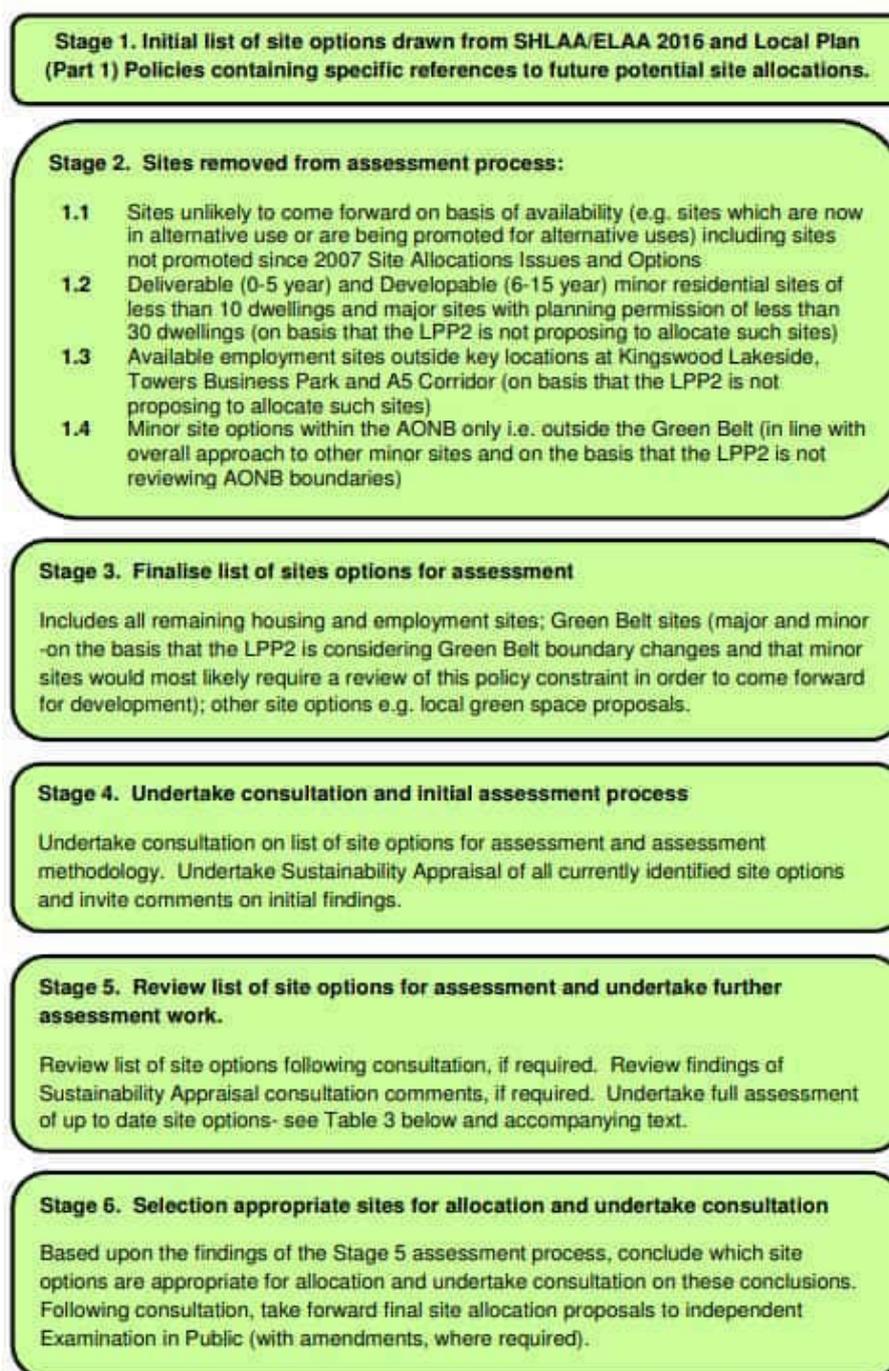
### 3. Development of the site selection methodology

- 3.1. The existing Local Plan 'Cannock Chase Local Plan (Part 1) adopted in 2014 was originally designed to be supplemented by a secondary document (Part 2) which would have contained site allocations. Work on this ceased in 2018 in favour of a new whole Local Plan containing strategic policies and site allocations, therefore a site selection methodology had not previously been established.

#### **Issues and Scoping July 2018**

- 3.2. The Council consulted on the scope of the Local Plan through an 'Issues and Scope' consultation during November 2018. The Issues and Scope consultation did not consult specifically on a site selection methodology but did pose questions for consideration on how the methodology should be developed. As a starting point, reference was made to the methodology that had been proposed when the Local Plan Part 2 was being progressed. The proposed Local Plan Part 2 methodology is shown in Figure 1.

Figure 1 Indicative site selection methodology presented at Issues and Scoping stage



3.3. The starting point for drawing a list of sites centred on utilising the existing land databases and consideration of any broad locations identified in the adopted Local Plan. Criteria was presented which justified the removal of some identified sites from the assessment process. Sites with existing policy constraints would still be assessed because the Local Plan process enables policy restrictions to be removed, subject to justification. All remaining sites would be subject to the process of sustainability appraisal and would be subject to consultation.

- 3.4. Following consultation, the results of the sustainability appraisal would be reviewed, and a list of sites could be refined. Remaining sites would then be subject to a more detailed assessment which would inform site selection. A basic version of the method to refine sites was also presented at scoping stage.
- 3.5. Respondents to the Issues and Scope consultation broadly supported the approach to the methodology. There was broad support expressed for the SHLAA as a robust starting point to identify sites. Some respondents supported the matrix with complementary narrative approach but were not supportive of numerical scoring to rank sites. A RAG system of scoring was generally favoured.
- 3.6. A range of further specific assessment criteria were proposed by respondents including: prioritising brownfield sites; protecting the AONB; regard to heritage and setting, impacts of ground conditions and land stability (in relation to the coal mining legacy); potential sterilisation of mineral resources; capacity issues in infrastructure; access; formal sport; flood risk and protection of public rights of way.
- 3.7. The approach to the Green Belt was of concern to some respondents. While one respondent considered that the existence of Green Belt should not restrict the assessment of sites, others were concerned that the use of both the Green Belt review and Sustainability Appraisal could lead to inaccuracies as they may have contradictory findings. The use of Compulsory Purchase powers was also suggested so that a landowner's unwillingness to make land available should not prevent allocation. A range of responses were received and considered in developing the methodology at the earliest stages of plan production.

## Issues and Options May 2019

- 3.8. Comments received at the Issues and Scoping stage were used to inform the site selection methodology presented in the Issues and Options document (figure 2)

Figure 2 Site selection methodology presented at Issues and Options stage

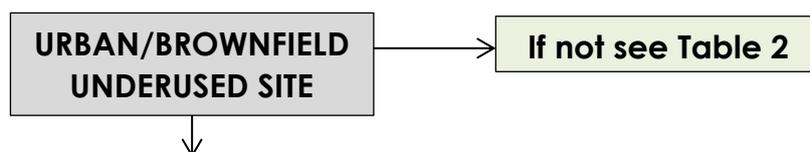
<p style="text-align: center;"><b><u>Stage 1: Establish Evidence Base</u></b></p> <ul style="list-style-type: none"><li>• Define site parameters – threshold 10 dwellings +? For Housing/Employment/Safeguarded Land</li><li>• Pool of sites – SHLAA/ELAA – by settlement/area</li><li>• Local environmental capacity/urban potential/survey of underutilised land/buildings</li><li>• Housing/employment needs – local need, HMA Strategic Growth Study recommendations</li><li>• Assorted site specific information – ecology, heritage, etc.</li><li>• Green Belt Review</li><li>• Infrastructure Capacity Evidence – schools, waste water network etc.</li><li>• SA</li></ul>
<p style="text-align: center;"><b><u>Stage 2: Establish a pool of sites and first site sift</u></b></p> <p>The pool of sites to be considered in the site selection process is drawn from the most up to date Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA). This is the primary database for all sites that have been suggested for housing and employment development within the District. It provides an overarching assessment of a sites suitability, availability and achievability. A shortlist of sites for further, more detailed assessment in the site selection process can then be established. This involves sifting out any sites that:</p> <ul style="list-style-type: none"><li>• do not meet the thresholds for sites being considered for allocation in the Local Plan (to be determined- see questions in ‘<b>Approach to strategic and non-strategic policies and site allocations</b>’);</li><li>• are not being actively promoted for development any longer (so are therefore not now available);</li><li>• are not considered suitable due to the majority of the site being affected by key showstopper constraints (in the local context these constraints are likely to be Ancient Woodland; Scheduled Ancient Monuments; Sites of Special Scientific Interest; Local Nature Reserves; Sites of Biological Interest; Regional Important Geological Sites; Flood Zone 3).</li></ul> <p>The section on ‘<b>Approach to strategic and non-strategic policies and site allocations</b>’ also considers whether or not sites with existing planning permission or in the early stages of construction should be considered for allocation. Such sites may therefore also be sifted out this early stage, or they could be allocated without the need for further detailed site assessment work on the basis of the existing planning consent.</p>

### Stage 3: Detailed Site Assessment

Sites which have not been excluded in the stage 2 process are proposed for detailed assessment of their achievability and suitability against a series of site assessment criteria using a traffic light system and given a red, amber or green rating based upon set factors. All of the sites which come through the Stage 2 site sift would be considered available so it is not considered necessary to have a traffic light criterion for this. Alongside the traffic light assessment a commentary is proposed to pick up significant factors and to evidence the traffic light choices. The detailed criteria for the assessments would reflect the requirements of national guidance to make sure that all assessments were carried out in a consistent and objective way. The traffic lights provide a way of presenting information about the characteristics, constraints, capacities and circumstances of a site in a consistent way that enable this, along with other factors, to form part of the overall site selection process and ultimately the recommendation of whether or not a site should be allocated.

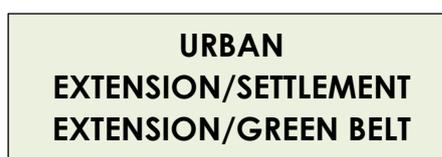
Sites would each be assessed via one of the following tables:

**Table 1**



<b>If yes assess performance against:</b>
Deliverable/Sustainable/Available/Achievable/Estimated Site Capacity
Key environmental constraints – AONB/ecological/heritage/agricultural/TPO/AQMA
Key capacity constraints – transport/education/services (waste management, health etc.)/flood risk/waste water/other community or social infrastructure
Key locational criteria for specific development types – e.g. near town centres or public transport nodes (affordable and other special housing needs – housing for elderly, aspirational housing etc.); accessibility to strategic road (or rail) network (employment uses); key additional factors for employment sites
Any impacts arising from loss of current use of land
Key locational/mitigation opportunities – for enhancement of existing green infrastructure/foot/cycle access; better revealing heritage/interpretation; enhancement of local services (bus services/health services/foot/cycle links to stations etc.) to enhance existing sustainability and mitigate impacts
Planning history of site
RAG rating/commentary

**Table 2**



<b>Where necessary to release Green Belt and site previously developed and/or well served by public transport assess performance against:</b>
Contribution to Green Belt Purposes
Landscape character/sensitivity to development
Deliverable/Sustainable/Available/Achievable/Estimated Site Capacity
Key environmental constraints – AONB/ecological/heritage/agricultural/TPO/AQMA

Key capacity constraints – transport/education/services (waste management, health etc.)/flood risk/waste water/other community or social infrastructure
Key locational criteria for specific development types – e.g. near town centres or public transport nodes (affordable and other special housing needs – housing for elderly, aspirational housing etc.); accessibility to strategic road (or rail) network (employment uses); key additional factors for employment sites
Any impacts from loss of current use of land
Key locational/mitigation opportunities – for enhancement of existing green infrastructure/foot/cycle access; better revealing heritage/interpretation; enhancement of local services (bus services/health services/foot/cycle links to stations etc.) to enhance existing sustainability and mitigate impacts
Planning history of site
RAG rating/commentary
<b><u>Stage 4: Evaluation Stage</u></b>
<ul style="list-style-type: none"> <li>• professional planning judgement/balance based on performance of site, including site visit and commentary as required</li> <li>• initial recommendations as to which sites are considered most suitable for selection</li> <li>• information gathered for sites recommended for selection could be used to inform a policy for each site to ensure that appropriate mitigation, infrastructure and other site specific requirements are delivered when the site is developed. At the planning application stage more detailed site assessment work could further inform these requirements.</li> </ul>
<b><u>Stage 5: Public Consultation</u></b>
<ul style="list-style-type: none"> <li>• Public consultation process to inform final site selection</li> </ul>

3.9. The consultation generated some detailed suggestions and points for consideration and additional queries for how it would be implemented. The approach to green field, Green Belt and AONB land was of concern to some respondents, although others highlighted all land needed to be considered to meet development needs of the housing market area. Locational and spatial strategy criteria were mentioned as well as queries on whether any criteria would be more important than others. Some were keen to see sustainability criteria considered as a whole as opposed to any one site selection criteria being a determining factor. The use of landowner searches and contacting landowners to check whether sites marked unavailable could be considered. Suggestion was also made regarding using a minimum site size.

3.10. There was a wide range of comments and detailed suggestions on the methodology. A summary of comments at this stage and officer responses can be viewed in Appendix A.

## Preferred Options March 2021

- 3.11. At this stage it was necessary to establish the final site selection methodology in order to identify preferred site allocations in the Local Plan. The methodology was refined from the version presented at the previous Issues and Options stage in the following manner:
- 3.12. Stage 1: Establish evidence base - no change to the methodology, however much of the evidence base was now available for site selection purposes.
- 3.13. Stage 2: Identifying a pool of sites - In addition to the SHLAA/ELAA, the Council also produced and published the Development Capacity Assessment (March 2021). The Study considered the known sources of sites from the SHLAA and ELAA, but also identified additional sites from other evidence sources. This is described in the 'final site selection methodology' section of this report.
- 3.14. A final list of criteria for excluding sites was determined as well as a minimum site size and threshold for allocation.
- 3.15. Stage 3: Detailed site assessment - a single set of assessment criteria was developed to assess all sources of sites for consistency. These criteria were categorised as a RAG (red, amber, green) rating according to how well the site performed against the criteria. The detailed site criteria had not previously been published but generally aligned with the principles set out in Tables 1 and 2 of the Issues and Options site selection methodology (shown in Figure 2 above)
- 3.16. Stage 4: Evaluation Stage - This was undertaken as presented at Issues and Options stage, however the sieving exercise was aided by the use of 3 categories to determine whether sites were preferred (category A), possible options (category B) or should be excluded (category C) based on the information gathered by that stage. The identification of possible options meant there was flexibility in the development of the Local Plan, as sites could be revisited or further information gathered to determine the final sites required for the final submission version of the Local Plan document.
- 3.17. Stage 5: Public consultation - The final methodology was informed by all the stages of consultation. As the Preferred Options report was presenting a draft version of the plan policies and site allocations, it did not further consult on the site selection methodology specifically. However, feedback from the public consultation at preferred options stage, and further information submitted on identified sites; both preferred and rejected options was considered. This feedback was used to refine the site proforma's, where applicable, as well as refine the spatial strategy and the final sites selected for allocation.

## 4. Final site selection methodology

- 4.1. The following diagram presents an overview of the key stages of the final site selection methodology.



Figure 3 Final site selection method

## **Stage 1: Establish the evidence base to inform the site selection process**

### Geographical Information System (GIS) Mapping

4.2. The Council's Geographical Information System contains data from locally commissioned evidence and national datasets. It is updated when new data is made available from external providers or when locally commissioned evidence has been completed. It comprises a map base of Cannock District overlaid by information, making it possible to see what constraints affect sites put forward for development. The following information was used to inform site selection:

- Area of Outstanding Natural Beauty - Natural England
- Flood risk - Strategic Flood Risk Assessment and Water Cycle Study, CCDC
- Open Space designations and green space network - Open Space Strategy, CCDC
- Designated heritage features - Historic England
- Historic Environment Record - Staffordshire County Council
- Nature Recovery Network and ecological records - Staffordshire Wildlife Trust
- National and International habitats - Natural England
- Green Belt - CCDC
- Green Belt Harm Parcels - Green Belt Harm Assessment, CCDC
- Tree Preservation Orders - CCDC
- Public Rights of Way - Staffordshire County Council
- Local Green Space - Neighbourhood Plans
- Aquifer Protection Zone - CCDC
- Development high risk areas - Coal Authority
- Air Quality Management Areas - CCDC
- Woodland - Forestry Commission
- Noise (road and rail) - DEFRA
- Infrastructure - National Grid
- Minerals and Waste resources - Staffordshire Country Council
- Agricultural land classification - Natural England
- Geology - British Geological Survey
- Landscape character - Landscape Character Assessment, CCDC

4.3. The evidence base developed over the course of producing the plan. Once new evidence was completed and updated, site assessments were updated accordingly.

4.4. GIS was used to highlight particular constraints which triggered consideration of more detailed information in the evidence base. For

example, if the initial assessment identified nearby heritage assets, information from the designation, Heritage Environment Record and Heritage Impact Assessment would be reviewed to determine the reasons for designation and the likelihood of harm to the significance to the asset. Consideration of the submitted information about the site could determine whether a Heritage Statement had been produced or whether any mitigation had been proposed and the analysis in the Heritage Impact Assessment was used to determine the potential impact and potential for mitigation, if applicable.

- 4.5. This stage therefore focused on two key principles; that the mapping of features and constraints and the detailed information behind it was available and up to date, or if it was not, that this was commissioned to inform site assessment.

#### Integrated Impact Assessment

- 4.6. The Council commissioned LUC to produce a range of documents which would assess the impact of policies and proposals in the Local Plan. This included Sustainability Appraisal, Habitats regulation Assessment, Heritage Impact Assessment, Equality Impact Assessment and Health Impact Assessment.
- 4.7. This evidence was integral to the decision making process and was used alongside the Councils site assessment process to make decisions at the evaluation stage.

#### Information from infrastructure providers

- 4.8. The Local Plan strategy has been shaped by discussions with statutory consultees such as Staffordshire County Council on education, health, highways, NHS Clinical Commissioning Groups, utilities providers and neighbouring Local Authorities regarding cross boundary issues. Such information has helped to determine what impact development would have in which locations, and so inform the overall Spatial Strategy. Written feedback is received when the plan is subject to consultation but continuous dialogue is had throughout production of the plan to inform strategy and policies. This is detailed in the Duty to Cooperate Statement of Compliance.
- 4.9. More detailed, site specific information was also obtained from infrastructure providers, particularly for potential strategic site options of a larger scale where either individually or cumulatively with other potential development sites in the vicinity, this would have a marked impact on local infrastructure provision. This could sometimes be positive in terms of financial contributions and minimal level of development required to deliver new or improved infrastructure.

## Stage 2: Identify a pool of sites

- 4.10. The primary sources of sites were obtained from the Strategic Housing Availability Assessment and Employment Land Availability Assessment. These datasets are updated and published annually, and new sites are included each year. Sites submitted for other types of accommodation such as Gypsy and Traveller sites are also contained in the SHLAA and noted for that use.
- 4.11. Sites are identified by the SHLAA and ELAA through two processes; the annual call for sites and desktop review. The desktop review uses a range of sources to help identify sites and broad locations, which may include the following:
- Local and neighbourhood plans;
  - Planning application records;
  - Development briefs;
  - Brownfield land register;
  - Development starts and completions records;
  - Local authority land ownership records;
  - National register of public sector land;
  - Strategic plans of key partners;
  - Local authority empty properties register;
  - English house condition survey;
  - National Land Use Database;
  - The databases of property agents where applicable;
  - Valuation Office database;
  - Mapping including Ordnance Survey;
  - Aerial photography;
  - Site surveys; and
  - Enquiries received by the local planning authority.
- 4.12. Some sites in the SHLAA and ELAA may have also been identified in a previous Development Plan Document.
- 4.13. To ensure all sources of sites and all sources of supply to meet identified development needs were identified, the Council prepared the Development Capacity Study and published the first iteration in March 2021. The Study focused on identifying urban and previously developed land including land identified in the Brownfield Register and National Land Use Database, sites identified in the ELAA no longer suitable for employment, regeneration sites and previously developed areas ancillary to open space. It therefore expanded the source of sites to consider for allocation and demonstrated that all land had been identified that was not subject to policy restrictions such as the Green Belt.

4.14. The sources considered included:

- Restricted and Excluded Sites in Alternative Uses
- Neighbourhood Plans
- Cannock Chase Open Space Review
- Housing Estates and Redevelopment
- Public Sector Surplus Land
- Reallocation of Existing Employment Land
- Review of Brownfield Land Register and the National Land Use Database
- Regeneration Sites Promoted for Residential Development
- Sites where Planning Applications were Refused or Withdrawn (2018-20)
- Contributions from Self Build Housing
- Potential Contributions from new Permitted Development Rights
- Contributions from Exception Sites
- Reviewing Density Assumptions
- Additional Potential Sites Identified During Study Process

4.15. A minimum threshold of 0.5ha and 10 dwellings was set so that sites below this threshold would not be subject to detailed site assessment. Dependent on the planning status such sites could be considered as part of the deliverable supply or more generally fall under the anticipated windfall allowance.

4.16. Sites either wholly or significantly subject to absolute constraints were discounted from the outset, where these issues were known. Absolute constraints included: Ancient Woodland; Scheduled Monuments; Special Areas of Conservation (SAC); Sites of Special Scientific Interest (SSSI); Local Nature Reserves (LNR) and Sites of Biological Interest (SBI); Regionally Important Geological Sites (RIGS); Flood Zone 3; Local Green Spaces; and where development would involve the total loss of a designated heritage asset such as the demolition of a listed building.

4.17. Sites subject to absolute constraints to delivery were also excluded at this stage. This applied to cases where the landowner had withdrawn the site from consideration, or it was identified that the site was not available for development, or in the case sites had not been promoted for a significant period of time.

4.18. Sites within the Green Belt and Area of Outstanding Natural Beauty were not discounted at this stage, despite the clear policy constraint to development in these locations. This was due to the fact that it had been identified at the earliest stage that it was unlikely development need could be met by unconstrained sites as 60% of the land in the District is

designated. The approach to sites in the Green Belt is explained in the subsequent stages and in the Green Belt Topic Paper.

- 4.19. The pool of sites was subject to an initial RAG rating (Table 1) to determine whether sites were eligible for more detailed assessment. Sites excluded on the basis of site threshold or absolute constraints were marked as red, sites clearly deliverable without allocation in the Local Plan were marked as Green and all other sites were marked as amber and eligible for further assessment. Appendix B contains the results of the initial site sifting exercise undertaken at Stage 2.

*Table 1 Stage 2 RAG Categories*

RAG Rating	Category
Red	Sites discounted from further assessment.
Amber	Sites to be included in the shortlist for further assessment in Stage 3
Green	Committed sites with planning permission or under construction

- 4.20. It should be noted that the planning status of some sites changed during the course of site assessment and therefore some proforma's may have been produced for sites that later received planning permission. The important point was that all sites eligible for detailed assessment were included at this stage.

### **Stage 3 - Detailed site assessment**

- 4.21. Sites were assessed against a range of criteria using the following categories:

- Spatial Strategy
- Landscape Character
- Open Space
- Flood Risk
- Biodiversity
- Historic Environment
- Transport/public transport
- Access to the site
- Other utilities
- Environmental constraints
- Agricultural land
- Green Belt
- Climate Change
- Proximity to services and facilities to meet people's needs and avoid isolation

- Infrastructure and mitigation opportunities
- Deliverability

- 4.22. This was considered to provide an overview of the sustainability of a site as well as its deliverability and ability to support and align with the Spatial Strategy. This was prepared alongside, but separate to the Sustainability Appraisal for the plan, of which there is some overlap. Findings from the Integrated Impact Assessment were used to rate sites for a few of the criteria in the Stage 3 assessment. Information from infrastructure providers was also used to rate certain criteria. All three; the site proforma's, findings of the Integrated Impact Assessment and feedback from infrastructure providers and statutory consultees were used to populate proforma's, and separately looked at in the whole at the evaluation stage.
- 4.23. Table 2 presents how the sites were assessed and marked either green, amber or red according to the criteria.

Table 2 Detailed Site Assessment RAG Criteria

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Spatial Strategy	Site contributes to achieving the spatial strategy	Site contributes somewhat to the spatial strategy	Site does not contribute to the spatial strategy	An assessment will be made as to whether sites are more or less likely to help to deliver the Spatial Strategy in the emerging Local Plan based on a range of factors including location in relation to the hierarchy of Town and Local Centres, contributing to meeting development requirements over the plan period, meeting specific identified needs for housing, Gypsy and Traveller accommodation, employment and infrastructure, regeneration of previously developed land and opportunities to achieve higher density development.
Landscape Character	Site is not within a character area or designated landscape therefore development of the site would have limited impact on the landscape character or condition.	Site is within a defined character area but not within a designated landscape. Detrimental effects on landscape character or condition could potentially be mitigated dependent on the scheme.	Site is within a designated landscape. Development of the site could have a detrimental effect on landscape character or condition which cannot be mitigated.	The findings of the Landscape Character Assessment (2016) will be used to assess the wider impact on landscape and the environment. Further detailed evidence for individual site mitigations and design approaches (submitted by site promoters) has also been considered. Location in relation to the AONB. The NPPF states that major development in an AONB should be refused other than in exceptional circumstances, and where it can be demonstrated that it is in the public interest.

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Open Space	<p>The site is within walking distance (600m) of more than one area of open space and/or PRow which is publicly accessible.</p> <p>Development would not result in the loss of any such recreational or leisure use identified within the boundary.</p>	<p>The site is within walking distance (600m) of one area of open space and/or PRow which is publicly accessible.</p> <p>Development of the site may result in the loss of existing recreational or leisure use within the site boundary but dependent on the design of the development it may be possible to retain or enhance these.</p>	<p>The site is not within walking distance (600m) of any area of open space and/or PRow which is publicly accessible.</p> <p>Development of the site would result in the loss of any existing recreational or leisure use within the site boundary.</p>	<p>Both designated and non-designated open spaces have been considered. Detailed evidence for individual site mitigations and master plan have been considered. The judgements in the Council's Sustainability Appraisal have been used to inform the consideration of accessibility to and impacts upon areas of open space.</p>

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Flood Risk	Site located within Flood Zone 1 – low probability of flooding	Site located within or partially within Flood Zone 2 – medium probability of flooding	Site located within or partially within Flood Zone 3a – high probability of flooding and exception test likely to be required	<p>In accordance with NPPF Paragraphs 159 and 161 development should be directed towards areas of low flood risk and away from areas at highest risk of flooding. Planning practice guidance sets out that within flood zone 3a more vulnerable uses<sup>4</sup> such as residential dwellings will require an exception test<sup>5</sup>.</p> <p>Sites are assessed on the basis of the flood zone they are fall within as identified using the Environment Agency Flood Mapping<sup>6</sup>. In cases where a site is partially affected by Flood Zone 2 or 3, a judgement will be made as to whether the area of the site in Flood Zone 1 could accommodate development through mitigations or in such a way that areas at flood risk could be used for alternative uses. Further detailed evidence for individual site mitigations and design approaches (submitted by site promoters) has also been considered.</p>

<sup>4</sup> [National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/nppf-annex-3-flood-risk-vulnerability-classification-guidance.pdf)

<sup>5</sup> Paragraph: 079 Reference ID: 7-079-20220825

<sup>6</sup> [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/flood-map-for-planning.pdf)

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Biodiversity	The site is likely to perform a limited role in supporting biodiversity and is more than 250m from a local biodiversity site and more than 1km from an international or national biodiversity site.	The site is likely to perform a role in supporting biodiversity. It is within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site.	The site is likely to perform an important role in supporting biodiversity and is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites	The UK Biodiversity Action Plan groups habitats according to 'broad' and 'priority' habitats. As part of the assessment consideration will be given to the proximity of a site to protected site or important habitat. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as the distance and pathways across which effects might occur is not the same for all types of habitats and species, and appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Historic Environment	Development is highly unlikely to have any impact on heritage assets or their setting.	Site is within close proximity to one or more heritage assets. Potential for mitigation or enhancement of assets.	Development would result in the loss of a heritage asset or have an adverse impact on its significance that cannot be mitigated.	NPPF Paragraphs 189 and 194 set out the protection to be afforded heritage assets which should be conserved in a manner appropriate to their significance. Heritage assets of the highest significance should only be subject to substantial harm to or loss of assets in exceptional circumstance and consideration should be given to the ability to overcome harm to heritage assets in all circumstances. The impact on heritage assets of the development of sites has been assessed with regard to the proximity of the site to those assets. Further detailed evidence for individual site mitigations and design approaches (submitted by site promoters) has also been considered. The Heritage Impact Assessment considered both designated and non designated heritage assets as well as non-designated archaeology close to development sites. The findings of the report was used to identify the potential harm that may result from development and any measures that could be implemented to mitigate harm and enhance the heritage asset..

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Transport/public transport	Site is within 1km of a railway station and within 350m of a bus stop.	Site is within 1km of a railway station or within 350m of a bus stop.	Site is not located within 1km of a railway station or within 350m of a bus stop.	Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes in accordance with the NPPF paragraph 105. This can help to reduce congestion and emissions, and improve air quality and public health. Sites served by both rail and bus services are more sustainable locations for new development.
Access to the site	Suitable access to the site already exists.	Access to the site can be created within the landholding or through third party land.	There is no means of access to the site and no likely prospect of achieving access.	In order for the site to be suitable and deliverable site access needs to be achieved. Further detailed evidence for individual sites (submitted by site promoters) has also been considered. For employment purposes accessibility to the strategic road (or rail) network is the preferred option
Other utilities	Utilities to the site are likely to be available	The availability of the provision of utilities to the site need to be considered.	The provision of utilities to the site is likely to be constrained.	Availability of utilities to a site including electricity supply, water supply and sewage capacity is required and needs to be achievable. Further detailed evidence for individual site (submitted by site promoters) has also been considered.

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Environmental Constraints	Negligible risk of ground, water, noise, and air pollution.	Some risk of ground, water, noise, and air pollution affecting future residents of the site.	High risk of ground, water, noise, and air pollution affecting future residents of the site	Development of sites which have potential ground pollution due to previous land uses including historical landfill and coal workings has been considered and proximity to source protection zone and thus potential to harm water quality. The site's proximity to pollution generating industries and roads which generate high levels of noise and/or air pollution has also been considered in particular proximity to AQMA. The impact of noise has not been consistently applied in the rating of sites for employment uses as this would not affect the suitability of sites proposed for industrial uses or any use which is likely to generate noise.
Agricultural Land	Development of the site would not result in the loss of agricultural land. Site is categorised as urban or non-agricultural.	Development of the site would result in the loss of poorer quality agricultural of Grades 4 – 5.	Development of the site would result in the loss of the best and most versatile agricultural land of Grades 1-3	Sites are assessed based on the 2020 Classification of Agricultural Land . Development of sites which are of poorer quality of land will be preferred to that of higher quality.

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Green Belt	Site is not located within the Green Belt.	Site is within Green Belt, where the level of harm caused by the release of land for development would be 'none' or 'low/very low'	Site is within Green Belt where the level of harm caused by release of the land for development would be 'low-moderate' up to 'very high'.	The Green Belt Review (2021) has considered the extent to which the criteria in Paragraph 138 of the NPPF apply to the areas designated as Green Belt within the district. This assessment aims to provide a more nuanced view of how land parcels within the Green Belt perform across the District. It is noted that the release of any Green Belt land, at least to some extent will result in harm due to the loss of land from the Green. This is taking into consideration in the extent to which the parcels meet the purposes set out in Paragraph 138.
Climate change	Land and on site energy generation from renewable sources included - e.g district power network	Potential for on-site dedicated energy generation from renewable sources or contribution to network support? (battery storage)?	Loss of renewable energy generation	The ability of a development to deliver mitigation in relation to its impact. The information for consideration for this issue will be drawn from the site viability information. The viability assessment tested if the sites could deliver the higher standards for water efficiency and housing quality standards proposed by the policy within the Local plan, with some addition headroom for climate change such as Future Homes Standard. All sites were considered viable. The RAG rating was therefore adapted to enable potential for on site renewable generation or their loss to be identified.

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Proximity to services and facilities to meet people's needs and avoid isolation	Site has access to a range of services and facilities within a Town Centre	Site has access to a more limited range of services and facilities in a Local Centre or is within walking distance of public transport links.	Services and facilities are not easily accessible from the site.	<p>The Centres Hierarchy defines the strategic sub regional centre of Cannock and the Town Centres of Rugeley and Hednesford where a wide range of services and facilities are located.</p> <p>The District Centre of Hawks Green and Local Centres of Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton offer a more limited range of services and facilities.</p> <p>Where sites are within 1km of a railway station or 350m of a bus stop there is potential to access services and facilities using sustainable transport modes.</p> <p>Outside of these defined Centres, services and facilities are more likely to be accessed by private vehicles. These are the least sustainable locations for new development.</p> <p>The judgements in the Council's Sustainability Appraisal have been used to inform the consideration of accessibility to services and facilities.</p>

Criteria	RAG Rating			Commentary
	Green	Amber	Red	
Infrastructure and mitigation opportunities	Known impact on infrastructure. Impact able to be mitigated following investment from development.	Unknown impact upon infrastructure, impact likely to be able to be mitigated	Lack of infrastructure to serve site and/or significant negative impact upon infrastructure unable to be mitigated.	Residential/Gypsy and Traveller Sites - Primary or secondary school, GP Surgery or hospital within 600m of the site and any known impact upon education, transport, health Employment sites - scoring takes into account any infrastructure required to serve employment developments such as power, utilities and access to the strategic road network.
Deliverability	Site indicated as deliverable with no known barriers to development	Site indicated as deliverable but may be some barriers to development which may be addressed.	Site undeliverable or is no longer being promoted by agent/ landowner	As part of the deliverability assessment the Council updates the SHLAA and utilises the representations made to the Local plan process to ensure that identified sites that could contribute to achieving the spatial strategy are available for development. The Viability Assessment found that sites of over 10 units could be considered as viable within the district, and deliver a level of affordable housing units, although there were differences between the areas.

- 4.24. The results of the Stage 3 detailed site assessment are site proformas shown in Appendix C. For each site key details including site reference, indicative capacity and a general description are provided as well as a map of the location and site boundary. Sites submitted for all land uses were assessed equally but the notes and summary clarify any specific information or factors for selection related to the intended use. Initially, sites were not categorised and may have considered for more than one use but for ease of publication have been separated into the final categories to align with their status in the Reg 19 Pre-Submission Local Plan. The summaries also reflect known information about mitigation for sites, where applicable, which was taken into account in the final selection of sites.
- 4.25. Not all sites were required to have a proforma. Some sites had already been subject to detailed assessment in other strategies or had been identified using the Urban Capacity Study. This information is available for each site in Appendix B. The general reasons a site might not have a proforma are listed as follows:
- Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
  - Site has been identified through a made Neighbourhood Plan
  - Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
  - Site is assessed in the Existing Employment Areas Study
  - Site is under construction or has outline planning permission therefore is acceptable for development in principle (note some proformas may have been created at an early stage and the planning status of the site later changed)
  - Site has been identified through the work underpinning the Development Capacity Study which were initially restricted/excluded but these constraints could be overcome including policy compliant sites, sites formerly identified for alternate uses, sites which had a planning status either withdrawn or not consented, sites which had a designation which has changed e.g. pending application for Village Green subsequently refused.

#### **Stage 4: Evaluation Stage**

- 4.26. In order to select sites for the preferred options consultation, a series of meetings of the Local Plan Member and Officer Working Group (LPMOWG) were convened to evaluate the site proforma's. Membership of the group at Preferred Options stage comprised the Head of Economic Prosperity, Planning Policy Manager, Principal and Senior Planning Officers that are Chartered Members of the Royal Town Planning Institute, the lead member for Planning Portfolio Holder for Economic Prosperity and representatives from all political groups.

- 4.27. The working group initially assisted by contributing their local knowledge to the detailed site assessments. This concentrated on the deliverability of the site, known or anticipated infrastructure constraints and any known or anticipated barriers to the development. This information was noted on the detailed assessment pro-forma and reviewed.
- 4.28. Over a series of meetings, the group evaluated each of the sites having regard to the emerging spatial strategy and strategic objectives of the plan as well as the findings of the Integrated Impact Assessment. The proforma's were helpful overviews of each site which aided discussion but categories in the proforma were not weighted i.e. no one category was more important than another and site selection was not dependent on the amount of green ratings.
- 4.29. The proforma's were divided into different uses; mostly based on what land use the landowner or agent had submitted the site to be considered for. Where multiple uses were expressed, the site was either considered for more than one use or for the most appropriate use, dependent on location. Due to a low number of submissions, any site where the potential uses listed Gypsy and Traveller accommodation, the site was assessed for that use. The proforma's are divided into final categories and summaries of the pro-forma's provide reasoning for whether a site is allocated for development or rejected and for the intended use.
- 4.30. Upon evaluation of the sites submitted and information contained in the proforma's, the Sustainability Appraisal, Heritage Impact Assessment and Habitats Regulation Assessment, the LPOMWG initially divided the sites into three categories:
- Category A: Likely to be suitable for allocation
  - Category B: Less likely to be suitable for allocation
  - Category C: Least likely to be suitable for allocation

## **Stage 5: Site Selection**

- 4.31. The LPMOWG initially evaluated all sites outside of the Green Belt and classified them into the three categories. Following this classification, Officers determined whether the Category A sites could deliver sufficient land to meet the district need for development, the wider objectives of the plan and development strategy. Since insufficient land was initially identified within Category A to meet the district need for housing, the LPMOWG re-evaluated all sites within Category B to determine whether any of the sites could be subject to mitigation works that could make them more suitable for allocation. At this stage input from the County Council was sought regarding key infrastructure interventions. Once this re-evaluation was complete, the LPMOWG reconvened to re-evaluate the sites within Category B and consider whether any could be re-classified into Category A.
- 4.32. Following the re-evaluation, officers considered all sites now within Category A to determine whether they could deliver sufficient land to meet

the district need for housing, the wider objectives of the plan and development strategy. It was concluded that insufficient sites were identified to provide flexibility in the housing land supply or meet the wider objectives of the plan. The sites classified within Category A predominantly comprised previously developed land, often subject to contamination and a number of the sites were subject to an existing use which would need to be relocated prior to redevelopment. In order to ensure that the housing land supply was sufficiently flexible over the plan period the decision was made to evaluate the Category C sites and sites within the Green Belt. To aid the evaluation and in accordance with national policy, all sites in the Green Belt were initially classified within Category C.

- 4.33. In addition to meeting the district's need for housing land, the LPMOWG considered providing 500 dwelling, 1,500 dwelling and 2,500 dwelling contributions to the Greater Birmingham and Black Country HMA. These levels of contribution represent the lower and upper range of the size of extension that the Strategic Growth Study (2018) considered appropriate in the vicinity of Cannock, Great Wyrley, Burntwood, Brownhills and Aldridge. The evaluation of options for meeting HMA growth is explained in the Green Belt Topic Paper, as well as the approach to assessing sites in the Green Belt. The Topic Paper should be read in conjunction with the Site Selection Topic Paper for a full understanding of how sites were selected and the exceptional circumstances case for Green Belt release.
- 4.34. A district wide map was made available for discussion so consideration was given to all the sites within the SHLAA and ELAA to ascertain if any alternative sites should be assessed for potential allocation which had not been discussed already and if an alternative strategy should be considered.
- 4.35. The detailed site assessments and the results of the evaluation stage provides information as to the reasons for sites either identified for allocation in the Local Plan or rejected at this stage.

## **Stage 6: Public consultation**

- 4.36. The final stage was to consult on the sites selected for allocation (Category A). Feedback from the Preferred Options consultation is summarised as follows:
- 4.37. In relation to housing, generally there was concern at the loss of Green Belt and the quantum of development proposed was considered excessive. There was opposition from some respondents to additional land being provided to meet the needs from the GBBCHMA, however there was also support expressed from neighbouring Local Authorities for the contribution to the unmet need and support for a greater target to be provided for.
- 4.38. Concern was generally expressed regarding the impact upon local infrastructure. Some noted a lack of sites for gypsy, traveller and travelling show people. There was support for the use of brownfield sites being utilised first. Concern was raised toward the potential loss of Green Space Network and the impact upon biodiversity and the natural environment. New

sites were submitted and landowners and representatives provided more supporting material to promote sites.

4.39. The rejection of so many Green Belt sites in Norton Canes was generally supported as well as Norton Canes being retained as a separate settlement. It was expressed that Norton Canes has had more than its fair share of major housing taking into account the size of the village. Representations considered the scale of development around Fiveways as disproportionate and would result in the loss of identity of Heath Hayes and Hawks Green due to over development.

4.40. Comments received in relation to individual residential and employment sites are as follows:

- Concern at congestion and air quality at Fiveways.
- Site at Rawsley Road, Hazelslade should be included in Green Space Network.
- Hednesford Hills Raceway and Hednesford Town Football Club should be safeguarded.
- Development should be required to deliver canal infrastructure and pay for maintenance.
- Object to loss of Green Belt and countryside at Wimblebury.
- Should include some housing growth in key rural settlements (landowner promoting site).
- Grove colliery should have specific policy enabling development. Impact upon historic bridge.
- Potential impact upon the AONB and its setting.
- Impact upon ancient woodland, water quality of Chasewater and Southern Staffordshire Coalfield Heaths SSSI and Cannock Extension canal SAC.
- Impact upon sports and recreation sites.
- Increase in traffic on A5190 and impact upon air quality at Fiveways, increase in noise.
- Pressure on Hednesford Park. Intention to relocate football teams from Coppice Colliery Football Ground to Heath Hayes Park or Wimblebury to the north of Five Ways island.
- Increase in traffic on Wimblebury Road, excessive speeds already and HGV's, congestion at Fiveways.
- Impact upon Wimblebury mound and wildlife.
- Concern there may be subsidence to properties in Wimblebury.
- Concern at all allocations for development in Rugeley impacting upon wildlife, increase in litter, anti- social behaviour, noise, light and air pollution, roads already have heavy traffic, loss of grade A agricultural land.
- Need more trees.
- Armitage lane, Brereton is not suitable for a large number of additional vehicles, this would be dangerous to the school children, concern at loss of privacy, school already crowded.
- Holford Farm and Jubilee Field supported for allocation [employment purposes at the PO stage]. Kingswood Lakeside should not develop on open space.

- Watling Street Business Park extension should be developed for small units.
- Site E4 (off A51) is better suited to residential.
- Pentlver Site E3 Rumer Hill Industrial Estate wish to develop for residential.
- Site at York's Bridge, Pelsall should be released from Green Belt (landowner) as should Watling Street Business Park and disagree with conclusions of evidence.
- Site at York's Bridge, Pelsall should be released from Green Belt (landowner) as should Watling Street Business Park and disagree with conclusions of evidence.

4.41. The Evaluation Stage was repeated following the Preferred Options consultation. Amendments were made to both the Spatial Strategy and sites selected for allocation for the Pre-Submission version of the Local Plan based on feedback received at Preferred Options stage, Sustainability Appraisal, new and updated evidence, joint working and further information regarding sites, infrastructure and deliverability.

## 5. Conclusion

- 5.1. The site selection process initially developed through consideration of national guidance and policy, sustainability principles and was refined through public consultation on the site selection framework at the earliest stage (Issues and Options, and Issues and Scoping Stage).
- 5.2. The information gathered to inform site assessment covered national datasets, locally commissioned evidence, the results of Sustainability Appraisal, Heritage Impact Assessment and Habitats Regulation Assessment as well as information from infrastructure providers.
- 5.3. The range of sites assessed as potential options was expanded following production of the Development Capacity Assessment and continuously updated through the annual call for sites to ensure every potential development site was subject to consideration for allocation.
- 5.4. The process of site selection was iterative over the production of the plan as the site proformas were updated in response to new information which was commissioned, informed by discussion with statutory consultees or identified as part of updates to national datasets.
- 5.5. Proformas were produced using a RAG rating system to highlight opportunities and constraints to development. This provided an overview of information about each site including to what extent it supported the Spatial Strategy, whether the site was deliverable and a range of information to assess its overall sustainability. The assessment was not weighted so no one factor was more important and site selection was not dependent upon the number of positive ratings, although that did help to inform the most appropriate options. Site selection was more comprehensive taking into account information in the Integrated Impact Assessment, information from infrastructure providers and consideration of the Spatial Strategy overall.
- 5.6. This paper summarises the site selection process but is not a standalone piece of evidence which encompasses all information. It should be read in conjunction with the Green Belt Topic Paper, Duty to Cooperate Statement of Compliance, Infrastructure Delivery Plan and documents that form the Integrated Impact Assessment to understand the wider context of site selection for the Cannock Chase Local Plan.
- 5.7. Sites selected for allocation in the Cannock Chase Local Plan have been identified through a rigorous process which has examined all relevant factors to ensure the most suitable, sustainable and deliverable sites will be developed over the course of the plan period.

## Appendix A Responses regarding site selection at Issues and Options stage

Respondent	Site Selection Methodology Comment Summary	Methodology Changes
LPIO672: Bromford Housing Group Ltd  (Agent Define Planning and Development)	Green Belt sites should only be considered for release where exceptional circumstances are identified. Exceptional circumstances cannot be identified unless it is demonstrated that all suitable and sustainable non-Green belt sites identified by the SHLAA have been allocated for development in the first instance.	The methodology aims to ensure that all sites are assessed on their own merits irrespective of current Green Belt designations. This ensures that the most sustainable locations for growth in accordance with the spatial strategy are taken forward as proposed allocations.
LPIO673: Home Builders Federation	The Council should select the widest possible range of sites by both size and market locations to provide suitable land for small local, medium regional and large national housebuilding companies.. Housing delivery is maximised where a wide mix of sites provides choice for consumers, allows places to grow in sustainable ways and creates opportunities to diversify the construction sector.	Duly noted. The practicalities and costs associated with the allocation process means that it would not be feasible for the authority to allocate very small sites and only sites that are capable of accommodating ten or more dwellings are assessed for allocation. It is anticipated that sites below this size threshold will contribute to the land supply through windfall development over the plan period.
LPIO674: Richborough Estates (Brownhills Rd & S of Cannock Rd) (Agent Pegasus Group)	The assessment process is broadly supported and the 'traffic light' or RAG – rating method of scoring is considered appropriate provided that the process is open and transparent and allows for submitted information to be utilised in the rating process, enabling each site to be considered on its merits.	Support noted.
LPIO683: Wright, T (Agent: Pegasus Group)	The assessment process is broadly supported, and the 'traffic light' or RAG – rating method of scoring is considered appropriate provided that the process is open and transparent and allows for submitted information to be utilised in the rating process, enabling each site to be considered on its merits.	
LPIO674: Richborough Estates (Brownhills Rd & S of Cannock Rd) (Agent Pegasus Group)	It is also vital to ensure that information relating to consideration of how the site contributes to Green Belt purposes is based upon the site boundaries.	There may be circumstances where sites could be grouped together to form a larger allocation of land which better delivers the spatial strategy. Where sites share a common boundary or are part of a larger parcel, both the constituent and wider sites will be assessed by the process.
LPIO683: Wright, T (Agent: Pegasus Group)	It is also vital to ensure that information relating to consideration of how the site contributes to Green Belt purposes is based upon the site boundaries and not any wider parcel within which it sites as this will provide an inaccurate and misleading picture.	
LPIO674: Richborough Estates (Brownhills Rd & S of Cannock Rd) (Agent Pegasus Group)	It is essential that the site assessment criteria are considered 'in the round' rather than any particular order of importance, as it will be a combination of factors which contribute to the overall sustainability of a scheme.	
LPIO683: Wright, T (Agent: Pegasus Group)	It is essential that the site assessment criteria are considered 'in the round' rather than any particular order of importance, as it will be a combination of factors which contribute to the overall sustainability of a scheme.	
LPIO674: Richborough Estates (Brownhills Rd & S of Cannock Rd) (Agent Pegasus Group)	It is imperative that 'sustainability' outcomes are considered in the round from all of the information submitted and not limited to the conclusions of the Sustainability Appraisal.	The Sustainability Appraisal is a key element of the evidence base which contributes to the site selection process. All evidence will be considered through the site selection process. The final sites will be subject to further Sustainability Appraisal on submission of the plan.
LPIO683: Wright, T (Agent: Pegasus Group)	It is also imperative that 'Sustainability' outcomes are considered in the round from all of the information submitted and not limited to the conclusions of the Sustainability Appraisal.	

Respondent	Site Selection Methodology Comment Summary	Methodology Changes
LPIO675: Taylor Wimpey (Agent Lichfields)	Stage 1: Establish Evidence Base TW would suggest that as well as a dwelling threshold, a minimum site size is also identified within the parameters for selecting sites.	Duly noted. A threshold commensurate with the residential parameters for major development has been identified.
LPIO675: Taylor Wimpey (Agent Lichfields)	Stage 2: Establish a Pool of Sites and First Site Sift TW considers that sites with existing planning permission or in the early stages of construction should not be considered for allocation as development on these sites has already been established as acceptable in principle.	Duly noted. While the principal of development has been established it is important that the housing land supply is secured through site allocations in the plan. To support the deliverability of these sites, allocations are anticipated. Many of these sites are within urban areas where development viability may need to be supplemented by external funding in the future and the additional certainty of support engendered by an allocation is likely to be beneficial.
LPIO675: Taylor Wimpey (Agent Lichfields)	Stage 3: Detailed Assessment The use of a traffic light system with associated commentary to pick up significant factors and evidence is generally supported. However, it is not clear, from the methodology proposed in the LPIO how the sites will be scored and taken forwards and what weight is given to each of the criteria in the tables. TW therefore considers that more detail needs to be provided to confirm how the traffic light ratings will be weighted. This stage of the assessment should also consider how each site aligns with the Council's chosen strategy for meeting overall housing growth.	Support for the RAG system is noted. There is no intention to weight elements of the detailed appraisal. However, the alignment with the emerging spatial strategy and the contribution that sites make to the achieving the spatial strategy will be a key consideration in determining whether sites are appropriate for allocation.
LPIO675: Taylor Wimpey (Agent Lichfields)	Stage 3: Detailed Assessment The identification of key locational/mitigation opportunities as part of the detailed assessment process is welcomed as sites are likely to be subject to some form of constraint that it may be possible to overcome through appropriate mitigation measures.	Support noted.
LPIO675: Taylor Wimpey (Agent Lichfields)	Stage 3: Detailed Assessment TW considers that all of the sites being considered at the detailed assessment stage should be considered in the Sustainability Appraisal.	Duly noted. All sites progressed to the detailed assessment stage will be considered by the sustainability appraisal.
LPIO675: Taylor Wimpey (Agent Lichfields)	Whilst it is appreciated that an element of professional judgement is always required in assessments of this nature, the detailed site assessment process at Stage 3 should be sufficiently logical and transparency to ensure that any judgements reached at Stage 4 are clearly justified. TW agrees with the suggested use of information gathered for sites recommended for selection to inform a policy for each site to ensure that appropriate mitigation, infrastructure and other site specific requirements are delivered when the site is developed.	Duly noted.
LPIO675: Taylor Wimpey (Agent Lichfields)	TW fully supports the proposed public consultation process to inform final site selection. It is essential that this consultation is undertaken in order to give those promoting sites an opportunity to review the Council's assessment as there may be issues identified in the site selection process to which solutions can be identified, but which the Council may not be aware of.	Support noted. It is the intention of the Council to revisit the site selection process following the Preferred Options consultation to ensure that the sites chosen still represent the best fit to delivering the spatial strategy.

Respondent	Site Selection Methodology Comment Summary	Methodology Changes
LPIO676 Bloor Homes Ltd (Agent PlanIt Planning and Design)	A staged site selection process is set out, and whilst that establishes a logical sequence for the process of assessing individual assessments, clearly it must also take account of the spatial strategy. Notably, whilst the Green Belt is an important policy consideration, the overall sustainability and deliverability of the identified options must be the determinative considerations. Account should also be taken of whether sites are geographically well placed to address unmet needs arising to the south of the District in the wider HMA.	No locational directions are set out in national policy or guidance as to the most appropriate locations for meeting unmet housing needs. Clearly, it is preferable for needs to be met within the wider housing market area, but this cannot always be adjacent to where those needs arise. To suggest that needs arising in the wider housing market area should only be met within the south of the district is false, other authorities at further distance to the source of the unmet needs are also contributing to meeting unmet needs which have largely arisen from Birmingham and Wolverhampton within the Greater Birmingham and Black Country Housing Market Area. The urban centres uplift created under the Standard Method is intended to be met within the urban centres themselves <sup>7</sup> ; since this cannot be achieved by Birmingham or Wolverhampton individual districts need to determine where best they may contribute to meeting the needs of the wider housing market.
LPIO676 Bloor Homes Ltd (Agent PlanIt Planning and Design)	Ensuring that the allocation sites are deliverable will be key to the Local Plan's soundness and on that basis the factors presented are suitable considerations for the selection of preferred sites. However, several of those factors are not definitive and may be improved or overcome directly through the spatial disposition of development on a site or developer contributions. These include local road network capacity, availability of public transport and the achievability of vehicular/pedestrian access to individual sites. Similarly, factors such as landscape impact and sensitivity can be mitigated or improved through the implementation of a carefully designed landscaping scheme.	Noted. Submissions to the plan by site promoters will be used to understand the ability of individual sites to mitigate their own development impacts.
LPIO677 Briggs, T	Table 2 requires far greater clarity on this point as methodology such as this would soon see many sites removed from greenfield designation, and all the stated aims of protecting greenbelt/AONB then come to nought as the land is no longer protected by those designations. Greenfield land appears particularly vulnerable here and such methodology would serve to miss the point of greenfield entirely.	While the spatial strategy seeks to ensure that development on previously developed land is prioritised it is likely that sites outside of the urban areas will be needed to supplement the housing land supply. Such sites are predominantly green field and the nature of the district means that these sites are often in the Green Belt. The site selection process aims to ensure that all sites are assessed on their own merits irrespective of current Green Belt designations. This ensures that the most sustainable locations for growth in accordance with the spatial strategy are taken forward as proposed allocations. The findings of the Green Belt review will be used to direct development towards sites which contribute least to the five purposes of Green Belt as set out in national policy.

<sup>7</sup> National Planning Practice Guidance - Paragraph: 035 Reference ID: 2a-035-20201216

Respondent	Site Selection Methodology Comment Summary	Methodology Changes
LPIO677 Briggs, T	I am also concerned as to the robustness of the 'professional planning judgement' reference in stage 4.	Officers prepare a plan which is subject to approval by locally elected members of the Council. The plan is then subject to public consultation and independently examined. In assessing the sites it is necessary for professional planning judgements to be made in order to determine which sites are most likely to be able to contribute to the housing land supply and help deliver the spatial strategy.
LPIO678 Cannock Chase AONB Partnership	Reference to NPPF Paragraph 172 ("The Scale and Extent of development...") Sites for major development should therefore not be allocated in the AONB, unless there has been full consideration and assessment of the type of development and the site in question, as set out in Paragraph 172 (a), (b) and (c). A number of site options fall inside or in the setting of the AONB. If the Authority is minded that the principle of allocating sites within the AONB or its setting is not unacceptable, rather than rule this out at the 'first sift', it would be appropriate to locally define major development to ensure that the scale and type of development could be accommodated in these sensitive landscapes without detriment to the natural beauty of the AONB. Additionally, sites should only be put forward if they have been fully assessed in terms of landscape and visual sensitivity and there is confidence that impacts could either be avoided or mitigated.	The site selection process aims to ensure that all sites are assessed on their own merits. Some sites within the AONB have been previously developed and sensitive redevelopment may be in keeping with their settings. The 2016 Landscape Character study will be used to establish landscape sensitivities in the site selection process.
LPIO679: Historic England	We are encouraged to see the inclusion of heritage in the list of constraints and benefits. A link to Historic England's Advice Note 3 on preparing site allocations and appropriate site selection methodology which we would be supportive of the Council following. Additionally, our Good Practice Advice documents are also a useful tool to assess how to prepare local plans with respect to the historic environment, including the issue of setting.	Duly noted.
LPIO680: Lichfield District Council	Lichfield has reviewed the broad methodology set out on pages 123 to page 125 and generally supports the approach set out. Lichfield DC does suggest on page 123 that sites not being actively promoted should not be discounted unless it is supported by the evidence base through the District Council contacting the owners and establishing the situation.	The Council contacts all known site promoters annually to ascertain whether sites are still available for development. Sites have not been discounted due to lack of active promotion during the site selection process, but a site cannot be allocated unless deliverability is demonstrable. Sites cannot be proposed for allocation where confirmation of availability with a prospective landowner/agent is not obtainable and the Council will make every effort to make contact where a site's availability is questioned.
LPIO682: Staffordshire County Council	In transport terms, the County Council supports the proposed methodology for site selection. The agreed package of measures to be included in revised policy must recognise potential constraints. Transport accessibility analysis of site options can be provided by the County Council. The accessibility analysis needs to acknowledge that the most sustainable housing developments will enable walking and cycling access to both primary and secondary schools. The County Council is working towards publishing the Staffordshire Local Cycling and Walking Infrastructure Plan. It is expected that the process that is developed through the LCWIP will help inform the appropriate mitigation measures required to deliver the emerging Preferred Option. The County Council will provide advice on existing highway constraints at locations such as Five Ways junction and the impact of traffic generated from potential new development sites, to help inform the selection of the Preferred Option. Appropriate traffic appraisals will need to take account of emerging Midland Connect studies and the impact on the local highway network of strategic highways schemes such as M54/M6 link road.	The support of the County Council in establishing the accessibility of the proposed residential developments and the most appropriate highway mitigation requirements is most appreciated.
LPIO682: Staffordshire County Council	The inclusion of ecological constraints and considerations is welcomed.	Support noted.

Respondent	Site Selection Methodology Comment Summary	Methodology Changes
LPIO682: Staffordshire County Council	Previously we have commented on the need to include the safeguarding of waste sites in the consideration of site selection and similarly, the consultation document refers to safeguarding mineral resources. As sites for allocation are assessed, the Mineral Planning Authority should be consulted to assess on the level of 'mineral resource assessment' required from developers.	Duly noted.

## Appendix B(i) – List of Sites from SHLAA for Assessment

	Sites discounted with reason (below threshold, significant show stopper constraint, deliverability constraint)
	Sites to be included in the shortlist for further assessment
	Committed sites with planning permission or under construction

The below tables are representative of the sites assessment within the 2022 SHLAA which covers the period from 1<sup>st</sup> April 2021 - 31<sup>st</sup> March 2022 and the 2023 SHLAA which covers the period from 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023. It should be noted that the Preferred Options site sift was undertaken on the 2021 SHLAA which covers the period from 1<sup>st</sup> April 2020 - 31<sup>st</sup> March 2021.

### 0-5 Years – Deliverable Sites: Major Full Planning Permission

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
1	C349	Cromwell House, Mill Street, Cannock, WS11 0DP	Site below 10 dwelling threshold – Recently Expired	Proposed Allocation	Proposed Allocation	No- Site has full planning permission
2	C498	23 Walsall Road, Cannock, WS11 5BU	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - Site has full planning permission
3	R127 (Pt1)	Rugeley Power Station, Rugeley	Proposed Allocation	Proposed Allocation	Proposed Allocation	Yes

### 0-5 Years – Deliverable Sites: Major Under Construction

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
4	C64	Land at Rawnsley Road, Hazel Slade	Proposed Allocation	Proposed Allocation	Proposed Allocation	Yes
5	C90b	Whitelodge, New Penkridge Road, Cannock	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - U/C
6	C113c	Land to the West of Pye Green Road, Hednesford	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - U/C
7	C113f	Land west of Pye Green Road, Hednesford, Cannock	Proposed Allocation	Proposed Allocation	Proposed Allocation	Yes
8	C237	268 Bradbury Lane, Hednesford	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - U/C

9	C384	77 Old Fallow Road, Cannock	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - U/C
10	C457	108, 102-106 High Green Court, Cannock	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - U/C
11	C540a	Unit E Beecroft Court, Cannock	N/A - Site Not Known	Proposed Allocation	Proposed Allocation	No - U/C
12	R23	Main Road, Brereton (between Cedar Tree Hotel and Library)	Proposed Allocation	Proposed Allocation	Proposed Allocation	No - U/C

#### 0-5 Years – Deliverable Sites: Major Outline Planning Permission

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
13	C113g	Land West of Pye Green Road, Hednesford, Cannock	Proposed Allocation	Proposed Allocation	Proposed Allocation	Yes
14	R9	Former Aelfgar School, Taylors Lane, Rugeley	Proposed Allocation	Proposed Allocation	Proposed Allocation	Yes

#### 0-5 Years Deliverable Sites: Minor Full Planning Permission (Less than 10 dwellings)

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
15	C392	Land rear of 854 & 856 Pye Green Road, Hednesford	Site below 10 dwelling threshold – Has Expired			-
16	C417	Land to the rear of 6 Mill Street, Cannock	Site below 10 dwelling threshold – Has Expired			-
17	C450	Land at 53 Gorsey Lane, Cannock				-
18	C470	Land at 2 and 2a Stoney Lea Road, Blackfords, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold		-
19	C515	13 Bronte Drive, Cannock	Site below 10 dwelling threshold			-
20	C520	139a Hill Street, Hednesford, Cannock	Site below 10 dwelling threshold – Application			-

			Refused. New application not yet determined.			
21	C522	5 Market Place, Cannock				-
22	C524	61 New Penkridge Road, Cannock	Site below 10 dwelling threshold			-
23	C525	50 Bideford Way, Cannock	Site below 10 dwelling threshold			-
24	C530	98 High Green, Cannock	Site below 10 dwelling threshold			-
25	C533	6 Mill Street, Cannock	N/A - Site Not Known			-
26	C536	Crossing Cottage, Wimblebury Road, Hednesford, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
27	C537	443 Cannock Road, Chadsmoor, Cannock	N/A - Site Not Known			-
28	C538	154-156 Cannock Road, Chadsmoor	N/A - Site Not Known			-
29	C539	Shop 1 Huntington Terrace Road, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
30	C542	138 Belt Road, Cannock	N/A - Site Not Known			-
31	C550	54 Market Street, Hednesford, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
32	C552	12 Stafford Street, Heath Hayes, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
33	C554	23-25 Market Street, Hednesford	N/A - Site Not Known	Site below 10 dwelling threshold		-
34	C555	1 Jubilee Cottages, Rumer Hill Road, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
35	C556	109 Heath Street, Green Heath, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
36	C561	Poplar Court, 60 Union Street, Bridgtown, Cannock, WS11 0BY	N/A - Site Not Known	N/A - Site Not Known		-
37	C563	242 Cannock Road, Chadsmoor, Cannock	N/A - Site Not Known	N/A - Site Not Known		-
38	C567	29 Pye Green Road, Cannock, WS11 5RY	N/A - Site Not Known	N/A - Site Not Known		-
39	C571	248 Cannock Road, Chadsmoor, Cannock, WS11 5DB	N/A - Site Not Known	N/A - Site Not Known		-
40	R164	57 Horsefair, Rugeley	Site below 10 dwelling threshold			-
41	R202	140 Burnthill Lane, Rugeley				-
42	R207	98 Main Road, Brereton, Rugeley	Site below 10 dwelling threshold – Application Refused	Site below 10 dwelling threshold- application not determined.		-

43	R212	4 Penk Drive North, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold		-
44	R217	53 Lichfield Street	N/A - Site Not Known			-
45	R220b	Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold		-
46	N55	Land to the rear of 58 Brownhills Road, Norton Canes	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold		-
47	N70	151 Walsall Road, Norton Canes				-
48	N76	Lime Lane Kennels, Lime Lane Pelsall				-
49	N77	17 Washbrook Lane, Norton Canes				-
50	N79	Ivy Gate Cottage, 38 Norton Green Lane, Norton Canes	N/A - Site Not Known			-
51	N82	7 Deer Close, Norton Canes, Cannock, WS11 9ST	N/A - Site Not Known	Site below 10 dwelling threshold		-
52	N83	34 Norton Terrace, Norton Canes, Cannock, WS11 9RY	N/A - Site Not Known	N/A - Site Not Known		-

#### 0-5 Years Deliverable Sites: Minor Under Construction (Less than 10 dwellings)

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
53	C90a	Land to the rear of White Lodge, New Penkridge Road, Cannock				-
54	C230	Land off Ashleigh Croft, Cannock	Site below 10 dwelling threshold			-
55	C296	The Lamb Public House, John Street, Wimblebury				-
56	C320	CVS Building, Arthur Street, Cannock				-
57	C363	89 Wood Lane, Hednesford				-

58	C377	Land adjacent former Oakley Garage, McGhie Street, Hednesford				-
59	C397	Land to the rear 94 Wolverhampton Road, Cannock				-
60	C398	30 Market Street, Hednesford				-
61	C420	Land at 65 Wimblebury Road, Heath Hayes, Cannock				-
62	C441	71 Old Penkridge Road, Cannock				-
63	C446	Land at 54-56a New Penkridge Road, Cannock				-
64	C448	Land to rear of 1-5 Victoria Street, Cannock				-
65	C486	111 Hill Street, Hednesford				-
66	C528	Stumble Inn, 264 Walsall Road, Cannock	Site below 10 dwelling threshold			-
67	C549	71 Princess Street, West Chadsmoor, Cannock, WS11 5JT	N/A - Site Not Known	Site below 10 dwelling threshold		-
68	C551	St Saviours Church, High Mount Street, West Hill, Cannock, WS12 4BN	N/A - Site Not Known	Site below 10 dwelling threshold		-
69	R101	Land adjacent to 41 Stonehouse Road, Etchinghill				-
70	R112a	Upper Birches Farm, Hednesford, Rugeley, WS15 1JT				-
71	R117	11 Bradwell Lane, Cannock Wood, Rugeley				-
72	R181	Land rear of 48 Anson Street, Rugeley				-
73	R192	27 Market Street, Rugeley				-
74	R198	17 Upper Brook Street, Rugeley				-
75	R211	55 Fortescue Lane, Rugeley	N/A - Site Not Known			-
76	R214	33 Mardell House, Market Street	N/A - Site Not Known	Site below 10 dwelling threshold		-

77	R215	93 Thatch Cottage, Bower Lane, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold		-
78	R219	6 Brindley Bank Road, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold		-
79	N39	Land formerly 4-6 Poplar Street, Norton Canes				-
80	N67a	272 Hednesford Road, Norton Canes	As N67	As N67		-
81	N71	92 Burntwood Road, Norton Canes				-
82	N80	Land adjacent to 5 Chapel Street, Norton Canes	N/A - Site Not Known			-

#### 0-5 Years Deliverable Sites: Minor Outline Planning Permission (Less than 10 dwellings)

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
83	C477	145 Greenheath Road, Green Heath, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold		-
84	C513	50 Kings Croft, Wimblebury, Cannock				-
85	C534	145 Moss Road, Blackfords, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold		-
86	C565	15 Buttermere Close, Cannock, WS11 6EE	N/A - Site Not Known	N/A - Site Not Known		-
87	R161	36 Yew Tree Road, Rugeley				-
88	N69	164 Burntwood Road, Norton Canes				-

**6-15 Years: Major Sites (Plan Period)**

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
89	C63	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford	Proposed Allocation	Proposed Allocation		Yes
90	C81	Land at Chapel Street, Heath Hayes	Proposed Allocation	Proposed Allocation		Yes
91	C177	Land at Girton Road/Spring Street	Proposed Allocation	Proposed Allocation		Yes
92	C469	1 Brindley Heath Road, Hednesford, Cannock, A Dunford and Son, Brindley Heath Road, Cannock, WS12 4DR	Site below 10 dwelling threshold	Site below 10 dwelling threshold		Yes
93	C504	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
94	C505	Park Road Bus Station, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
95	C506	Beecroft Road Car Park, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
96	C507	Danilo Road Car Park, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
97	C508	Backcrofts Car Park, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
98	C509	Park Road Offices, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
99	C510	Police Station Car Park, Cannock	Proposed Allocation	Proposed Allocation		No -Site has been assessed in the Cannock Town Centre Development Prospectus and

						deemed to be an opportunity development site
100	C511a	Avon Road/Hall Court Lane, Cannock	Proposed Allocation as C511	Proposed Allocation as C511		No - Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site as <b>C511</b>
101	C511b	Land at the corner of Avon Road and Hunter Road, Cannock	Proposed Allocation as C511	Proposed Allocation as C511		No - Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site as <b>C511</b>
102	C553	41 Mill Street, Cannock	N/A - Site Not Known	Proposed Allocation		No - Site has been identified through the work underpinning the Development Capacity Study
103	C557	Cannock Chase High School, Lower Site Campus, Hednesford Road, Cannock	N/A - Site Not Known	Proposed Allocation		Yes
104	C558	Springvale Area Service Office, Walhouse Street, Cannock	N/A - Site Not Known	Proposed Allocation		Yes
105	R22	Gregory Works, Armitage Road, Brereton	Proposed Allocation	Proposed Allocation		Yes
106	R127 Pt2	Rugeley Power Station, Rugeley	Proposed Allocation	Proposed Allocation		Yes
107	R139	Heron Court, Heron Street, Rugeley	Proposed Allocation	Proposed Allocation		Yes
108	R144b	The Fairway Motel, Horse Fair, Rugeley	N/A - Site Not Known	Proposed Allocation		No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
109	R208	Castle Inn, 141 Main Road, Brereton, Rugeley	Proposed Allocation	Proposed Allocation		No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
110	R221	Former Hart School, Burnthill Road, Rugeley	N/A - Site Not Known	Proposed Allocation		Yes
111	R223	Land to the north of Priory Avenue, Rugeley	N/A - Site Not Known	N/A - Site Not Known		Yes
112	R227	Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley, WS15 2QH	N/A - Site Not Known	N/A - Site Not Known		Yes
113	R228	Brereton Fields Farm, Gorse Lane, Rugeley, WS15 1BD	N/A - Site Not Known	N/A - Site Not Known		Yes

114	N67b	272 Hednesford Road, Norton Canes, WS11 9SA	As N67	As N67		No - Site was originally part of a site with planning permission identified as below the threshold requirement
115	N13b	Land off Norton Hall Lane, Norton Canes, WS11 9AA	N/A - Site Not Known	N/A - Site Not Known		Yes - Site was originally considered for employment use under NE2

### 6-15 Years: Minor Sites (Plan Period)

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
116	C10	Garage Court off Gaelic Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
117	C103	Land off St John's Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
118	C105	50 Park Street & Union Street, Bridgtown	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
119	C107	Parking area off Warwick Close, Rumer Hill	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
120	C130	Garage Court off Warwick Close, Rumer Hill	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
121	C298	Land adjacent to 11 Stafford Lane, Hednesford			Site below 10 dwelling threshold - Application Expired	-
122	C299	Former Farm Garage, Hednesford Road, Heath Hayes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
123	C317	476 Littleworth Road, Cannock			Site below 10 dwelling threshold -Expired	-
124	C396	65 Union Works, Union Street, Cannock	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
125	C423	5-7, Broad Street, Bridgtown, Cannock			Site below 10 dwelling threshold Application Expired	-
126	C427	249 Hednesford Road, Heath Hayes, Cannock	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
127	C438b	Garam Masala, 2 Old Fallow Road, Cannock	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

128	C445	Land rear of 117 & 118, Moss Road, Blackfords, Cannock	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
129	C447	Land to rear of 41 Ebenezer Street, Green Heath, Cannock	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
130	C451	107 High Mount Street, Hednesford	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
131	C456	124 New Penkrige Road, Cannock		Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
132	C464	Land at Rowley Close, Hednesford, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
133	C465	Land at The Willows, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
134	C466	Land at Middleway, Rawnsley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
135	C492	67 Sankey Road, Blackfords, Cannock, WS11 6DT			Site below 10 dwelling threshold - Application Expired	-
136	C495	250 Walsall Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
137	C512	Allport Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
138	C527	Former Co-op Supermarket, Angelsey Street, Hednesford	Alternative Use Proposed Allocation	Alternative Use Proposed Allocation	Alternative Use	-
139	C540b	Unit F, Beecroft Court, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
140	C546	The Pied Piper, 114 Pye Green Road, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
141	C559	Land off Holly Hill Road, Cannock Wood	N/A - Site Not Known	Proposed Allocation	Site below 10 dwelling threshold (Call for Sites Update)	-
142	C560	203 Hednesford Road, Heath Hayes, Cannock,	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
143	C562	46 Stafford Lane, Hednesford, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
144	C566	25A Cranston, Ebenezer Street, Green Heath, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
145	C569	2 Market Place, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
146	C572	219-221 Cannock Road, Chadsmoor, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
147	C576	101 Hednesford Road, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-

148	C577	10 Falcon Close, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
149	R71	Land adjacent to 37 Atlee Crescent, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
150	R88	Former Abattoir, Love Lane, Rugeley			Site below 10 dwelling threshold - Application Expired	-
151	R114	Garage Court, St Michaels Drive, Brereton	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
152	R163	Land at Brereton Fields, 37 Gorse Lane, Rugeley	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
153	R168	Land off Ashleigh Road, Pear Tree Estate, Rugeley		Site below 10 dwelling threshold - Application Expired	Site below 10 dwelling threshold	-
154	R173	Land at Kelly Avenue/Coulthwaite Way, Brereton	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
155	R183	28 West Butts Road, Rugeley			Site below 10 dwelling threshold - Expired	-
156	R186	Rugeley Police Station, Anson Street, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
157	R195	2 Elmore Lane, Rugeley			Site below 10 dwelling threshold - Application Expired	-
158	R220a	Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
159	R222	75 Church Street, Rugeley	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
160	R224	Garages to the rear of public car park, Market Street, Rugeley	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
161	R225	24 Landor Crescent, Rugeley	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
162	R226	Rutland Avenue, Rugeley	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
163	N5	Garage Court off Red Lion Lane/Braemar Road, Norton Canes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
164	N61	Land at 153 Norton East Road, Norton Canes	Site below 10 dwelling threshold – Has Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

**6-15 Years: Major Sites (Post-Plan Period)**

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
165	C220a	Site A – Oaklands Industrial Estate, Lower Road, Hednesford, Cannock		In Employment Use - Deliverability Constraint	In Employment Use - Deliverability Constraint	Yes
166	C220b	Site B – Image Business Park, East Cannock Road, Hednesford, Cannock		In Employment Use - Deliverability Constraint	In Employment Use - Deliverability Constraint	Yes
167	C488	Land at 521 Pye Green Road, Hednesford, Cannock	Proposed Allocation	Proposed Allocation		Yes
168	R18a	Parcel of Land at The Mossley off Armitage Road	Proposed Allocation	Proposed Allocation		Yes - With R18
169	R43a	Former Kodak Processing Site and Transport Depot, Redbrook Lane, Industrial Estate, Brereton		In Employment Use - Deliverability Constraint	In Employment Use - Deliverability Constraint	Yes
170	R43b	Former Milk Depot, Redbrook Lane, Industrial Estate, Brereton		In Employment Use - Deliverability Constraint	In Employment Use - Deliverability Constraint	Yes
171	R43c, d, e, f, g	Sites at Redbrook Lane Industrial Estate, Brereton		In Employment Use - Deliverability Constraint	In Employment Use - Deliverability Constraint	Yes
172	R43h	Land at Redbrook Lane, Brereton		In Employment Use - Deliverability Constraint	In Employment Use - Deliverability Constraint	Yes

**Green Belt and AONB**

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
173	C115	Land at Newlands Lane, Heath Hayes		Deliverability Constraints	Deliverability Constraints	No
174	C116	Land south of A5190, Lichfield Road, Heath Hayes		Deliverability Constraints	Deliverability Constraints	No
175	C116a and C116b	Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)	Proposed Allocation	Proposed Allocation		Yes
176	C116c	Land south of A5190, Lichfield Road, Heath Hayes				Yes
177	C119	Former Severn Trent Plc Land, Wedges Mills		Significant Policy Constraint - Flood Zone 2 & 3	Significant Policy Constraint - Flood Zone 2 & 3	No
178	C120	Land at the Grange, Cannock Wood St, Hazelslade				Yes
179	C121	Land to the rear of Longford House, Watling Street, Cannock	Proposed Allocation	Proposed Allocation		Yes
180	C122b	Former Iron Foundry, New Hayes Road, Rawsley		Landowner Intentions - unclear deliverability	Landowner Intentions - unclear deliverability	No
181	C135	Land at the junction of Cumberledge Hill and Holly Hill Road, Cannock Wood	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
182	C136	Land adjacent to 29 Cumberledge Hill, Cannock Wood				Yes
183	C137	Land at Hayfield Hill, Cannock Wood		Deliverability Constraint - Landowner Intentions	Deliverability Constraint - Landowner Intentions	Yes
184	C171	Land off Rugeley Road, Hazelslade, Cannock				Yes
185	C174	Land at the Bungalow, Rugeley Road, Hazelslade, Cannock				Yes
186	C264	Land to the east of John Street/Wimblebury Road, Wimblebury, Cannock		Rejected at PO Site Selection		Yes

187	C264a	Parcel A of Land to the east of John Street/Wimblebury Road, Wimblebury, Cannock		Rejected at PO Site Selection		Yes
188	C264b	Parcel B of Land to the east of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)		Rejected at PO Site Selection		Yes
189	C264c	Parcel C of Land to the east of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Haymaker Way/Barn Way and south of Littleworth Road)		Rejected at PO Site Selection		Yes
190	C264d	Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth)		Rejected at PO Site Selection		Yes
191	C264e	Parcel E of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Chetwynd Park and west of Cannock Wood Road)		Rejected at PO Site Selection		Yes
192	C265	Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock		Rejected at PO Site Selection	Landowner Intentions - Site to be brought forward as potential mitigation for C264a-e	Yes
193	C279a	Land east of Wimblebury Road at Bleak House, Heath Hayes	Proposed Allocation	Proposed Allocation		Yes
194	C279b	Land east of Wimblebury Road at Bleak House, Heath Hayes (Southern Parcel)	N/A - Site Not Known	Safeguarded Land		Yes
195	C342	Land at West Cannock Farm (south west of Brindley Heath Road, Hednesford)		Rejected at PO Site Selection		Yes
196	C352	Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes				Yes

197	C373a	Land at Court Bank Farm, Cannock Wood		Site Withdrawn by Landowner	Site Withdrawn by Landowner	Yes - combined with C373b
198	C373b	Hill Farm, 84 Hayfield Hill, Cannock Wood, Cannock, WS15 4RU		Site Withdrawn by Landowner	Site below 10 dwelling threshold	Yes - combined with C373a
199	C375a, b and c	Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford		Rejected at PO Site Selection		Yes
200	C376a	Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood				Yes
201	C376b	Land at Cannock Wood Tip, off New Hayes Road, Cannock	N/A - Site Not Known			Yes
202	C399	Land at junction of New Hayes Road and Ironstone Road, Cannock Wood				Yes
203	C400	Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)				Yes
204	C401	Land adjacent to 18 Cumberledge Hill, Cannock Wood				Yes
205	C402	Land to the rear of 40-46 Hayfield Hill, Cannock Wood	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
206	C403	Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood	Landowner Intentions – Site removed under Call for Sites 2021	Landowner Intentions – Site removed under Call for Sites 2021		-
207	C433	Land adjacent Rugeley Road, Hazelslade		Rejected at PO Site Selection		Yes
208	C467	Land at Old Ironstone Road, Burntwood/Wimblebury		Rejected at PO Site Selection		Yes
209	C489	Land at Newlands Lane, Heath Hayes	Proposed Allocation	Safeguarded Land		Yes
210	C541	Land South East of New Hayes Farm, Holly Hill Road, Cannock Wood	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
211	C564	The Holding, Rugeley Road, Hazelslade, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
212	R28	Land at Springs Farm, Brereton				Yes
213	R29a	Land to the north of Armitage Lane, Rugeley	R29			Yes - combined with R29b

214	R29b	Land at Hobbs View, Armitage Lane, Brereton, Rugeley	N/A - Site Not Known			Yes - combined with R29a
215	R30	Lakeside smallholding, Hagley Drive, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
216	R32	Land East of The Meadows, Armitage Lane, Brereton	Proposed Allocation	Proposed Allocation		Yes
217	R33	Land adjacent to The Birches, Rugeley				Yes
218	R37	Land east of the junction of Stile Cop Road and A460 Hednesford Road, Rugeley				Yes
219	R38	Land at Hagley Park Farm and Jones Lane, Rugeley		Rejected at PO Site Selection		Yes
220	R39	Land adjacent to No.1 Forge Row, Slitting Mill, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
221	R74	Land between Etchinghill Road and Stafford Brook Road, Rugeley				Yes
222	R87	Land north of Post Office Lane, Slitting Mill	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
223	R106	Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley				Yes
224	R112	Land between the Rising Brook and Hednesford Road, Rugeley				Yes
225	R128	Land at Coalpit Lane, Brereton, Rugeley				Yes
226	R129	Land at Treetops/Brook View, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
227	R156	Land adjacent to Birchbrae, Chaseley Road, Rugeley				Yes
228	R157	Land at Chaseley Road.Stafford Road, Etchinghill, Rugeley				Yes
229	R158	Land at Stonehouse Road, Etchinghill, Rugeley				Yes
230	R159	Land at Greenfields Farm, Rugeley				Yes

231	R187	Land adjacent to Heathfields Farm, Chaseley Road/Stonehouse Road, Etchinghill, Rugeley				Yes
232	R230	Land known as Scarborough Field, Stafford Brook Road, Etchinghill, Rugeley	N/A - Site Not Known	N/A - Site Not Known		Yes
233	N33	Land west of Hednesford Road, Norton Canes		(Former N33 was safeguarded at PO, N20, N24 & N64 were rejected at PO Site Selection)		Yes
234	N33a	Land west of Hednesford Road, Norton Canes (Parcel A)	Proposed Allocation	Safeguarded Land		Yes
235	N33b	Land west of Hednesford Road, Norton Canes (Parcel B - South of Long Lane)				Yes
236	N33c	Land west of Hednesford Road, Norton Canes (Parcel C - North of Long Lane)				Yes
237	N33d	Land west of Hednesford Road, Norton Canes (Parcel D - East of Long Lane)				Yes
238	N49	Land at Norton Canes between the A5 and M6 Toll		Rejected at PO Site Selection		Yes
239	N51	Land between Greyhound Stadium and M6 Toll, Norton Canes				Yes
240	N52	Land north of Norton Hall Lane, Norton Canes		Rejected at PO Site Selection		Yes
241	N57	Wyrley Grove, Lime Lane, Little Wyrley		Rejected at PO Site Selection		Yes
242	N59	Land north of Washbrook Lane, Norton Canes		Rejected at PO Site Selection		Yes
243	N63	Land at Commonsides, Norton Canes		Rejected at PO Site Selection		Yes
244	N65	Land west of Long Lane, Norton Canes		Rejected at PO Site Selection		Yes
245	N66	Parcel of land to north of Norton Hall Lane, Norton Canes		Rejected at PO Site Selection		Yes
246	N68	Lime Lane. Watling Street, Norton Canes		Rejected at PO Site Selection		Yes

247	N73	Land off Hednesford Road, Norton Canes		Rejected at PO Site Selection		Yes
248	N74	Land off Burntwood Road, Norton Canes		Rejected at PO Site Selection		Yes
249	N75	Land off Lime Lane, Little Wyrley		Rejected at PO Site Selection		Yes
250	N78	Land at South Acres Farm, 228 Norton East Road, Norton Canes				Yes

### Restricted and Excluded

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
251	C1	Garage court, off Cornhill, Chadsmoor			Site below 10 dwelling threshold - Expired	-
252	C17	St Chad's Courtyard, Cannock Road, Chadsmoor	Alternative Use Proposed Allocation	Proposed Allocation		Yes
253	C66	Land adjacent to Windsor House, Albert Davie Drive	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
254	C78	Between 155 & 135 Wimblebury Road, Heath Hayes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
255	C84	Land to the East of Wimblebury Road, Heath Hayes (Safeguarded Land)	Existing Safeguarded Land	Proposed Allocation		No - covered in C279a
256	C85	Car Sales and Printers, Mill Street, Cannock		In employment use. Deliverability	In employment use. Deliverability	No - Site has been identified through the work underpinning the Development Capacity Study
257	C86	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	Proposed Allocation	Proposed Allocation		No - Site has been identified through the work underpinning the Development Capacity Study
258	C118	Land at Cardinal Griffin School, Cannock			Deliverability	No - Site has been identified through the work underpinning the Development Capacity Study
259	C125	Land adjacent to Newhall Farm, Lichfield		Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

260	C127	Rumer Hull Industrial Estate, Cannock	Alternative Use	Proposed Allocation		Yes
261	C129	Corner of Uxbridge Street & Market Street, Hednesford	Alternative Use Proposed Allocation	Alternative Use Proposed mixed use Allocation		No - Site has been identified through the work underpinning the Development Capacity Study
262	C147	Land rear of 160 Church Hill, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
263	C149	Rear of 146-164, Stafford Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
264	C150	Land at 167-169 Gorsemoor Road, Heath Hayes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
265	C152	26-28 Wolverhampton Road, Cannock	Proposed Allocation	Proposed Allocation		No - Site has been identified through the work underpinning the Development Capacity Study
266	C157	19 Eskrett Street, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
267	C163	Land opposite 116 Church Hill, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
268	C164	66 New Penkridge Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
269	C168	23-25 Ironstone Road, Rawnsley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
270	C176	Land at Rawnsley Road, Hednesford				Yes
271	C202	Land adjacent to 14 Pinewood Avenue, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
272	C212	British Red Cross Centre Care Nursery, 27 Newhall Street, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
273	C221	Land at Church Court, 4-8a Church Street, Cannock South, Bridgtown	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
274	C222a	Virage Court, Cannock South, Bridgtown	Alternative Use	Deliverability Constraints	Deliverability Constraints	No - Site has been identified through the work underpinning the Development Capacity Study
275	C227	155 Wimblebury Road, Heath Hayes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
276	C232	Rear of 30-34 Market Street, Hednesford, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

277	C235	Land adjacent to Cannock Wood Street, Hazelslade	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
278	C250	Land to the rear of 53 Hatherton Road, Cannock	Site below 10 dwelling threshold – Recently Expired	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
279	C259	Land adjacent to 10 Union Street, Bridgtown	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
280	C260	82-86 Hednesford Road, Heath Hayes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
281	C275	2 Rowan Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
282	C284	1 Foster Avenue, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
283	C289	81 Cannock Wood Street	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
284	C301	251, 253, 253A, Huntington Terrace Road, Cannock	Site below 10 dwelling threshold	Landowner Intentions Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
285	C302	Cannock Royal British Legion, 21 Stafford Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold – Application Refused	Site below 10 dwelling threshold	-
286	C307	Land rear of 115 Newhall Street, with access off Wolverhampton Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
287	C309	TNT Express, Wimblebury Road, Cannock	Alternative Use	Alternative Use Deliverability Constraints	Alternative Use Deliverability Constraints	No - Site has been identified through the work underpinning the Development Capacity Study
288	C315	89a Station Road, Hednesford			Site below 10 dwelling threshold	-
289	C323	Virage Point, Green Lane, Cannock	Alternative Use	Alternative Use Deliverability Constraints	Alternative Use Deliverability Constraints	No - Site has been identified through the work underpinning the Development Capacity Study
290	C325	Land adjacent to 15 Cannock Wood Street, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
291	C326	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	Alternative Use – Crematorium has been built on the site, site no longer available	Alternative Use – Crematorium has been built on the site, site no longer available	Alternative Use – Crematorium has been built on the site, site no longer available	-
292	C330	Land adjacent to 95 Cannock Road, Heath Hayes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

293	C337	The Globe Inn, East Cannock Road, Hednesford, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
294	C341	Hazelslade Youth and Community Centre	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
295	C353	256 Walsall Road, Bridgtown, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
296	C357	Olistica, 385 Pye Green Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
297	C365	Land to the rear of 26 Blewitt Street, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
298	C366	58 North Street, Bridgtown, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
299	C368	148 Hednesford Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
300	C385	Land to rear of 37 & 39 North Street, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
301	C387	6a Hallcourt Crescent, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
302	C388	Land rear of 5 Victoria Street, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
303	C389	Land to the rear of 454-460 Littleworth Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
304	C393	The Buds, Buds Road, Cannock Wood	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
305	C394	90a Cannock Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
306	C395	480 Littleworth Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
307	C404	Land off Rugeley Road (at Hill Farm), Cannock Wood	Landowner Intentions – Site removed under Call for Sites 2021	Landowner Intentions – Site removed under Call for Sites 2021	Landowner Intentions – Site removed under Call for Sites 2021	Yes
308	C406	8 Bank House, Mill Street, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
309	C407	523 Pye Green Road, Hednesford, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
310	C414	Land to the rear of 19 & 21, Queen Street, Hednesford	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
311	C432	Gestamp, Wolverhampton Road/A5 Watling Street, Cannock	Alternative Use – Available Car Purchased Site for potential expansion Site no longer available	Alternative Use – Available Car Purchased Site for potential expansion Site no longer available	Alternative Use – Available Car Purchased Site for potential expansion Site no longer available	No - Stie considered as ELAA CE61

312	C452	66 Hayfield Hill, Cannock Wood	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
313	C454	17 Southgate, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
314	C462	Land at Market Street/Victoria Street, Hednesford	Multiple Owners/Landowner Intentions – Identified in Hednesford Neighborhood Plan	Multiple Owners/Landowner Intentions – Identified in Hednesford Neighborhood Plan	Multiple Owners/Landowner Intentions – Identified in Hednesford Neighborhood Plan	Yes
315	C463	Land at Cardigan Place, Hednesford	Multiple Owners/Landowner Intentions – Identified in Hednesford Neighborhood Plan	Multiple Owners/Landowner Intentions – Identified in Hednesford Neighborhood Plan	Multiple Owners/Landowner Intentions – Identified in Hednesford Neighborhood Plan	Yes
316	C472	12 Gorsey Lane, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
317	C475	Land between 19 & 21 Moss Road, Blackfords, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
318	C485	Land rear of Landsbury Drive, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
319	C495	250 Walsall Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
320	C499	55 Huntington Terrace Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold- Application Withdrawn	Site below 10 dwelling threshold	-
321	C502	46 Uxbridge Street, Littleworth, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
322	C514	120 Watling Street, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
323	C516	4 Beeston Court, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold – Application Refused	Site below 10 dwelling threshold	-
324	C517	1 Union Street, Bridgtown, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold – Application Withdrawn	Site below 10 dwelling threshold	-
325	C518	333 Longford Road, Cannock	Site below 10 dwelling threshold	Site below 10 dwelling threshold – Application Refused	Site below 10 dwelling threshold	-
326	C521	243 Hill Street, Hednesford, Cannock	Proposed Allocation	Proposed Allocation		Yes
327	C526	Land r/o 26 Heath Gap Road, Blackfords, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
328	C529	151 Hednesford Road, heath Hayes, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
329	C532	74 View Street, Pye Green, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

330	C543	4 Anglesey Street, Hednesford, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
331	C547	54 Lloyd Street, Cannock	N/A - Site Not Known	Proposed Allocation	Site below 10 dwelling threshold	Yes
332	C561	Poplar Court (4-6), 60 Union Street, Bridgtwon, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
333	C568	361 Littleworth Road, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
334	C570	33 Poplar Lane, Cannock	N/A - Site Not Known	N/A - Site Not Known	Site below 10 dwelling threshold	-
335	R12	Former Garage, Bow Street, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
336	R15a	The Old Mill, Sheepfair, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
337	R15b	The Old Mill, Sheepfair, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
338	R18	Land at The Mossley, off Armitage Road		Proposed Allocation		Yes - R18 and R18a
339	R25	Nursery Fields, St Michaels Road, Brereton	Landowner Intentions	Proposed Allocation		Yes
340	R36	Land adjacent to Lady Hill Terrace, PO Lane, Slitting Mill	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
341	R60	Land to rear of 11, Penkrige Bank Road, Slitting Mill, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
342	R75	The Mount, Colliery Road, Brereton	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
343	R78	26 Post Office Lane, Slitting Mill, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
344	R83	Land at Gorse Lane, Cherry Tree Road, Rugeley	Landowner Intentions – not promoted since 2011. Not Deliverable.	Landowner Intentions – not promoted since 2011. Not Deliverable.	Landowner Intentions – not promoted since 2011. Not Deliverable.	-
345	R90	Land fronting Sheep Fair and the Old Mill, Rugeley	Alternative Use	Deliverability Constraints	Deliverability Constraints	No - Site has been identified through the work underpinning the Development Capacity Study
346	R93	26 West Butts Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
347	R99	27 Abbots Walk, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
348	R100	1 The Green, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

349	R120	The Royal British Legion, Bow Street, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold – Alternative Use	Site below 10 dwelling threshold	-
350	R123	Ollys, 34-36 Bow Street, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
351	R125	77 Hednesford Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
352	R130	Ravenhill Ward Social Club, Armitage Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
353	R131	Land adjacent to 68 Sandy Lane, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
354	R136	37 Bower Lane, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
355	R137	2 Hobs View, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
356	R138	Land adjacent 23b Hardie Avenue, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
357	R142	Land adjacent to 28 Hardie Avenue, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
358	R143	Rugeley Market Hall and Bus Station, Rugeley	Proposed Allocation	Proposed Allocation		No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
359	R144a	Land at Wellington Drive, Rugeley	Multiple Landownerships – intentions unclear Proposed Allocation	Proposed Allocation		No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
360	R145	Market Street Garages, Rugeley (incorporating BT telephone exchange)	Landowner Intentions Proposed Allocation	Proposed Allocation		No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
361	R147	1 Wolseley Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
362	R150	Land adjoining 80 Hardie Avenue, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
363	R152	Land adjacent to 4 West Butts Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
364	R160	Former Nursery, Bow Street, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
365	R166	72 Peakes Road, Etchinghill, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
366	R169	Land adjacent to 12 Post Office Lane, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-

367	R175	2 Post Office Lane, Slitting Mill, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
368	R176	32 Atlee Crescent, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
369	R180	Land adjacent to 6 Stonehouse Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
370	R184	2 Larch Road, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
371	R188	Land to rear of 16-18 Upper Brook Street, Rugeley	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
372	R189	Land off Lichfield Road, Rugeley	Proposed Allocation	Proposed Allocation		No - Site has been identified through the work underpinning the Development Capacity Study
373	R205	2 Davy Place. Rugeley, WS15 1NA	Site below 10 dwelling threshold - Application Refused	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
374	R210	The Old Mill, Sheep Fair, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
375	R216	25 Coppice Road, Rugeley	N/A - Site Not Known	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
376	N3b	Land at Burntwood Road and Norton East Road, Norton Canes	Landowner Intentions. Not Deliverable	Landowner Intentions. Not Deliverable	Landowner Intentions. Not Deliverable	<b>No</b>
377	N13a	Land at Norton Hall Lane and Butts Lane, Norton Canes	Proposed for Alternative Uses	Proposed for Alternative Uses	Proposed for Alternative Uses	No - Site has been identified through the work underpinning the Development Capacity Study
378	N14	Land adjacent to Norton Canes High School, Norton Canes				Yes
379	N15	Land at Washbrook Lane, Norton Canes	Landowner Intentions - no promotion since 2008. Not Deliverable	Landowner Intentions - no promotion since 2008. Not Deliverable	Landowner Intentions - no promotion since 2008. Not Deliverable	-
380	N17	Land between 237 & 241 Hednesford Road, Norton Canes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
381	N18	Lime Lane/Watling Street, Norton Canes	Landowner Intentions – Promoting for Employment Use	Landowner Intentions – Promoting for Employment Use	Landowner Intentions – Promoting for Employment Use	No
382	N41	Garage Court off Brownhills Road, Norton Canes	Site below 10 dwelling threshold	Site below 10 dwelling threshold	Site below 10 dwelling threshold	-
383	N47	198 Hednesford Road, Norton Canes	Site below 10 dwelling threshold - - Has Expired.	Site below 10 dwelling threshold - - Has Expired.	Site below 10 dwelling threshold	-

384	N49(a)	Land at Norton Canes between the A5 and M6 Toll	Proposed for Alternative Use	Rejected at PO Site Selection		No - Assessed under NE9
385	N50	88 Brownhills Road, Cannock	Site below 10 dwelling threshold – Has Expired.	Site below 10 dwelling threshold – Has Expired.	Site below 10 dwelling threshold	-
386	N60	29 Brownhills Road, Norton Canes	Site below 10 dwelling threshold - Has Expired.	Site below 10 dwelling threshold – Has Expired.	Site below 10 dwelling threshold	-
387	N81	45 Chapel Street, Norton Canes, Cannock	N/A - Site Not Known	Site below 10 dwelling threshold – Application Refused	Site below 10 dwelling threshold	-

### Gypsy, Traveller and Travelling Show people Sites

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options-SHLAA 2021)	Result of Initial Sift (Regulation 19 - SHLAA 2022)	Result of Initial Sift (Regulation 19 - SHLAA 2023)	Proforma Check
388	N75	Land off Lime Lane, Little Wyrley	Rejected for Residential at PO Site Selection			Yes
389	N68	Lime Lane. Watling Street, Norton Canes	Rejected for Residential at PO Site Selection			Yes
390	N63	Land at Commonside, Norton Canes				Yes
391	NE5	Turf Field, Watling Street/Walsall Road, Norton Canes				Yes
392	NE6	Jubilee Field, Lime Lane/Watling Street, Norton Canes				Yes
393	GT1 (2014 LP Ref)	Land at Albutts Road, Commonside, Norton Canes				Yes
394	C489	Land at Newlands Lane, Heath Hayes				Yes
395	GT6 (2014 LP Ref)	Land at Cannock Wood Road, Rawsley				Yes

## Appendix B(ii) – List of Sites from ELAA for Assessment

	Sites discounted with reason (Site is in alternative use, Site is being promoted for an alternative use, significant policy constraint, and deliverability constraints)
	Sites to be included in the shortlist for further assessment
	Sites with planning permission or in Existing Employment Area (EEA)

The below tables are representative of the sites assessment within the 2022 ELAA which covers the period from 1<sup>st</sup> April 2021 - 31<sup>st</sup> March 2022 and the ELAA 2023 which covers the period from 1<sup>st</sup> April 2022 - 31<sup>st</sup> March 2023. It should be noted that the Preferred Options site sift was undertaken on the 2021 ELAA which covers the period from 1<sup>st</sup> April 2020 - 31<sup>st</sup> March 2021.

### Readily Available Sites

	ELAA Reference	Site Name	Result of Initial Sift (Preferred Options- ELAA 2021)	Result of Initial Sift (Regulation 19 - ELAA 2022)	Result of Initial Sift (Regulation 19 - ELAA 2023)	Proforma check
1	CE7(d)	Former Hawkins Works, Watling Street, Bridgtown, Cannock	EEA Phase 1 of development completed	EEA Phase 1 of development completed		No - Site has full planning permission and is within EEA
2	CE63	Former Rumer Hill Industrial Estate, Cannock	EEA Derelict vacant site with no new development	EEA - Site being promoted for residential development instead of employment	EEA - Site being promoted for residential development instead of employment	Yes (C127)
3	CE69	Delta Way Business Park, Longford Road, Cannock	EEA No new development on site, appears overgrown	EEA Planning permission for new light industrial unit		No - Site is within EEA
4	CE71	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley	SHLAA site C373. Borders SBI and ancient woodland	Proposed Allocation		Yes
5	CE72	Albion Works Gestamp Tallent, Wolverhampton Road, Cannock	EEA Planning permission for redevelopment though site still appears to be in use	EEA Planning permission for redevelopment though site still appears to be in use	EEA Planning permission for redevelopment though site still appears to be in use	No - Site has full planning permission and is within EEA
6	CE75	Cannock Wood Industrial Estate, Cannock Wood Street, Cannock	EEA Planning permission for conversion of former covered aggregate bays	EEA Planning permission for conversion of former covered aggregate bays	EEA Planning permission for conversion of former covered aggregate bays	No - Site has full planning permission and is within EEA
7	CE76	Cannock Elim Church, Girton Road, Rumer Hill	Planning permission for change of use to E(g)	Proposed allocation. Planning permission for change of use to E(g) - site under construction	Planning permission for change of use to E(g) - site under construction	No - Site has full planning permission
8	CE81	Fleur De Lys, Watling Street, Cannock	N/A - Site Not Known	N/A - Site Not Known	Planning permission for conversion to B8	No - Site has full planning permission

9	CE82	Victoria Shopping Park, Victoria Street, Hednesford, Cannock	N/A - Site Not Known	N/A - Site Not Known	Planning Permission for E(g)	No - Site has full planning permission
10	RE3	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	EEA Proposed Allocation	EEA Proposed Allocation	EEA	Yes
11	RE4	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	EEA	EEA	EEA	No - Site is within EEA
12	RE4(a)	Land off Power Station Road, Rugeley	EEA	EEA	EEA	No - Site is within EEA
13	RE24	Rugeley Power Station, Rugeley	Planning Permission for Whole site redevelopment Proposed Allocation	Planning Permission for Whole site redevelopment Proposed Allocation	Planning Permission for Whole site redevelopment	Yes
14	RE27	Land at Power Station Road/A51, Rugeley	EEA Permission granted for retail food store	EEA Permission granted for retail food store	EEA Permission granted for retail food store	No - Site has full planning permission and is within EEA
15	RE28	Granurite Ltd and Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley	EEA Planning Permission for redevelopment and Discharge of Conditions submitted	EEA Planning Permission for redevelopment and Discharge of Conditions submitted	EEA Planning Permission for redevelopment and Discharge of Conditions submitted	No - Site has full planning permission and is within EEA
16	RE29	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	Permission for redevelopment Proposed Allocation	Permission for redevelopment Proposed Allocation	Permission for redevelopment as Children's Care Home	No - Site had previous permission for re-development
17	RE32	Commercial Business Premises, Waterside Business Park, Unit 7, Wheelhouse Road, Rugeley, WS15 1LJ	N/A - Site not known	EEA	EEA	No - Site is within EEA
18	RE33	Unit 6 The Levels Industrial Estate, The Levels, Brereton, Rugeley, WS15 1RD	N/A - Site not known	EEA	EEA	No - Site is within EEA
19	NE1	Land off Norton Green Lane, Norton Canes	EEA Proposed Allocation	EEA Proposed Allocation	EEA	Yes
20	NE14	The Lead Mill, Rolling Mill Road, Cannock	EEA	EEA	EEA	No - Site is within EEA

**Not Readily Available – Green Belt & AONB Sites**

	ELAA Reference	Site Name	Result of Initial Sift (Preferred Options- ELAA 2021)	Result of Initial Sift (Regulation 19 - ELAA 2022)	Result of Initial Sift (Regulation 19 - ELAA 2023)	Proforma check
21	CE17	Kingswood Lakeside Extension 1				Yes
22	CE18	Kingswood Lakeside Extension 2		Proposed Allocation		Yes
23	CE19	Site between A5 and M6 Toll	Proposed Allocation	Deliverability and site viability constraints	Deliverability and site viability constraints	Yes
24	CE54	Former Severn Trent PLC Land, Wedges Mills	Flood Zone 3 – Absolute Constraint Site also promoted for residential development SHLAA ref: C119	Flood Zone 3 – Absolute Constraint Site also promoted for residential development SHLAA ref: C119	Flood Zone 3 – Absolute Constraint Site also promoted for residential development SHLAA ref: C119	No
25	RE23	Former Brereton Colliery, Colliery Road, Rugeley	Promoted for leisure development. Part of site Coal Authority High Risk Development. SBIs. Ancient Woodland and TPOs.	Promoted for leisure development. Part of site Coal Authority High Risk Development. SBIs. Ancient Woodland and TPOs.	Promoted for leisure development. Part of site Coal Authority High Risk Development. SBIs. Ancient Woodland and TPOs.	No
26	RE25	Land at Coalpit Lane, Brereton, Rugeley	Site is within the Green Belt and borders the AONB. Some Coal Authority High Risk Development Areas on site, and adjacent to SBI and Ancient Woodland. Site is also being promoted for residential development SHLAA ref: R128.	Site is within the Green Belt and borders the AONB. Some Coal Authority High Risk Development Areas on site, and adjacent to SBI and Ancient Woodland. Site is also being promoted for residential development SHLAA ref: R128.		Yes
27	RE31	Crawford House, Beaudesert Park, Cannock Wood, Rugeley, WS12 4JJ	Site is within AONB. Proposed use of land in connection with existing building business	Site is within AONB. Proposed use of land in connection with existing building business	Site is within AONB. Proposed use of land in connection with existing building business	No
28	NE5	Turf Field, Watling Street/Walsall Road, Norton Canes	Proposed Allocation			Yes
29	NE6	Jubilee Field, Lime Lane/Watling Street, Norton Canes	Removed by Cabinet due to proximity to Canal Extension SAC/SSSI	Proposed Allocation		Yes
30	NE8	Wyrley Grove, Lime Lane, Little Wyrley	Lies adjacent to the Canal Extension SAC. Partly occupied by travelling show people. Site also being promoted for mixed use development SHLAA ref: N57.	Lies adjacent to the Canal Extension SAC. Partly occupied by travelling show people. Site also being promoted for mixed use development SHLAA ref: N57.		Yes

31	NE9	Land at Norton Canes between the A5 and M6 Toll	Site is being proposed for industrial use, and also for residential development SHLAA ref: N49(a)	Site is being proposed for industrial use, and also for residential development SHLAA ref: N49(a)		Yes
32	NE10	Land south of A5, Norton Canes	Existing Business on Site. Third Party right of access. Identified for Further Consideration (B) at LPP0	Existing Business on Site. Third Party right of access.		Yes
33	NE11	Land at Former Grove Colliery, Little Wyrley	Adjacent to Canal Extension SAC. Coal Authority High Risk Area.	Adjacent to Canal Extension SAC. Coal Authority High Risk Area.	Adjacent to Canal Extension SAC. Coal Authority High Risk Area.	Yes
34	NE12	Watling Street, Business Park	Proposed Allocation removed by Cabinet due to proximity to Canal Extension Canal SAC	Proposed Allocation		Yes
35	NE15	Land south of A5, Norton Canes	Site could form extension to Watling Street Business Park EEA	Proposed Allocation Site could form extension to Watling Street Business Park EEA	Site could form extension to Watling Street Business Park EEA	Yes
36	NE18	228 Norton East Road, Norton Canes, Cannock	N/A - Site Not Known for Employment	N/A - Site Not Known for Employment	Site is subject to consideration for residential development SHLAA Ref N78 Application for continued use of land for open storage of vehicles/plant and storage units & containers	Yes (N78)

#### Not Readily Available – Restricted & Excluded Sites

	ELAA Reference	Site Name	Result of Initial Sift (Preferred Options- ELAA 2021)	Result of Initial Sift (Regulation 19 - ELAA 2022)	Result of Initial Sift (Regulation 19 - ELAA 2023)	Proforma check
37	CE3	Ridings Park (plots 8-10), Eastern Way, Hawks Green, Cannock	EEA Vacant Land with adjacent parking areas within an existing industrial unit. Planning Permission granted May 2018	EEA	EEA	No - Site is within EEA
38	CE7f	Former Hawkins Works, Watling Street, Bridgtown, Cannock	EEA	EEA	EEA Site is currently being used as a Haulage Yard	No - Site is within EEA
39	CE15(b)	Former Porcelain Works, Old Hednesford Road, Hednesford	EEA	EEA	EEA	Yes
40	CE42	Former ATOS Origin Site, Walsall Road, Cannock	Flood Zones 2 and 3 to front of site.	Flood Zones 2 and 3 to front of site. Temporary permission for continued use for vehicle storage	Flood Zones 2 and 3 to front of site. Temporary permission for continued use for vehicle storage	No - Site has been identified through the work underpinning the Development Capacity Study
41	CE61	Gestamp Watling Street/Wolverhampton Road, Cannock	EEA. Site purchased by Available Cars for redevelopment to expand their site – site no longer available	EEA Site purchased by Available Cars for redevelopment to expand their site – site no longer available	EEA Site purchased by Available Cars for redevelopment to	Yes

					expand their site – site no longer available	
42	CE62	Northwood Court, Hollies, Avenue	EEA	EEA	EEA	No - Site is within EEA
43	RE7	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	Proposed Allocation	Proposed Allocation	Deliverability Constraints - Last promoted 2009	Yes
44	RE8	Power Station Road, Rugeley	Proposed Allocation	Proposed Allocation	Deliverability Constraints- Last promoted 2005	Yes
45	RE30	Former JCB Cab Systems Building & Unit 27, Power Station Road, Rugeley	EEA	EEA	EEA	No - Site is within EEA
46	NE2	Land off Norton Hall Lane, Butts Lane, Norton Canes	Proposed Allocation	Proposed Allocation Site being promoted for residential use also	Planning Application for Residential Development Submitted	Yes
47	NE7	Unit 12, Conduit Road, Norton Canes	EEA	EEA	EEA	No - Site is within EEA
48	NE17	Yates Bros Sports and Social Club, Lime Lane, Pelsall, Walsall	EEA	EEA	EEA	No - Site is within EEA

#### Available – Town Centre Office Sites

	ELAA Reference	Site Name	Result of Initial Sift (Preferred Options- ELAA 2021)	Result of Initial Sift (Regulation 19 - ELAA 2022)	Result of Initial Sift (Regulation 19 - ELAA 2023)	Proforma Check
49	CE73	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	Proposed Mixed Allocation Identified in the Cannock Town Centre Development Prospectus for redevelopment for mixed use. Site also included in SHLAA Ref: C504.	Proposed Mixed Allocation Identified in the Cannock Town Centre Development Prospectus for redevelopment for mixed use. Site also included in SHLAA Ref: C504.	Proposed Mixed Allocation Identified in the Cannock Town Centre Development Prospectus for redevelopment for mixed use. Site also included in SHLAA Ref: C504.	No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site
50	CE40	Beecroft Road Car Park, Cannock	Proposed Mixed Allocation Identified in the Cannock Town Centre Development Prospectus for redevelopment for mixed use. Site also included in SHLAA Ref: C506.	Proposed Mixed Allocation Identified in the Cannock Town Centre Development Prospectus for redevelopment for mixed use. Site also included in SHLAA Ref: C506.	Proposed Mixed Allocation Identified in the Cannock Town Centre Development Prospectus for redevelopment for mixed use. Site also included in	No -Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site

**Not Available – Town Centre Office Sites**

	SHLAA Reference	Site Name	Result of Initial Sift (Preferred Options- ELAA 2021)	Result of Initial Sift (Regulation 19 - ELAA 2022)	Result of Initial Sift (Regulation 19 - ELAA 2023)	Proforma Check
51	CE37	Mill Street to Hednesford Street, Cannock	Deliverability constraints: site not currently being marketed for redevelopment	Site currently being promoted for residential development SHLAA ref: C553	Site currently being promoted for residential development SHLAA ref: C553	No - Site has been identified through the work underpinning the Development Capacity Study as site <b>C553</b>
52	CE39	Corner of Morrisons Car Park, Cannock	Deliverability constraints: site not currently being marketed for redevelopment	Deliverability constraints: site not currently being marketed for redevelopment	Deliverability constraints: site not currently being marketed for redevelopment	No
53	CE43	Former Car Showroom, Walsall Road, Cannock	Deliverability constraints: site not currently being marketed for redevelopment	Deliverability constraints: site not currently being marketed for redevelopment	Deliverability constraints: site not currently being marketed for redevelopment	No
54	CE44	Telephone Exchange, Eskrett Street, Hednesford	Deliverability constraints: site not currently being marketed for redevelopment	Deliverability constraints: site not currently being marketed for redevelopment	Deliverability constraints: site not currently being marketed for redevelopment	No
55	CE46	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	Proposed Mixed Use Allocation SHLAA Ref: C511	Proposed Mixed Use Allocation SHLAA Ref: C511	SHLAA Ref: C511	No - Site has been assessed in the Cannock Town Centre Development Prospectus and deemed to be an opportunity development site as <b>C511</b>
56	CE64	Chenet Court, Allport Road, Cannock	Deliverability Constraints: Site not marketed since 2017	Deliverability Constraints: Site not marketed since 2017	Deliverability Constraints: Site not marketed since 2017	No
57	CE65	Chenet Court, Allport Road, Cannock	Site being marketed for residential development and has planning permission for 1no. dwelling on site.	Site being marketed for residential development and has planning permission for 1no. dwelling on site.	Site being marketed for residential development and has planning permission for 1no. dwelling on site.	No
58	CE70	87 High Green, Cannock, WS11 1BJ	Planning Permission for change of use to part A1 retail and Part B1(b)	Planning Permission for change of use to part A1 retail and Part B1(b) Site currently still in alternative use.	Planning Permission for change of use to part A1 retail and Part B1(b) Site currently still in alternative use.	No - Site has full planning permission
59	RE26	The Royal British Legion, Bow Street, Rugeley	Site being promoted for residential HMO use.	Site being promoted for residential HMO use.	Site being promoted for residential HMO use.	No
60	RE15	Rugeley Market Hall/Bus Station, Rugeley	Proposed Mixed Use Allocation Site is being promoted for mixed use redevelopment in Rugeley AAP.	Proposed Mixed Use Allocation Site is being promoted for mixed use redevelopment in Rugeley AAP.	Proposed Mixed Use Allocation Site is being promoted for mixed use redevelopment in Rugeley AAP.	No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
61	RE16	Wellington Drive, Rugeley	Proposed Mixed Use Allocation Site is being promoted for mixed use redevelopment in Rugeley AAP.	Proposed Mixed Use Allocation Site is being promoted for mixed use redevelopment in Rugeley AAP.	Proposed Mixed Use Allocation	No -Site identified through the Rugeley Area Action Plan with evidence

					Site is being promoted for mixed use redevelopment in Rugeley AAP.	the site is now deliverable
62	RE18	Former Canal Warehouse, Rugeley	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present. Site on market for sale.	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present. Site on market for sale.	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present. Site on market for sale.	No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
63	RE17	Love Lane, Power Station Road, Rugeley	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present.	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present.	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present.	No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
64	RE19	Market Street Garages, Rugeley	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present.	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present.	Site is being promoted for mixed use redevelopment in Rugeley AAP No firm plans for redevelopment at present.	No -Site identified through the Rugeley Area Action Plan with evidence the site is now deliverable
65	RE20	Land north of Leathermill Lane	Proposed Mixed Use Allocation EEA Site is being promoted for mixed use redevelopment in Rugeley AAP.	Proposed Mixed Use Allocation EEA Site is being promoted for mixed use redevelopment in Rugeley AAP.	EEA Site is being promoted for mixed use redevelopment in Rugeley AAP.	No -Site is within EEA and site identified through the Rugeley Area Action Plan with evidence the site is now deliverable

**Sites Assessed at Preferred Options (ELAA 2021) that are assessed as completed at Regulation 19 (ELAA 2022)**

	ELAA Reference	Site Name	Result of Initial Sift (Preferred Options- ELAA 2021)	Result of Initial Sift (Regulation 19 - ELAA 2022)
66	CE78	Asda, Avon Road, Cannock	Planning permission for configuration of home shopping facility	N/A - Site has been completed
67	RE2 (a)	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	Under Construction	N/A - Site has been completed
68	NE13	Norton House, Norton Canes Business Park, Norton Green Lane, Norton Canes	EEA	N/A - Site has been completed

**Sites Assessed at Preferred Options (ELAA 2021) and Regulation 19 (ELAA 2022) that are assessed as completed at Regulation 19 (ELAA 2023)**

	<b>ELAA Reference</b>	<b>Site Name</b>	<b>Result of Initial Sift (Preferred Options- ELAA 2021)</b>	<b>Result of Initial Sift (Regulation 19 - ELAA 2022)</b>	<b>Result of Initial Sift (Regulation 19 - ELAA 2023)</b>
69	CE79	Land off Progress Drive, Cannock	N/A - Site Not Known	EEA Planning permission for managers office	N/A - Site has been completed
70	CE80	Units 4-10 Lakeside Business Park, Cannock	N/A - Site Not Known	EEA Planning permission for change of use to flexible E/B2/B8	N/A - Site has been completed

# Site Selection Methodology

## Appendix C(i)

## Site Selection Methodology

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# Strategic Housing Allocations

## **SH1 - Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)**

**SHLAA number:** C116(a) and C116(b)

**Site location:** Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)

**Site area(ha):** 20      **Character density zone:** Suburban - 35dph

**Indicative capacity:** Up to 700 dwellings

### **Site notes/description:**

Previously formed part of C116 but site has since been put forward as separate representation. Land agent promoting site, with consent of landowner. Site is greenfield, currently in agricultural use. The site is within the Green Belt.

The site being proposed for allocation is split into two parts. The first part of the site (C116(a)), approx. 32.45ha in size (NDA is circa 20ha (60% given scale of site)), is being proposed for a residential-led scheme. It lies to the south of Cannock Road, Heath Hayes, and is bounded by Newlands Lane to the south, and existing woodland areas to the east and west.

The second part of the site (C116(b)) lies to the south of Newlands Lane and is being proposed as a country parkland to be delivered alongside the residential development. This comprises approx. 14.81ha.

Lies adjacent to urban edge. Indicative concept plan and promotional document produced, supported by preliminary technical assessment work related to Green Belt, landscape and visual impacts, flooding and drainage, access, ecology and infrastructure. Identifies woodland, water features and hedgerows on site - further survey work required to determine extent of species and habitats. Suggests potential for on-site infrastructure provision e.g. school. Potential for Biodiversity Net Gain.

### **Site Boundary:**



## Strategic Housing Allocations

### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. CF23c (Newlands Lane)            Plantation woodland. Newlands lane corridor. Arable. Arable intensification has removed hedges to give an open featureless landscape. Regular pattern of medium to large fields bounded by thorn hedges. Some development could be accommodated within existing wooded framework.</p> <p><b>Landscape condition:</b>            Extent of change - Widespread            Magnitude of change – Low            Visual impact - Low            Habitat network - Declining            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition - <b>Good</b></p>	
<p><b>Open space</b></p>	<p>C116a: There are three areas of unrestricted semi natural open space which lie adjacent to the site's east, south and west boundaries respectively. There is also an unrestricted green link that lies directly adjacent to the southern boundary. Gorsemoor Road Park, housing amenity land that is also within the Green Space Network (2012) with unrestricted access lies approx. 75m to the north of the site and this contains two playgrounds.</p> <p>The residential development of the site would offer good opportunities to incorporate new open space. However, the site includes two PRow's and a green link which would be required to be retained.</p>	
<p><b>Flooding</b></p>	<p>Site is located entirely within Flood Zone 1.</p>	
<p><b>Biodiversity</b></p>	<p>C116(a) -The Newlands a Biodiversity Alert Site is directly adjacent to the site's eastern boundary. Beyond the boundary lies the Hawks's Green Nature Reserve and dismantled railway Site of Biological Interest approximately 150m to the north east. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 865m east of the site. The Cannock Chase SAC lies approximately 4.2km to the north of the site.</p> <p>C116(b) - Within the site lies the Newlands Brook Fields, Fields and Pool at Newlands Brook Site of Biological Importance (SBI) and the Newlands a Biodiversity Alert Site is directly adjacent to a small section of the site's northern boundary. Beyond the boundary lies two further SBIs; Newlands Brook Woodland approximately 70m to the east and another separate section of this designation approximately 40m south of the site. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 745m east of the site. The Cannock Chase SAC lies approximately 4.4km to the north of the site.</p>	

## Strategic Housing Allocations

<b>Historic Environment</b>	<p>C116(a) - New Hall Farmhouse, a Grade II Listed Building is located approximately 45m to the north west of the site. The HIA states that the development of the site has the potential to impact considerably on the asset but that the site is however separated from the asset by the A5190 Lichfield Road and screened from it by an area of woodland within the site. The site is large enough in size to allow for mitigation by means of a redrawn boundary. The impact is therefore dependent on the design and scale of any scheme.</p> <p>C116(b) - New Hall Farmhouse, a Grade II Listed Building is the nearest historic designation and is located approximately 605m to the north west of the site.</p>	
<b>Transport/Public Transport</b>	<p>C116(a) - There are eighteen bus stops within 350m of the site and only the four that are located on Hednesford Road (B1454) are served every 30 minutes the remaining bus stops are served every 60minutes. The site is not within 1km of a railway station. A cycle path is located approximately 70m north of the site on Cannock Road (A5190).</p> <p>C116(b) - There are however three bus stops within 350m of the site all which are served every 30 minutes located on Hednesford Road (B1454). These public transport nodes may provide residents with access to services and facilities further afield.</p>	
<b>Access</b>	Access via the adjacent A5190.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available Power line runs along the southern boundary of the site C116(b).	
<b>Environmental Constraints</b>	<p>The site's north boundary is located directly adjacent to the A5190 (Cannock Road) which forms part of the AQMA that extends over the roads leading to the Five Ways Heath Hayes roundabout situated southeast of Heath Hayes. As such development as this location may increase levels of air pollution in the area as a result of increased vehicle traffic in the AQMA.</p> <p>The northern boundary of the site is directly adjacent to the Cannock Road so a minor negative effect is likely on noise pollution.</p> <p>In proximity to operational landfill located adjacent to site to the west.</p>	
<b>Agricultural land</b>	<p>Agricultural land quality classification: Grade 3 A small section to the northeast is considered to be urban and a central section is classified as Grade 4.</p> <p><b>Site has been identified to have a GREEN/AMBER/RED rating on Agricultural Land, the site has been given an overall RAG rating of RED to reflect the Grade 3 classification of the site.</b></p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt Green Belt Study: CA1, W122, W123 and W124 Harm rating: <b>High</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	

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<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The sites are located on the southwestern periphery of Heath Hayes Local Centre and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	<p>Gorsemoor Primary School is located approx. 170m north of the site and Five Ways Primary School is located Approx. 550m north of the site, there are no secondary schools within 600m of the site.</p> <p>Heath Hayes Health Centre and Chase Medical Practices (NHS) are located 500m northeast of the site.</p> <p>At present there is limited infrastructure to serve the site. The site is of a scale which would fund the development of infrastructure including land and contributions to fund a new school, open space and mitigation measures to alleviate congestion on Five Ways Island as well as a new country park which would provide significant benefits to the community. Improvements to the local Wastewater Treatment Works m (WwTW) may be required.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A)</p> <p>Site allocated in LPPO: SH1</p>	
<b>Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) subject to Five Ways, nature reserve, school and other infrastructure</p> <p>Site Allocation: SH1</p>	
<b>Summary</b>	<p>The site is close to Heath Hayes Local Centre; an area identified for growth in the Local Plan and is served by public transport. The site is used for agriculture and has mixed gradings. It is close to heritage assets although well screened. The site is in the Green Belt and is assessed to result in high harm if released. However, harm can be reduced with the introduction of new woodland which would form a stronger boundary and complement the landscape character. The site is of a scale which can contribute significantly to new/improved infrastructure including a new primary school and enhancement to Five Ways junction which would be of benefit to the wider community. The proposal offers the unique opportunity to enhance the Site of Biological Importance at Newland's Pool, improve biodiversity, provide new open space for recreation and improve public access to part of the Green Belt.</p>	
<b>Conclusion</b>	Residential allocation: up to 700 dwellings	

# Strategic Housing Allocations

## SH2 - Land east of Wimblebury Road at Bleak House, Heath Hayes

**SHLAA number:** C279a

**Site location:** Land east of Wimblebury Road at Bleak House, Heath Hayes

**Site area(ha):** 11

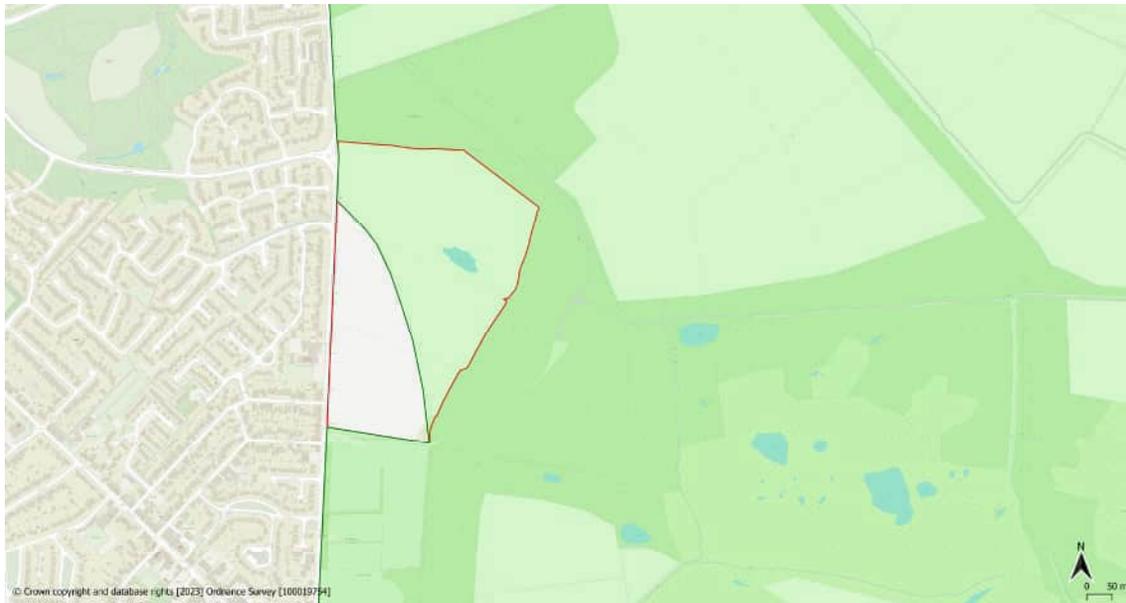
**Character density zone:** 35dph

**Maximum capacity:** 400

**Site notes/description:**

Housebuilder (Taylor Wimpey) are landowner and site promoter. Site is mainly located in the Green Belt, but it also includes site C84 (safeguarded land). Site is greenfield. Site area is circa 18ha, covering site C84. Proposed development area is 11ha with the remaining circa 7ha proposed for open space. Development statement prepared with indicative masterplan for site. Woodland, water features and hedgerows identified on site - further survey work required to determine extent of species and habitats.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.</p> <p>The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. CP21i Wimblebury Road</p> <p>Plantation woodlands and secondary woodland Mixed arable land, pasture and woodland. Amenity land and allotments. Regular large-scale fields bounded by thorn hedges and woodland edges. Localised low impact of development west of Wimblebury Road. Pylons. Woodland belts already screen the edge of Heath Hayes in this area, providing the opportunity for well sited development with links to surrounding open space and access network.</p>	

## Strategic Housing Allocations

	<p><b>Landscape condition:</b>  Extent of change – Localised  Magnitude of change – Low  Visual impact – Very low  Habitat network – Declining  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition - <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. Adjacent to the south boundary of the site lies Heath Hayes Park and an area of semi natural open space both of which have unrestricted access.</p> <p>Heath Hayes and Wimblebury Allotments Association is approx. 150m from the site and lies within Heath Hayes Park and has limited access. Hobart Road green link lies approx. 30m west of the site/ PRoWs align with the site's north and northeast boundaries.</p> <p>In addition, this residential site option is likely to deliver more than 400 homes and could therefore offer good opportunities to incorporate new open space.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI lies within approximately 250m of the site's eastern boundary.</p> <p>There are two Sites of Biological Importance (SBI) in proximity of the site; Hednesford Brickworks lies approximately 290m west of the site and Norton Pools is situated approximately 450m south of the site. The Cannock Chase SAC lies approximately 3.3km north of the site.</p>	
<b>Historic Environment</b>	<p>Cross Keys Farmhouse, a Grade II List Building situated approximately 1.5km to the west and New Hall Farmhouse, a Grade II Listed Building located approximately 1.8km to the west are the nearest historic assets to the site.</p>	
<b>Transport/Public Transport</b>	<p>There are over twenty bus stops within 350m of the site. The two located on Hednesford Road (B4154) are served every 30 minutes whereas the four bus stops on Hobart Road and two bus stops on John Street are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	Access would be via the adjacent Wimblebury Road	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site's northwestern boundary lies directly adjacent to the Wimblebury Road. This road is located within former AQMA3 (Five Ways Island), as such, development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic.</p> <p>The site is not adjacent to an 'A' road or motorway.</p> <p>Coal Authority High Risk Development Area. Historic Landfill. Previously formed part of Open Cast Coal and Clay quarry. Some mine shafts on site.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	

## Strategic Housing Allocations

<b>Green Belt &amp; potential mitigation</b>	Site is mostly located within the Green Belt (C279) but includes but it also includes site C84 (safeguarded land) which is not in the Green Belt. Green Belt Study: WI13 Harm rating: <b>Moderate/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	Heath Hayes Primary School is located approx. 160m west of the site, there are however no secondary schools within 600m of the site. The site is not located within close proximity (600m) of any existing healthcare facilities. At present there is limited infrastructure to serve the site. The site is of a scale which would fund the development of infrastructure including contributions to fund a new school, open space and relief road to alleviate congestion on Five Ways Island which would provide significant benefits to the community.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: SH2	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) subject to Five Ways, school places, green belt compensation and other infrastructure Site Allocation: SH2	
<b>Summary</b>	The site is close to Heath Hayes Local Centre; an area identified for growth in the Local Plan and is served by public transport. The site is used for agriculture but does not qualify as Best and Most Versatile land (BMV) as it is Grade 4. The site is in the Green Belt and is assessed to result in moderate/high harm if released. However, harm can be reduced with the introduction of new woodland which would form a stronger boundary and complement the landscape character. The site is of a scale which can contribute significantly to new/improved infrastructure including a new primary school and enhancement to Five Ways junction which would be of benefit to the wider community. The proposal offers the unique opportunity to provide a new relief road on the adjacent land parcel to reduce congestion on the Five Ways junction.	
<b>Conclusion</b>	Residential allocation: 400 dwellings	

# Strategic Housing Allocations

## SH3 - Land to the rear of Longford House, Watling Street, Cannock

SHLAA number: C121

Site location: Land to the rear of Longford House, Watling Street, Cannock

Site area(ha): 1.18      Character density zone: 35 dph      Indicative capacity: 45

### Site notes/description:

Cross boundary site with South Staffordshire District with suggested total capacity of around 250 dwellings in total (45 dwellings on CCDC part of site). Whole site is 13ha, net developable area of 7ha. Part of site within CCDC is 2ha, net developable area of 1.18ha. Site currently in use for car auctions and car boot sales. Part of site constitutes brownfield land (occupied by buildings, car parks and storage areas). Higher density assumption reflects that the site lies to south of existing urban area. Site promoters advise all landowners support proposed development (no third-party ownership constraints apply). Landowner promoting site, not developer. Vision document submitted with some preliminary assessment work, and some site promotion work undertaken. Work identifies boundary hedges, treelines and ditches may provide habitats for protected species; some potential non-designated archaeological assets in wider part of site; stream crosses through CCDC part of site. Further detailed survey work to be undertaken.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development. Part of the site is previously developed. The Spatial Strategy prioritises use of brownfield sites for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
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## Strategic Housing Allocations

<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. - SF29a Hatherton/ Four Crosses (was SF28a)            Green lanes and hedgerows, good corridors. Arable and pasture. Enlarged medium scale sub-regular field pattern with mixed species hedges. Travellers sites and horse riding schools have localised moderate impact. Locally distinctive domed landform gives this area a strong rural character with views out to the west. Surprisingly low impact of urban and District boundary edge to the east.            TPOs on site.  <b>Landscape condition:</b>            Extent of change – Localised            Magnitude of change – Moderate            Visual impact – Low            Habitat network – Declining            Cultural pattern - Declining            Functional integrity – Moderate            Overall condition: <b>Good</b></p>	
<p><b>Open space</b></p>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. The northern boundary is bounded by Wellington Drive Park which is classified as housing amenity land and within this designation lies Wellington Drive Playground which is approx. 135m north of the site. Another area of housing amenity land lies approx. 135m east of the site on Southgate End. A PRoW is located approx. 150m east of the site and can be accessed via the A5. However, the site includes a portion of the Wellington Drive Park housing amenity land which could be lost due to development, however, it is uncertain, as it cannot be known whether these features will be lost, retained or enhanced.</p>	
<p><b>Flooding</b></p>	<p>Site is located entirely within Flood Zone 1.</p>	
<p><b>Biodiversity</b></p>	<p>The nearest biodiversity site is Lodge Hill Site of Biological Importance (SBI) which is approximately 890m southeast of the site. Beyond this SBI, lies Stowe Pool and Walk Mill Clay Pit SSSI which is approximately 1km southeast from the site. Cannock Chase SAC lies approximately 5.4km to the northwest of the site.</p>	
<p><b>Historic Environment</b></p>	<p>The site is located within 60m of a Grade II Listed Building, Longford Lodge which is to the east. HIA references a non-designated asset of Longford House. HIA states that development on the site will be screened from the lodge by dense tree planting (Grade II LB) and development on the site will be mostly screened from the house by intervening built form.</p>	
<p><b>Transport/Public Transport</b></p>	<p>There are a number of bus stops within 350m of the site. These include those located on Ascot Drive, Carlisle Road and on Wolverhampton Road (A4601). They are served every 130 minutes. The site is not located within 1km of a railway station and a cycle path does not pass by the site. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor.</p>	
<p><b>Access</b></p>	<p>Existing access off Wellington Drive</p>	
<p><b>Other Utilities</b></p>	<p>Electricity supply to the site by Western power is available</p>	

## Strategic Housing Allocations

<b>Environmental Constraints</b>	<p>The site is located within 30m of the declared AQMA at the A5 which is to the south, since revoked. Wellington Road, which the site is adjacent to, leads to this AQMA via the A4601 and considering the close proximity of this area to the site it is expected that any resultant increase in traffic could have a further adverse impact on existing air quality issues. Although the site is located close to both the A5 and A4601 (Wolverhampton Road), it does not lie directly adjacent to these roads, so a negligible effect is likely in reference to noise pollution.</p> <p>The site has been identified as being at risk of nuisance odour. The site is not located within a Source Protection Zone.</p>	
<b>Agricultural land</b>	Agricultural land quality classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt Green Belt Study: CA11 – southern section of site and CA12 -northern section of site. Harm rating: CA11 = <b>No/Very low</b>, CA12 = <b>Low/Moderate</b></p> <p><b>The site has an AMBER/RED RAG Rating, in consideration of the portion of the site which has a Low/moderate rating a Red RAG rating has been given overall.</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people’s needs and avoid isolation</b>	The site is located on the southwestern periphery of Cannock and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	<p>No known infrastructure constraints. Longford Primary School is located approx. 320m north-west of the site, there are no secondary schools within 600m of the site. There is sufficient capacity on the catchment are to accommodate proposed growth.</p> <p>The site is not located within close proximity (600m) of any existing healthcare facilities.</p> <p>Contributions to education will be required as well as the provision of safe access to the highway, internal roads and connection to utilities and communications infrastructure. Open space/biodiversity enhancement within site. Provision of electric vehicle charging points. Infrastructure may be required to maintain/enhance the canal on site and ensure the safety of new occupants.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: SH3</p>	
<b>Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: SH3</p>	
<b>Summary</b>	The site is in Cannock, the preferred location for growth and is within walking distance of local facilities and the primary school on Longford Road. The site scores well against most categories and would utilise the re-use of previously developed land on part of the site. The land is part developed	

## Strategic Housing Allocations

	with lots of concrete hardstanding and is surrounded on three sides with built development. Impact on heritage assets could be improved by redevelopment and the site is well screened from identified assets. The site is categorised as agricultural grade 3 but it is not used for agriculture. The site is in the Green Belt and the assessment categorises the release as no/very low and low moderate. It should be noted the boundaries of the parcels do not exactly match the development site. The site is not open in nature and is enclosed by surrounding built development, apart from on the northern boundary.	
<b>Conclusion</b>	Residential allocation: 45 dwellings	

# Strategic Housing Allocations

## **SH6 - Former Hart School (Hagley Park) Burnthill Road, Rugeley, WS15 2HZ**

**SHLAA number:** R221

**Site location:** Former Hart School, Burnthill Road, Rugeley, WS15 2HZ (Hagley Park)

**Site area(ha):** 4.9      **Character density zone:** 35dph      **Maximum capacity:** Circa 145

**Site notes/description:**

Sole landowner promoting site, not developer. Publicly owned land (Staffordshire County Council). Site is the former Hagley Park Academy, Rugeley forming brownfield land, the southern portion of the site is within the Green Belt. The site is currently being used as an NHS walk in covid testing and community uses on site.

Further investigation is being undertaken to confirm access to infrastructure, connections with Utility companies, Biodiversity Surveys, Tree Surveys, Habitat Ecological Report, Topographical Survey, Traffic Impact Assessment, Visual and Landscape Impact Assessment, Site Ground Investigations and Drainage Strategy.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. Part of the site is within the Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated. Part of the site is previously developed. The Spatial Strategy prioritises use of brownfield sites for development.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. SF07b Healthy margins, streamside trees, lines of trees. Arable. Enlarged regular pattern; few internal hedgerows. Lines of hedgerow trees around perimeter. Flat valley floor already has</p>	

## Strategic Housing Allocations

	<p>significant urban influences including playing fields. Valuable green corridor linkage to Cannock Chase Horne Pool is a feature. Chase Heritage Trail linear recreational route.</p> <p><b>Landscape condition:</b>            Extent of change - Widespread            Magnitude of change – Moderate            Visual impact - Moderate            Habitat network – Declining            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity to a number of areas of accessible open space. Rugeley Leisure Centre including an equipped open space for children and young people abuts the northeast boundary of the site.</p> <p>Burnt Hill Lane Play Area (equipped open space for children and young people) and Burt Hill Lane/Lower Birches amenity green space is within 600m of the site to the south.</p> <p>The site also contains land which has been identified as being restricted outdoor sports provision, development at this location may therefore result in the loss of potential recreational and leisure uses dependent upon the final site boundary and/or design of any proposal which might come forward.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site	
<b>Transport /Public Transport</b>	The site is located within 0.4km of Rugeley Town Train Station, there is a bus stop located on Sandy Lane to the east of the site within approx. 322m. There are additional bus stops further afield.	
<b>Access</b>	Possible restricted access issues require further investigation	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. It is also not located adjacent to the strategic road network.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	<p>Southern portion of the site is located within the Green Belt.</p> <p>Green Belt Study:            RU19            Harm rating: <b>Low</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the southwestern periphery of Rugeley and therefore potential residents will be within close proximity to a range of services and facilities.	

## Strategic Housing Allocations

<b>Infrastructure</b>	<p>The site lies within walking distance (600m) of Churchfield Primary School.</p> <p>The site does not lie within walking distance of The Hart School (secondary school). This school is at capacity and contributions towards a new all through school are required.</p> <p>The site lies within walking distance (600m) of a GP Surgery.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A)</p> <p>Site Allocation: SH6</p>	
<b>Summary</b>	<p>The site is in a preferred location for growth; Rugeley and is within walking distance to most services and facilities and benefits from good public transport links. The site performs well against most categories. Whilst the site is graded 3 using the agricultural classification, the land has not been used for agriculture. The site represents a part brownfield site which is a priority for development over greenfield options. The site is surrounded by residential development. Part of the site is in the Green Belt but has been assessed as low harm to release. Site remediation, viability and the loss of outdoor sports provision require consideration, although the playing field was formerly private for use by the school.</p>	
<b>Conclusion</b>	Residential allocation: 145 dwellings	

# Strategic Mixed Allocation

## SM1 - Rugeley Power Station

**SHLAA number:** R127      **ELAA Number:** RE24

**Site location:** Rugeley Power Station, Rugeley

**Site area(ha):** 55.0      **Character density zone:** Suburban Area - 35dph      **Maximum capacity:** 1000

**Site notes/description:**

Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station. Planning application CH/19/201. Site also included within LEAA Site Ref RE24. Construction expected to take place between 2021-2040.

Part of site (forming golf course) lies within Flood Zone 2/3. Green Space Network. Historic Landfill. Significant demolition works required. Ground remediation works will be required. Major redevelopment site-infrastructure provision. Way leaves across the site. Substations and associated infrastructure to be retained on site.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. Delivery of the Rugeley Power Station redevelopment is one of the key priorities identified in the Spatial Strategy.	
<b>Landscape</b>	The site is located within TV01 and TV02 both of which are classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 175m of the site to the west. St Joseph and St Etheldreda churchyard and cemetery is located within 545m of the site also to the	

## Strategic Mixed Allocation

	<p>west. The closest public sports ground to the site is located within 515m by Station Road and Market Street to the north west. The closest PRow is located 370m of the site to the north east where it runs to Blithbury Road.</p> <p>Part of the site contains an area of land which has been identified in the Green Space Network (2012). This area makes up part of a private sports ground (a golf course), however as it is identified in the Green Space Network (2012), it is considered that this area plays some role in the provision of open spaces for leisure and recreational use for the general public. As such the provision of residential led development at this location may result in the loss of open space for recreational or leisure use, dependent upon its design.</p> <p>This site could allow for opportunities to incorporate areas of open space; major development sites are expected to provide increased opportunities for the incorporation of new open space.</p>	
<b>Flooding</b>	The site is located on mostly brownfield land and is mostly outside of Flood Zone 3. The most northern part of the site is located in Flood Zone 3 but it is expected that this area of the site can be avoided when new development is being provided.	
<b>Biodiversity</b>	<p>The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.</p> <p>The Cannock Chase SAC lies approximately 3.7km to the west of the site.</p>	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	<p>The site is located within 850m of Rugeley Trent Valley railway station and is not within 350m of any bus stops.</p> <p>A designated cycle route included in the Cannock Chase Cycle Network runs parallel to the southwest boundary of the site, along the A51.</p>	
<b>Access</b>	The site has several access points.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so negligible effect is expected on air quality.</p> <p>The site is located adjacent to the A51 to the south and west and therefore a minor negative effect is identified in relation to the potential for adverse impacts of noise pollution on the site.</p> <p>The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.</p> <p>Historic landfill on the site and ground remediation will be required</p>	
<b>Agricultural Land</b>	The site is within the settlement boundary of Rugeley and therefore not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	On-site provision of dedicated energy generation from renewable sources	

## Strategic Mixed Allocation

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). This area may therefore provide a good level of access to nearby community services and facilities. The site is located within Rugeley but is outside of the town centre which is to the west.	
<b>Infrastructure</b>	Infrastructure constraints have been addressed through the planning application CH/19/201. The site is not located within close proximity (600m) of any education facilities. The site has an indicative capacity of 1,000 dwellings and as such the development would deliver new all Through School or 1 no. 2 Form Entry Primary School provision on site. The site is not located within close proximity (600m) of any existing healthcare facilities, however the planning application states it is envisaged that 'Centre 1' will also provide a healthcare facility, a D1 Use Class GP surgery or similar of approximately 1,000sqm. General infrastructure requirements: formal and informal publicly accessible open space; key infrastructure including new adoptable roads within the site and the provision of a new primary access junction on to the A513; ground and roof mounted solar panels and 2 no. existing electricity substations (132 KV and 400 KV) retained.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table B site.	
<b>Summary</b>	The site is in a sustainable location in the urban area of Rugeley, accessible to services and facilities. The site forms a strategic redevelopment opportunity is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential led mixed use redevelopment and is being delivered along with land in Lichfield authority area.	
<b>Conclusion</b>	Counted as part of the deliverable supply	

# Housing Allocations with Planning Permission

## H16 - Land west of Pye Green Road, Hednesford, Cannock

**SHLAA number:** C113g

**Site location:** Land west of Pye Green Road, Hednesford Cannock

**Site area(ha):** 1.78      **Character density zone:** Suburban Area - 35dph      **Maximum Capacity:** 51

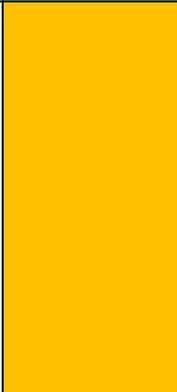
**Site notes/description:**

CH/19/422 is an outline application for residential development up to 80 dwellings, open space landscaping, access (all other matters reserved, granted April 2022 - NDA not provided presumed at 90%)

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located adjacent to the settlement boundary Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.</p>	
<p><b>Landscape character</b></p>	<p>The site lies close to the southern boundary of the Cannock Chase AONB, approx. 110m at its closest point.  <b>Landscape Character Assessment (2016)</b>                  LDU ref. SH02c                  Arable and grazing. No field pattern except small regular paddocks around Common Farm. Established modern housing to south and east. Common Farm is a feature. Shelterbelt and ridge separates the land from Huntington. Visually enclosed by development.  <b>Landscape condition:</b>                  Extent of change - Localised                  Magnitude of change – High                  Visual impact - Moderate</p>	

## Housing Allocations with Planning Permission

	Habitat network – Relic Cultural pattern - Relic Functional integrity – Weak Overall Condition – <b>Poor</b>	
<b>Open space</b>	The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012) as well as a number of PRowS. The includes an area of semi-natural space, development at this location may result in the loss of these areas of open space dependent upon the design of any scheme which might come forward.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site lies approximately 480m from the Cannock Chase SAC and SSSI.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is within 350 of a number of bus stops many of which operate along Pye Green Road to the east of the site, as well as Broadhurst Green. These bus stops provide access to a range of routes and services. It is also approx. 2km to Hednesford railway station.	
<b>Access</b>	Access would be off the adjacent Pye Green Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north-western settlement edge of Hednesford. It is also located within close proximity of Hednesford town centre which is likely to provide access to existing services and facilities. The site is also located within 350m of several bus stops.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a primary school (Poppyfield Primary Academy) but not a secondary school. Contributions to education are required. The site is not located within close proximity (600m) of any existing healthcare facilities. Infrastructure required: contributions to Travel Plan, bus shelter, cycle facilities, education and provision of drainage solution, access to site and internal roads. Connections to utilities and communications network.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table B site.	
<b>Summary</b>	The site presents an opportunity for an extension to the new residential estate benefitting from the associated new and	

## Housing Allocations with Planning Permission

	improved services, facilities and infrastructure. It has planning permission for residential development and is deliverable.
<b>Conclusion</b>	Counted in the deliverable supply

# Housing Allocations with Planning Permission

## H17 - Land west of Pye Green Road, Hednesford, Cannock

**SHLAA number:** C113f

**Site location:** Land west of Pye Green Road, Hednesford Cannock

**Site area(ha):** 2.08

**Character density zone:** Suburban Area - 35dph

**Maximum capacity:** 73

**Site notes/description:**

CH/19/421 is an outline application for residential development up to 78 dwellings, open space landscaping & associated infrastructure, access (all other matters reserved), granted September 2021. NDA Not provided presumed at 75%.

CH/21/0434 is an application for approval of reserved matters following outline approval (CH/19/241) appearance, landscape, layout, scale for development of 73 dwellings, granted May 2022. Site is currently under construction.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located adjacent to the settlement boundary of Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.</p>	<p style="background-color: #90EE90;"></p>
<p><b>Landscape character</b></p>	<p>The site lies approx. 290m to the east of the Cannock Chase AONB, at its closest point.  <b>Landscape Character Assessment (2016)</b>                      LDU ref. SH02c                      Arable and grazing. No field pattern except small regular paddocks around Common Farm. Established modern housing to south and east. Common Farm is a feature. Shelterbelt and</p>	<p style="background-color: #FFD700;"></p>

## Housing Allocations with Planning Permission

	<p>ridge separates the land from Huntington. Visually enclosed by development.</p> <p>Landscape condition:                      Extent of change - Localised                      Magnitude of change – High                      Visual impact - Moderate                      Habitat network – Relic                      Cultural pattern - Relic                      Functional integrity - Weak                      Overall Condition – Poor</p>	
<b>Open space</b>	The site lies within 600m of a number of outdoor spaces identified in the Green Space Network (2012) as well as a PRoW. There are two areas of unrestricted semi natural open space which lie adjacent to the site’s east and west boundaries. There is also an area of allotments and community gardens, and outdoor sports provision to the north-western boundary, these however have restricted access.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site lies approx. 425m from the Pye Valley Green SBI. The Cannock Chase SAC lies just over 1km to the north of the site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is within 350m of a number of bus stops many of which operate along Pye Green Road at the site’s eastern boundary, as well as at Limepit Lane. These bus stops provide access to a range of routes and services. It is also approx. 1.5km to Hednesford Railway Station.	
<b>Access</b>	The site has an existing access arrangement.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA.	
<b>Agricultural land</b>	Agricultural land quality classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people’s needs and avoid isolation</b>	The site is located on the western settlement edge of Cannock and Hednesford. It is also within close proximity of Hednesford Town Centre which is likely to provide access to existing services and facilities. As the site would also provide access to a range of public transport it is likely to contribute towards the aim of preventing isolation in the District.	
<b>Infrastructure</b>	The site is located within approx. 390m from Staffordshire University Academy and about 595m from Pye Green Academy. It is also adjacent to Poppyfield Primary Academy. Contributions to education are required. The site is not located within close proximity (600m) of any existing healthcare facilities. Infrastructure required: contributions to Travel Plan, bus shelter, cycle facilities, education and provision of drainage	

## Housing Allocations with Planning Permission

	solution, access to site and internal roads. Connections to utilities and communications network.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table A site.	
<b>Summary</b>	The site presents an opportunity for an extension to the new residential estate benefitting from the associated new and improved services, facilities and infrastructure. It has planning permission for residential development and is deliverable.	
<b>Conclusion</b>	Counted in the deliverable supply	

# Housing Allocations with Planning Permission

## **H18 - Land adjacent and to the rear of 419-435 Cannock Road, Hednesford**

**SHLAA number:** C63

**Site location:** Land adjacent and to the rear of 419-435, Cannock Road, Hednesford

**Site area(ha):** 0.30      **Character density zone:** Urban Town Centre - 50dph      **Indicative capacity:** 25

**Site notes/description:**

CH/08/0165 is full planning permission for 25 flats and 2 bungalows. Application has expired. Site owner still wishes to take site forward for residential development. Site identified in Hednesford Neighbourhood Plan for retirement housing provision (potential C3 use class as independent apartments). Potential for site area to expand to adjacent land under same land ownership and for capacity to therefore increase as per Hednesford Neighbourhood Plan allocation. SHLAA site reflects previous planning consent area only at present.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.	
<b>Landscape character</b>	The site is located within UR04 which is classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The closest open space to the site is the private sports ground by Anglesey Street which is within 80m to the est. access to this open space is limited, however. the civic square at Hednesford high street is located within 195m of the site to the east. the closest area of green space identified in the green space network (2012) is located within 40m of the site to the	

## Housing Allocations with Planning Permission

	southwest. access to a prow is provided at Stanley Road within 300m of the site to the northwest.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Chasewater and The Southern Staffordshire Coalfield Heaths SSSI is located approx. 500m to the east of the site. The Cannock Chase SAC lies approx. 1.6km to the north of the site.	
<b>Historic Environment</b>	A listed building is located to the south east of the site, however, due to the distance being approximately 40 metres any development of the site is not likely to have a significantly adverse impact upon it and its setting.	
<b>Transport/ Public Transport</b>	The site is located within 55m of Hednesford Railways station and there are a number of bus stops within 350m of the site, the closest of which is located adjacent to the site on Cannock Road. This bus stop provides access to a number of services, the most frequent of which operate once every 15 minutes. The site is not located within close proximity of a cycle path.	
<b>Access</b>	The site has an existing access onto Cannock Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to a motorway or an 'A' road a negligible effect is identified in relation to noise pollution. Most of the site lies within Source Protection Zone 3 and a such there is potential for detrimental impacts on local water quality.	
<b>Agricultural land</b>	The site is located in an urban area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not located in the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Hednesford which contains a range of services and facilities but is outside of the town centre which is to the south east.	
<b>Infrastructure</b>	West Hill Primary School is located within 175m of the site to the north. Staffordshire University Academy (a secondary school) is located approx. 455m to the west of the site. Capacity to accommodate proposed growth. The site is located within close proximity of one health facility; St John's Surgery is approx. 100m to the north east of the site on Station Road. There is no hospital within 600m of the site. Infrastructure requirements: provision of access drive with surface water drainage interceptors, offsite open space improvement, special surface construction for access roads, driveways, footpaths, cycleways & car park areas to protect vegetation.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table B site.	

## Housing Allocations with Planning Permission

<b>Summary</b>	The site is in a sustainable location within the urban area of Hednesford, accessible to services and facilities. The site is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential development.
<b>Conclusion</b>	Counted as part of the deliverable supply.

# Housing Allocations with Planning Permission

## H27 - Heron Court, Heron Street, Rugeley

**SHLAA number:** R139

**Site location:** Heron Court, Heron Street, Rugeley

**Site area(ha):** 0.15      **Character density zone:** Urban Town Centre - 50dph      **Maximum capacity:** 10

**Site notes/description:**

CH/15/0416 is outline planning application for the erection of a four storey block of 8 no 2-bedroom apartments and a pair of 3 bed semi-detached dwellings, awaiting Section 106. Within Conservation Area. Flood Zone 2 at entrance to site.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development.	
<b>Landscape</b>	The site is located within UR13 which is classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The site is located within close proximity (600m/walking distance) of a number of open spaces and PRoWs. Josph and St Etheldreda churchyard and cemetery is located within 15m of the site also to the south west. A green link is located to the north east of the site within 80m. A civic square is located to the west of the site within 90m at Rugeley Town Centre.	
<b>Flooding</b>	Site is located mostly within Flood Zone 1 apart from the entrance which is in Flood Zone 2.	

## Housing Allocations with Planning Permission

<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or biodiversity site, and over 250m from a local biodiversity site. The Cannock Chase SAC lies approx. 3.1km to the west of the site.	
<b>Historic Environment</b>	The site has been identified through the Heritage Impact Assessment as being likely to impact a designated asset (Roman Catholic Church of St Joseph and St Etheldreda), the Talbot St. - Lichfield St. Conservation Area, and a non-designated asset (Heron Court).	
<b>Transport/ Public Transport</b>	The site is located within 350m of a number of bus stops, the closest located within 280m of the site to the west on Elmore Lane. This bus stops provides access to bus services which run every 30 minutes. The site is also located within 550m of Rugeley Trent Valley Train Station which is to the south west. The site is not located within close proximity of an existing cycle path.	
<b>Access</b>	The site has an existing access.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.	
<b>Agricultural land</b>	The site is within the settlement boundary of Rugeley not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not in the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within one of the District's centres, Rugeley and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 330m of the site to the south west. Chancel Primary School is located within 520m of the site to the north west. The site is located within 545m of the Aelfgar Surgery which is on Taylor's Lane to the north west. The site is not located within close proximity of a hospital. Development will require safe access onto Heron Street and a scheme for the disposal of foul and surface water.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed	
<b>Recommendation:</b>	Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table B site.	

## Housing Allocations with Planning Permission

<b>Summary</b>	The site is in a sustainable location within the urban area of Rugeley, accessible to services and facilities. The site is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential development.
<b>Conclusion</b>	Counted in the deliverable supply

# Housing Allocations with Planning Permission

## H29 - Land at 521 Pye Green Road, Hednesford, Cannock

**SHLAA number:** C488

**Site location:** Land at 521 Pye Green Road, Hednesford, Cannock

**Site area(ha):** 2.02      **Character density zone:** Suburban Area - 35dph      **Maximum capacity:** 80

**Site notes/description:**

Sole landowner promoting site for mixed use redevelopment, including residential, employment services and community facilities. Suggests residential development could consist of 50 unit care facility, 50 apartments providing supported living and 49 dwellings- total of approximately 149 dwellings (NB. may be less if care facility is C2 use class).

Site sits within larger housing development site C113 that includes infrastructure provision including highways improvements and new primary school. Currently occupied by mixed uses including residential, horticultural, caravan storage and community uses (church) some of which may require relocation. Site area 3.16ha. Net developable area is 2.59ha. Area suggested for housing is 2.02ha. Estimated capacity has been reduced to reflect relatively high density levels being assumed situated within a largely medium density scale development area. Proximity to SAC and AONB. Part of site Historic Landfill. Parts of site Coal Authority High Risk Development Area.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. Parts of the site are previously developed. The Spatial Strategy prioritises use of brownfield sites for development.</p>	
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## Housing Allocations with Planning Permission

<b>Landscape character</b>	<p>The site lies approx. 165m to the east of the Cannock Chase AONB, at its closest point.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. SH02c</p> <p>Arable and grazing. No field pattern except small regular paddocks around Common Farm. Established modern housing to south and east. Common Farm is a feature. Shelterbelt and ridge separates the land from Huntington. Visually enclosed by development.</p> <p><b>Landscape condition:</b> Extent of change - Localised Magnitude of change – High Visual impact - Moderate Habitat network – Relic Cultural pattern - Relic Functional integrity - Weak Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	<p>The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012), the closest being a green link accessible via Pye Green Road connecting to an area of semi-natural open space within Pye Green Valley. Another green link is located along Rosehill to the north east of the site. In addition, there are several areas of housing amenity land within 600m of the site, and a large area of semi-natural open space approx. 165m to the west of the site.</p> <p>A PRoW is within 600m of the site, located within the semi-natural open space within Pye Green Valley to the east of the site.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site lies approx. 930m from the Cannock Chase SAC and SSSI.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public Transport</b>	<p>The site is within 350m of a number of bus stops many of which operate along Pye Green Road at the site's eastern boundary. These bus stops provide access to a range of routes and services.</p> <p>The site is located over 1km from Hednesford railway station.</p>	
<b>Access</b>	The site has an existing access	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA.</p> <p>Part of site Historic Landfill. Parts of site Coal Authority. High Risk Development Area.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt</b>	The site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north western settlement edge of Hednesford. It is also located within closest proximity of Chads Moor local centre which is likely to provide access to	

## Housing Allocations with Planning Permission

	some existing services and facilities. The site is also within 350m of several bus stops.	
<b>Infrastructure</b>	<p>There are no known infrastructure constraints. The site is located within approx. 580m from Staffordshire University Academy and about 540m from Pye Green Academy (a primary school). It is also adjacent Poppyfield Primary Academy. Contributions to education required.</p> <p>The site is not located within close proximity (600m) of any existing healthcare facilities.</p> <p>Infrastructure requirements include contributions to Travel Plan, bus shelter, cycle facilities, education and provision of drainage solution, access to site and internal roads. Connections to utilities and communications network.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: H29	
<b>Summary</b>	Site is part developed, the majority of the site being used to store caravans with some business uses, and undeveloped areas of land. As such, development is unlikely to have an adverse impact of the landscape and the site is not in the Green Belt or AONB. The site presents an opportunity for more efficient and intensive use of the land adjacent to new residential development and benefitting from the associated new and improved services, facilities and infrastructure. The site is classed as agricultural land grade 3 but it is not in use for agriculture.	
<b>Conclusion</b>	Residential allocation: 80 dwellings	

# Housing Allocations with Planning Permission

## H30 - Land at Rawnsley Road, Hazelslade

**SHLAA number:** C64

**Site location:** Land at Rawnsley Road, Hazel Slade

**Site area(ha):** 2.4      **Character density zone:** 35dph      **Maximum capacity:** 60

**Site notes/description:**

Site suggested for residential development - Bromford Housing are currently promoting. Potential site for inclusion into the Green Belt or Local Green Space designation. Planning permission of 73 dwellings refused in 1999 (CH/98/0339) primarily due to impacts upon AONB.

CH/20/381 is a planning application for residential development comprising 60 dwellings with car parking, new estate roads, public open space and associated infrastructure, granted October 2022. Discharge of conditions submitted. NDA not provided assumed at 75%.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is outside the settlement boundary of Hazelslade, located in the defined rural area of the District and therefore is not a preferred location for development with the Spatial Strategy of the Local Plan.	
<b>Landscape character</b>	The site is located mostly within UR27 (a small portion of the site to the north is located within UR26) which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 505m of the Cannock Chase AONB which is located to the west.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. The closest open space to the site is Rawnsley Green link which is adjacent to the north and has	

## Housing Allocations with Planning Permission

	<p>been identified as a semi natural open space. Most of the this land has been identified in the Green Space Network (2012). Hednesford Hills is another semi natural open space to the west and south of the site within 25m of Rawnsley Road. This area has also been identified within the Green Space Network (2012). Westgate Park is adjacent to the site to the south east and this area also incorporates a number of playgrounds. The closest housing amenity land is located by Aintree Close within 20m to the south east. A number of PROWs can be accessed to the west of the site within 20m by Rawnsley Road.</p> <p>The site is located partially on Rawnlsey Green link. As such dependent upon the design of the scheme for this site the provision of residential development may impact upon access to open space for recreational leisure uses in the District.</p>	
<b>Flooding</b>	The site is located outside of flood zone 3 and flood zone 2.	
<b>Biodiversity</b>	<p>The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 25m of the site to the west.</p> <p>The site is located within 1.6km of the Cannock Chase SAC which is to the north.</p>	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site.	
<b>Transport /Public Transport</b>	The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located adjacent to the site to the south west on Rawnsley Road. A bus stop is accessible on Rugeley Road to the north east of the site within 240m. These bus stops provide access to bus services once every 30 minutes.	
<b>Access</b>	Access proposed from Rawnsley Road	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is not located within a Source Protection Zone.	
<b>Agricultural land</b>	The site is located within an urban area.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located adjacent to a bus stop on Rawnsley Road and within 240m of a bus stop which is on Rugeley Road. These public transport nodes may provide resident with access to services and facilities further afield.	
<b>Infrastructure</b>	Infrastructure has been addressed through the application. This includes a pedestrian crossing on Rawnsley Road, new vehicular site access and closure of existing access, surface water drainage infrastructure, provision of electric vehicle charging points, provision of dog fouling bins, ground gas	

## Housing Allocations with Planning Permission

	<p>protection, provision of household welcome packs and information boards, bat and bird boxes.</p> <p>Hazel Slade Community Primary School is located within 395m to the north west.</p> <p>The site is located within close proximity of one health facility; Rawnsley Surgery is approximately 380m to the south west of the site on Rawnsley Road. There is no hospital within 600m of the site.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	<p>Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table A site.</p> <p>Site Allocation: H30</p>	
<b>Summary</b>	<p>The site comprises undeveloped land adjacent to Hazelslade, which is not a preferred location for development in the Spatial Strategy. The site is adjacent to residential development to the south and east and is walking distance to some limited facilities, and is on a bus route. The site is not in the Green Belt or AONB and development is not considered to have an adverse impact on the landscape. Impact on adjacent habitats requires assessment and potentially mitigation. This has been considered through the planning application. Whilst not a preferred location for development in the Spatial Strategy for the Local Plan, the site has been granted planning permission for affordable housing and is therefore deliverable.</p>	
<b>Conclusion</b>	Residential allocation: 60 dwellings	

# Housing Allocations with Planning Permission

## H48 - Former Aelfgar School, Taylors Lane, Rugeley

**SHLAA number:** R9

**Site location:** Aelfgar School, Taylors Lane, Rugeley

**Site area(ha):** 1.88      **Character density zone:** Urban Town Centre - 50dph      **Maximum capacity:** 58

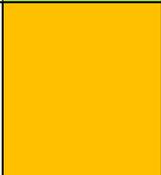
**Site notes/description:**

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 have previously undertaken pre-application work for an extra care and residential scheme for circa 85 dwellings but this is no longer to be progressed. County Council pursuing disposal, which may result in lower density scheme. Sale agreed to CCDC subject to contract. Site area 1.88ha. NDA not provided- assumed at 90%. Green Space Network/TPOs along edge of site. Adjacent to Conservation Area. CH/21/0022 is an outline application (some matters reserved) for the construction of 58 dwellings including access and layout, approved July 2021.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. The site is previously developed. The Spatial Strategy prioritises use of brownfield sites for development.</p>	
<p><b>Landscape</b></p>	<p>The site is located within UR13 which is classified as urban land in the Landscape Character Assessment (2016). The site is however within 750m of the Cannock Chase AONB, which is located to the west.</p>	

## Housing Allocations with Planning Permission

<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. The closest open space to the site is the civic square at Rugeley Town Centre which is located within 70m to the south east. Elmore Park is located within 135m of the site to the south and this area has been identified in the Green Space Network (2012). The closest public sports ground is located by Rugeley Community Centre which is to the south within 230m.</p> <p>The Closest PRoW is located within 365m of the site to the north west by Fortescue Lane.</p>	
<b>Flooding</b>	The site is entirely in Flood Zone 1	
<b>Biodiversity</b>	<p>The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.</p> <p>The Cannock Chase SAC lies approx. 2.7km to the west of the site.</p>	
<b>Historic Environment</b>	<p>The site is adjacent to three Conservation Areas: Sheepfair/Bow Street, Rugeley Church Street and Rugeley Town Centre. Any development would require sensitive design to protect and enhance the Conservation Area setting. A Grade II listed building: Vicarage (residential property) is located to the north-east of the site (approximate distance of 30 metres) although views towards and from the site would be dependent on the orientation, height, scale and layout of new development.</p>	
<b>Transport/Public Transport</b>	<p>The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 70m to the east at Elmore Lane. Bus stops to the west at Green Lane are located within 250m of the site. Bus stops on Green Lane provide access to a bus service which runs once every 30 minutes; however the bus services at bus stops on Elmore Lane are less frequent.</p> <p>The site is also located within 950m of Rugeley Trent Valley Train Station which is to the north east.</p>	
<b>Access</b>	The site has an existing access from Taylors Lane	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA and therefore a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.</p> <p>The land is previously developed and there may be issues associated with site contamination which will require remediation.</p>	
<b>Agricultural land</b>	The site is within the settlement boundary of Rugeley.	
<b>Green Belt</b>	The site is not in the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	

## Housing Allocations with Planning Permission

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Rugeley and is almost adjacent to Rugeley Town Centre. Therefore, potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	<p>The site has planning permission and therefore there are no overriding infrastructure constraints. General infrastructure requirements include potential works associated with remediation for contaminated land, provision of electric vehicle charging points, drainage scheme, new junctions and internal roads, contribution to education.</p> <p>The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north east of the site within 195m and Churchfield Church of England Primary School is located within 475m of the site to the south.</p> <p>The site is located within 20m of the Aelfgar Surgery which is located on Taylor's Lane to the north. The site is not located within close proximity of a hospital.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>Recommendation:</b>	Site has already been assessed as suitable for development and forms part of the deliverable housing land supply: Table B site.	
<b>Summary</b>	The site is in a sustainable location within the urban area of Rugeley, accessible to services and facilities. The site is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential development.	
<b>Conclusion</b>	Counted in the deliverable supply	

# Housing Allocations

## H34 - Land at Chapel Street, Heath Hayes

**SHLAA number:** C81

**Site location:** Land at Chapel Street, Heath Hayes

**Site area(ha):** 1.13

**Character density zone:** Suburban - 35dph

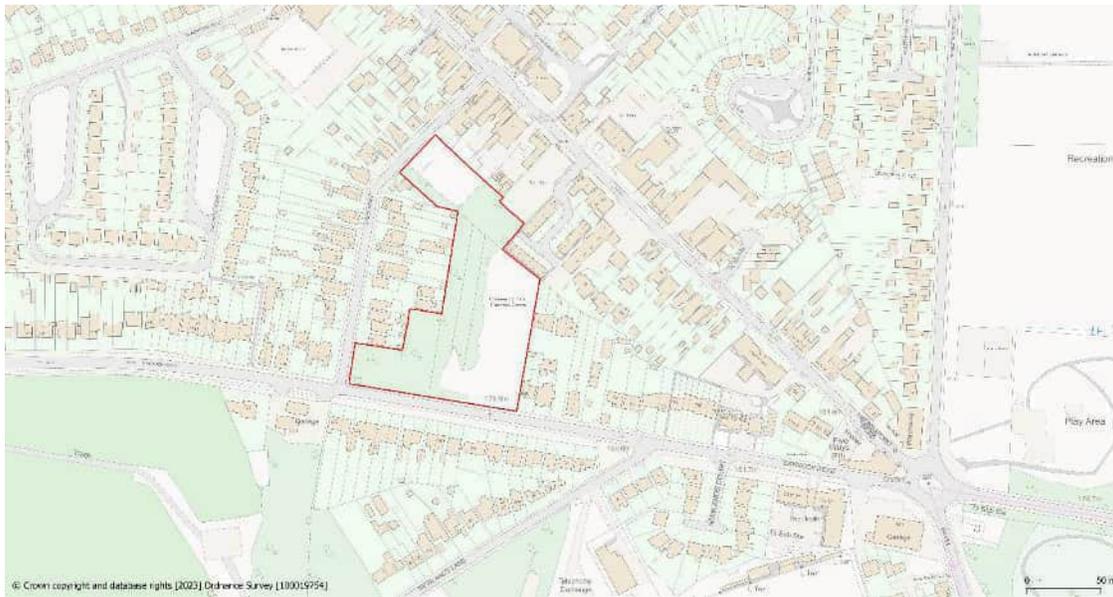
**Indicative capacity:** 20

**Site notes/description:**

Highways land surplus to requirements bounded by residential development. The site has been subject of an application for a change of status to a village green – SCC are continuing to promote the site following the dismissal of the village green application. NDA provided of 0.8ha.

The site is being promoted for mixed residential development of circa 20 - 25 dwellings. The site is being proposed to be brought forward in the short term. Along with the decrease in dwellings from the previous 30, a boundary amendment has been undertaken.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.</p>	
<p><b>Landscape character</b></p>	<p>The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase AONB. The site is covered by a TPO group.</p>	
<p><b>Open space</b></p>	<p>The site lies within 600m of several outdoor open spaces and a number of PRowWs, with the closest PRowW running along the site’s eastern boundary. Nearby open space includes several areas of semi-natural greenspace and amenity greenspace. In addition, there is a green link within 200m of the site, St. John’s Church Cemetery, private and public sports grounds., Heath</p>	

## Housing Allocations

	Hayes Park and Heath Hayes and Wimblebury Allotments. The close proximity of these features to the site is likely to help encourage their use by new residents.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located approximately 85m to the north of Newlands Biodiversity Alert Site (BAS). The Cannock Chase SAC lies approximately 4km to the north of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops including those along Hednesford Road. The closest bus stop is located 80m to the north of the site.	
<b>Access</b>	Access of the Cannock Road (A5190)	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is directly adjacent to an AQMA designated along Cannock Road, so a significant negative effect is expected on air quality. Additionally, as the site is adjacent to the A5190 road a minor negative effect is identified in relation to noise pollution, although this is uncertain. As the site is on greenfield land classed as urban land it is expected that development may have adverse effects on soils in the District. The site is also not located within a Source Protection Zone. The site is covered by a Coal Authority Risk Development Area.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Heath Hayes which has been identified as a Local Centre and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a number of education facilities. Five Ways Primary School is located 590m to the north-west the site, whilst Gorsemoor Primary School is located within 480m to the west of the site, Appendix E SA matrices for the site options at the Preferred Options stage Integrated Impact Assessment: Cannock Chase Local Plan Preferred Options Appendices 36 and Heath Hayes Primary School is approximately 500m to the north-east. However, the site is not within close proximity to a secondary school. Local schools capacity is an issue and contributions will be required. The site is located within approximately 420m of Heath Hayes & Chase Medical Centre to the north west. The site is not located within 600m of a hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	

## Housing Allocations

	Infrastructure requirements: contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points.	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: H34	
<b>Summary</b>	The site is in the urban area of Heath Hayes which is a preferred location for development. It comprises undeveloped land and is accessible to local services and facilities. The site is surrounded by residential uses and scores well for the majority of categories. Impact on the open space network requires consideration, as well as the impact to Trees subject to a Preservation Order. The site presents an option for development which will not have an adverse effect on the landscape, Green Belt, AONB.	
<b>Conclusion</b>	Residential allocation: 20 dwellings	

# Housing Allocations

## H35 - Land at Girton Road/Spring Street, Cannock

**SHLAA number:** C177

**Site location:** Land at Girton Road/Spring Street, Cannock

**Site area(ha):** 0.40      **Character density zone:** Suburban area - 35dph      **Maximum capacity:** 24

**Site notes/description:**

The site is currently laid to grass and is vacant. County Council has sold the land. Currently open space - previously used as a school playing field. To be left in-situ for 10 years (from 2006) under Sport England rules.

CH/21/0476 is a planning application for the erection of two apartment buildings to accommodate 24no. and associated development, including access, parking and landscaping, not yet determined.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.</p>	
<p><b>Landscape character</b></p>	<p>The site is located within UR26 which is classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.</p>	
<p><b>Open space</b></p>	<p>The closest open space to the site with unrestricted access is the housing amenity land at Trinity Close which is located within 155m to the west. Rumer Hill Community Garden is located within 200m of the site to the east. A number of allotments are present at Girton Road which is located within 55m of the site to the south; however access to this area is limited. The site also contains an area of institutional open space however it has been identified that access to this area is</p>	

## Housing Allocations

	restricted and as such development at this location is unlikely to affect access to open spaces for residents in terms of leisure and recreational use. Access to a PRoW is provided by Walsall Road within 170m of the site to the south west.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Mill Green Nature Park SBI is located to the north east of the site within 195m. The Cannock Chase SAC lies approx. 4.4km to the north of the site.	
<b>Historic Environment</b>	There are no heritage assets in proximity of the site	
<b>Transport/Public Transport</b>	The site is located within 95m of Cannock Train Station which is to the north east at Girton Road. The site is also located within 350m of a number of bus stops. The closest bus stop is located within 150m of the site to the west on Walsall Road. Access to a bus service runs once every 30 minutes is provided from this location. The site is not located within close proximity of a cycle path.	
<b>Access</b>	The site has existing access off Girton Road	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is not located within a Source Protection Zone and as such there is expected to be limited potential for detrimental impacts on local water quality.	
<b>Agricultural land</b>	The site is not agricultural use	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within the urban area of Cannock and is within closest proximity of that town centre, therefore, potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	No known infrastructure constraints. Infrastructure requirements likely to include contributions to education, provision of site access and internal roads and parking and cycle stores, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points. The site is located within close proximity (600m) of a number of education facilities. St. Mary's Catholic Primary School is located to the west of the site within 280m. Chaselea Short Stay School accommodated children from 11-16 years of age and is located within 430m also to the west. The site is located within 470m of the Colliery Practice (Cannock) which is located on Hednesford Street to the north. The site is not located within close proximity of a hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	

## Housing Allocations

<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: H35	
<b>Summary</b>	The site is in the urban area of Cannock which is a preferred location for development. It comprises undeveloped land and is accessible to local services and facilities. The site is surrounded by residential uses and scores well for the majority of categories. The site is identified as former playing fields and categorised as open space, however the site is fenced off and not publicly accessible. The site is subject to an application for residential use.	
<b>Conclusion</b>	Residential allocation: 24 dwellings	

# Housing Allocations

## H43 - 243 Hill Street, Hednesford, Cannock

**SHLAA number:** C521

**Site location:** 243 Hill Street, Hednesford, Cannock, WS12 2DP

**Site area(ha):** 0.46

**Character density zone:** Suburban Area - 35dph

**Indicative capacity:** 13

**Site notes/description:**

CH/20/241 is an outline application (some matters reserved) for residential development of 8no. 3bed semi-detached, 4no. 4bed detached with garage and 1no. 3bed detached, withdrawn March 2021. NDA not provided assumed at 90%. Part of site is in Coal Authority High Risk Development Area. Abuts Green Space Network.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Heath Hayes within Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.	
<b>Landscape character</b>	The site is located within the urban landscape and not within proximity of the AONB.	
<b>Open space</b>	The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) and several PRowS, with the closest PRow starting on Langholm Drive, about 180m from the site. Open spaces include several areas of semi-natural greenspace and amenity greenspace. In addition, there are a number of green links within 600m of the site, Hednesford Football Club, a playground and semi-natural greenspaces. The close proximity of these features to the site is likely to help encourage their use	

## Housing Allocations

<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is approx. 106m from Hednesford Brickworks SBI.	
<b>Historic Environment</b>	The site is in close proximity (within 815m) of a number of Grade II Listed Buildings.	
<b>Transport/Public Transport</b>	The site is in proximity of a number of bus stations, the closest are within 115 metres, with services to Cannock Town Centre and Lichfield City Centre. Hednesford Train Station is within 1.3miles of the site.	
<b>Access</b>	Potential for use of existing access off Hill Street.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is near and partly within an AQMA. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Hednesford which contains one of the District's town centre and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is within walking distance (600m) of a Five Ways Primary School. The site is not within close proximity (600m) of a secondary school. The site is located within proximity of one health facility; Heath Hayes Heath Centre, is approximately 482m to the south of the site on Gorsemoor Road. There is no hospital within 600m of the site. Infrastructure requirements: contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: H43	
<b>Summary</b>	The site is in the urban area of Hednesford which is a preferred location for development. It comprises undeveloped land and is accessible to local services and facilities. The site is surrounded by residential uses, a church and school, and scores well for the majority of categories. The site was in an area with air quality issues, although this has now been revoked. The site presents an option for development which will not have an adverse effect on the landscape, Green Belt, AONB.	
<b>Conclusion</b>	Residential allocation: 13 dwellings.	

# Housing Allocations

## H49 - Land at The Mossley, off Armitage Road

**SHLAA number:** R18 and R18a.

**Site location:** Land at The Mossley, off Armitage Road, Rugeley/Parcel of land at The Mossley off Armitage Road

**Site area(ha):** See notes/description      **Character density zone:** Suburban Area - 35dph

**Maximum capacity:** 40

**Site notes/description:**

R18 - 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, NDA assumed to be 1.3ha.

R18a - 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.

Potential Constraints: Landownership/ highways access. Adjacent to Conservation Area.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development.	
<b>Landscape character</b>	The site is located within TV01 which is classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.	

## Housing Allocations

<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the south and north west. An area of housing amenity land is located within 155m of the site to the south west. The closest area which has been identified within the Green Space Network (2012) is located adjacent to the site to the north. The closest PRow is located within 480m of the site to the south west by Springhill Terrace.</p> <p>The site includes areas of green space which have been identified in the Green Space Network (2012) and also an area of land which forms a green link. Development at this location may result in the loss of these areas of open space dependent upon the design of any scheme which might come forward.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.</p> <p>The Cannock Chase SAC lies approx. 3.4km to the west of the site.</p>	
<b>Historic Environment</b>	The site is adjacent to Conservation Area and therefore impact on its setting would need to be assessed	
<b>Transport/Public transport</b>	<p>The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 270m to the south west at Brereton Road. Bus stops to the north at Powerstation Road are located within 280m of the site. Bus stops on Brereton Road provide access to bus services which run once every 30 minutes.</p> <p>The site is also located within 595m of Rugeley Town Train Station which is to the west.</p> <p>The site is not located within close proximity of a cycle path.</p>	
<b>Access</b>	There is an existing access into the site	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution.</p> <p>The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	The site is not located within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid</b>	The site is located on the south western periphery of Rugeley and therefore potential residents will be in proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 455m of the site to the north west. St. Joseph's Catholic Primary School is located within 460m of the site to the south west.	

## Housing Allocations

	<p>The site is not within close proximity (600m) of any existing healthcare facilities.</p> <p>Development would require contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points. Enhancement of open space/green space network. Site remediation required on previously developed part.</p>	
<b>Deliverability</b>	<p>R18: Site indicated as deliverable with no known barriers to development.</p> <p>R18a: Site not currently being promoted by agent/landowner</p>	
<b>Recommendation:</b>	<p>The site has been identified for further consideration but as a preferred site for allocation (Category A)</p> <p>LPPO Site Allocation: H49</p>	
<b>Summary</b>	<p>The site is in the urban area of Rugeley which is a preferred location for development. The site is adjacent to residential development and is accessible to local services and facilities. The site comprises some undeveloped land which is graded 3 for agriculture, although it is not used for this purpose and its location adjacent to development and the canal lessens the likelihood of use for agriculture in future. The site scores well for the majority of categories, but would result in the loss of undeveloped land and wooded areas. The site is not in the Green Belt or AONB and development is unlikely to have an adverse impact on the landscape. The site is likely to be deliverable in the longer term.</p>	
<b>Conclusion</b>	<p>Residential allocation: 40 dwellings on site R18 only.</p>	

# Housing Allocations

## H50 - Nursery Fields, St Michaels Road, Brereton

**SHLAA number:** R25

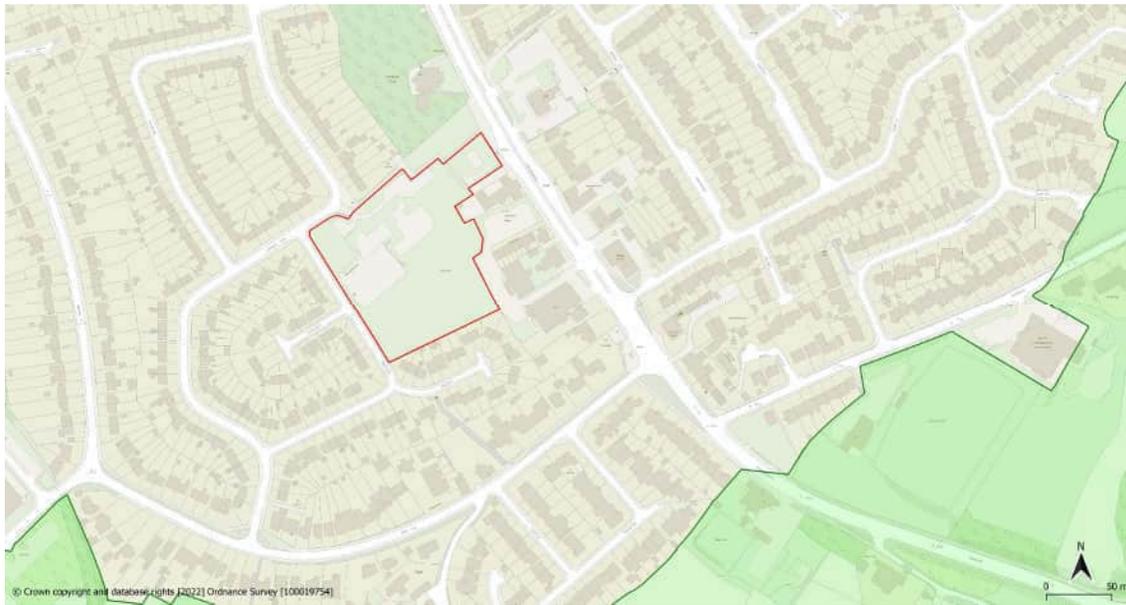
**Site location:** Nursery Fields, St Michaels Road, Brereton

**Site area(ha):** 1.25      **Character density zone:** Suburban Area - 35dph      **Indicative capacity:** 35

**Site notes/description:**

The school has closed, and the site was being considered for residential development. SCC advise the site is currently vacant and surplus to requirements, proposed the site for mixed residential development circa 35 dwellings. Site viability subject to further assessments. The site is within the green space network and there is a potential alternative use.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development.	
<b>Landscape character</b>	The site is located within UR11 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 505m of the Cannock Chase AONB which is located to the west.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. The closest open space to the site is located at St Michael’s Churchyard which is within 5m to the north. This open space has been identified in the Green Space Network (2012). Housing amenity land is located within 225m of the site to the north by St Michael’s Road. A green link is located to the west of the site within 265m. Access to a PRoW is provided by Main Road within 55m of the site to the north east.	

## Housing Allocations

	The site contains an area of institutional open space. Although this area has been identified a shaving restricted access the southern portion of this open space has been identified in the Green Space Network (2012). As such, the development of this area may have adverse impacts upon access to open space which might be used for leisure and recreation in the District, this is dependent upon the design of development which is unknown at this stage and may allow for the incorporation of this open space.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site. The Cannock Chase SAC lies approximately 3.9km to the north west of the site.	
<b>Historic Environment</b>	The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a designated asset (Church of St Michael), the Main Road, Brereton Conservation Area and a non-designated asset (1-9 Old School Mews).	
<b>Transport/Public Transport</b>	There are a number of bus stops within 350m of the site. The closest of these is adjacent to the site on Main Road to the east. To the south within 120m a bus stop is located on Coal Pit Lane. Further bus stops are located to the west on Birch Lane, the closest of which is located within 180m. All identified bus stops provide access to services which operate once every 30 minutes. The site is not located within 1km of a train station, however.	
<b>Access</b>	Potential for access of St Michaels Road or Nursery Road, further investigation required	
<b>Other Utilities</b>	Electricity supply to the site by Western power would need to be investigated	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located adjacent to the A460 to the east meaning there is potential for adverse effects as a result of noise pollution. The site is not located within a Source Protection Zone.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located towards the southern edge of Brereton (a Local Centre) and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	No known infrastructure constraints. Contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points. Provision of open space. Hob Hill Church of England/Methodist Primary School is located within 345m of the site to the south east. Redbrook	

## Housing Allocations

	<p>Hayes Community Primary School is located approximately 455m to the north west of the site.</p> <p>The site is located within close proximity of one health facility; Brereton Surgery is approximately 250m to the north of the site on Main Road. There is no hospital within 600m of the site.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	
<b>Recommendation:</b>	<p>The site has been identified for further consideration but as a preferred site for allocation (Category A)</p> <p>LPPO Site Allocation: H49</p>	
<b>Summary</b>	<p>The site is located in Brereton, Rugeley in the urban area within walking distance of the local centre and services such as schools and G.P's. The site is surrounded by residential uses and development would have no impact on the landscape, Green Belt or AONB. The site comprises undeveloped playing fields and development may impact the green space network, however the existing space was not publicly accessible. The impact on designated and non-designated heritage assets require further investigation and proposals for mitigation identified. The site otherwise performs reasonably against most categories and presents a sustainable location for new development.</p>	
<b>Conclusion</b>	Residential allocation: 35 dwellings	

# Housing Allocations

## H52 - Gregory Works, Armitage Road, Brereton

**SHLAA number:** R22

**Site location:** Gregory Works, Armitage Road, Brereton

**Site area(ha):** 0.43

**Character density zone:** Suburban Area - 35dph

**Maximum capacity:** 23

**Site notes/description:**

Site previously benefited from full planning permission (CH/07/0215) for the demolition of the industrial unit and the erection of 18 apartments and 5 houses, granted October 2007. Landowner has expressed continued interest in taking forward redevelopment of the site in the medium term. Sole landowner promoting site, not developer. Site currently in use as manufacturing works. Situated adjacent to a predominately residential area. Adjacent to Conservation Area.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. The site is previously developed. The Spatial Strategy prioritises the use of brownfield land for development.</p>	<p style="background-color: #92d050;"></p>
<p><b>Landscape</b></p>	<p>The site does not lie within 1km of the Cannock Chase AONB and as such visual impacts may result on the protected landscape at this location as a result of any new developments. The site is situated within the Urban LCT.</p>	<p style="background-color: #92d050;"></p>
<p><b>Open space</b></p>	<p>The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012) and PRoWs. This includes Ravenhill Park, as well as a number of allotments and</p>	<p style="background-color: #92d050;"></p>

## Housing Allocations

	areas of semi-natural greenspace. The proximity of the site to these areas is likely to encourage access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site. The site is more than 3km from the Cannock Chase SAC.	
<b>Historic Environment</b>	No heritage assets in proximity to the site.	
<b>Transport/ Public Transport</b>	The site is within 350m of a number of bus stops (including those at Oaktree Road and Lodge Road) which offer a range of bus services and routes. The nearest railway station is not located within 1km of the site.	
<b>Access</b>	The site has existing access.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not located within a Source Protection Zones and is not situated adjacent to the strategic road network. A negligible effect is expected in relation to air quality for the site given that it does not lie within nor link directly to an AQMA.	
<b>Agricultural land</b>	The site is located within Rugeley in an urban context.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is adjoining the settlement edge of Rugeley, which contains one of one of the District's town centres. It is likely that due to the site's location in Rugeley, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links.	
<b>Infrastructure</b>	No known infrastructure constraints. Contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points. Provision of open space. Demolition and site remediation. The site is within walking distance (600m) of Hob Hill C of E Primary School. There are also a number of additional primary and secondary schools located nearby within the town of Rugeley which are likely to be accessible by bus. This site is within approx. 350m of Brereton GP Surgery.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: H49	

## **Housing Allocations**

<b>Summary</b>	The site is in the urban area of Rugeley which is a preferred location for development. It comprises previously developed land and is accessible to local services and facilities. The site is surrounded by residential area, and scores well for the majority of categories.
<b>Conclusion</b>	Residential allocation: 23 dwellings

# Housing Allocations

## H61 - Cannock Chase High School, Lower Site, Campus, Hednesford Road

**SHLAA number:** C557

**Site location:** Cannock Chase High School, Lower Site Campus, Hednesford Road, Cannock

**Site area(ha):** Up to 3.22 (NDA)    **Character density zone:** Suburban- 35dph    **Indicative capacity:** Up to 113 dwellings

**Site notes/description:**

Sole Landowner promoting site through Call for Sites. This site is an Exchequer Funded Asset Department for Education Approval required for Disposal/Sale. Board of Governors have set a vision to consolidate school operations on to one site and reduce space in line with the student numbers on roll, to reduce maintenance costs to affordable level. Consultation with the DfE has not yet commenced. Relocation of some activity would be required - new block at Calving Hill Site.

Site area and number of dwellings to be confirmed. Whole site submitted sits at 4.269ha (3.22ha NDA) which would provide circa 113 dwellings. Site forms part of the Green Space Network.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. The site is previously developed. The Spatial Strategy prioritises the use of brownfield land for development.	
<b>Landscape character</b>	The site is classified as urban land in the Landscape Character Assessment (2016) for the Cannock Chase District.	
<b>Open space</b>	The site is located within close proximity to a number of areas of unrestricted amenity green space which might be used by	

## Housing Allocations

	<p>residents to partake of an increased number of leisure and recreational opportunities.</p> <p>The site also contains land which has been identified as being restricted outdoor sports provision, development at this location may therefore result in the loss of potential recreational and leisure uses dependent upon the final site boundary and/or design of any proposal which might come forward.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>Mill Green Nature Park Site of Biological Importance (SBI) is located 417m southeast of the site.</p> <p>The site is located within 3.2km of the Cannock Chase SAC which is to the north.</p>	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public Transport</b>	<p>There is a bus stop at the site boundary.</p> <p>Cannock Train Station is 0.9km from the site.</p>	
<b>Access</b>	Existing access from Hednesford Road	
<b>Other Utilities</b>	Electricity supply to the site by Western Power is available	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality.</p> <p>The site is not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution.</p> <p>Potential land contamination and remediation associated with previously developed status</p>	
<b>Agricultural land</b>	The land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC).	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Sustainability Appraisal</b>	The site is located on the north-eastern periphery of Cannock Town Centre and therefore potential residents will be within close proximity to a number of services and facilities.	
<b>Infrastructure</b>	<p>No known infrastructure constraints. The site is located adjacent to Cannock Chase High School which is to the southwest.</p> <p>The site is not located within close proximity (600m) of a primary school. Sherbrook Primary School is located 966m from the site.</p> <p>The site is not located within close proximity (600m) of any existing healthcare facilities. Cannock Chase Hospital is located 650m from the site.</p> <p>Infrastructure requirements likely to include contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points.</p>	

## Housing Allocations

	Enhancement of green space network. Site remediation required.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: H61	
<b>Summary</b>	The site is in the urban area of Cannock which is a preferred location for development. It comprises previously developed land and is accessible to local services and facilities. The site is surrounded by residential uses, a park and school, and scores well for the majority of categories. Impact on the green space network requires consideration, although the site is not publicly accessible green space. The site is occupied so is considered deliverable in the longer term.	
<b>Conclusion</b>	Residential Allocation	

# Housing Allocations

## H62 - Springvale Area Service office, Walhouse Street, Cannock

**SHLAA number:** C558

**Site location:** Springvale Area Service Office, Walhouse Street, Cannock, WS11 0DY

**Site area(ha):** 0.4      **Character density zone:** Suburban- 35dph

**Indicative capacity:** Circa 10+ dwellings

**Site notes/description:**

Sole landowner promoting site, not developer. Publicly owned land (Staffordshire County Council). Site is brownfield, provisional timescale of 5-10years based on required relocation of services. Proposed for mixed residential development.

The site is subject to further investigation, for example, confirmation of access to infrastructure connections with utility companies, Biodiversity Surveys, Tree Surveys, Habitat Ecological Report, Topographical Survey, Traffic Impact Assessment, Visual and Landscape Impact Assessment, Site Ground Investigations and Drainage Strategy.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. The site is previously developed. The Spatial Strategy prioritises the use of brownfield land for development.</p>	
<p><b>Landscape character</b></p>	<p>The site is classified as urban land in the Landscape Character Assessment (2016) for the Cannock Chase District.</p>	

## Housing Allocations

<b>Open space</b>	The site lies within 600m of a number of areas of amenity green space and PRoWs.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Mill Green Nature Park Site of Biological Importance (SBI) is located 208m northeast of the site. The site is located within 4.3km of the Cannock Chase SAC which is to the north.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/public transport</b>	There is a bus stop within 113m of the site with a service running to Cannock Town Centre. Cannock Train Station is within 418m walking distance of the site.	
<b>Access</b>	Existing access from Walhouse Street	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is in close proximity to a motorway or an 'A' Road and therefore there is potential for noise pollution, further investigation would be required. Potential land contamination and remediation associated with previously developed status	
<b>Agricultural land</b>	The land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC).	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the south-eastern periphery of Cannock Town Centre and therefore potential residents will be within close proximity to a number of services and facilities.	
<b>Infrastructure</b>	No known infrastructure constraints. Contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points. Open space. Site remediation required. The site is located within 321m of St Mary's Catholic Primary School which is to the northwest of the site. The site is not located within close proximity (600m) of a secondary school. Chase Grammar School is located within 805m of the site to the southwest. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: H62	

## Housing Allocations

<b>Summary</b>	The site is in the urban area of Cannock which is a preferred location for development. It comprises previously developed land and is accessible to local services and facilities. The site is surrounded by residential area, and scores well for the majority of categories. The site is occupied so is considered deliverable in the longer term.	
<b>Conclusion</b>	Residential allocation: 10 dwellings	

# Housing Allocations

## **H63 - Former Rumer Hill Industrial Estate, Cannock**

**SHLAA number:** C127

**Site location:** Former Rumer Hill Industrial Estate, Cannock

**Site area(ha):** 2.6

**Character density zone:** 35dph

**Maximum capacity:** 99

**Site notes/description:**

CH/10/0364 is resolution to grant outline planning permission (subject to S106) for residential development (75dwellings), resolved in April 2011. Developer has since submitted amended scheme for 83 dwellings. Site now sold to non-housing development party (owner of adjacent Pentalver storage contained depot). Site has been submitted through the latest Call for Sites promoting the site for residential development with the potential for 99 dwellings, with developer interest identified.

Remediation work. Neighbouring industrial uses and proposed rail-freight interchange. Coal Authority High Risk Development Area. TPOs. Landowner Intentions. Minerals Safeguarding Area.

Whilst the land if all in the same ownership, for the duration of the operation of the existing container storage terminal, an emergency access route through the site needs to be provided across the land in case there is a blockage on Pentalver Way.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. The site is previously developed. The Spatial Strategy prioritises the use of brownfield land for development.	
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## Housing Allocations

<b>Landscape character</b>	The site is situated within an Urban LCT. It does not lie within close proximity of the AONB.	
<b>Open space</b>	The site lies within walking distance (600m) of a number of areas of open space identified in the Green Space Network (2012) and PRowS. This includes a number of areas of amenity greenspace, Oxford Road Play Area, Girton Allotments and Rumor Hill Community Garden. The close proximity of the site to these features may help to encourage residents to utilise outdoor spaces during breaks for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Orbital Way Site of Biological Interest is located approx. 260m to the south-east of the site, however, as it is greater than 250m from the site it is unlikely to be affected. As the Cannock Chase SAC lies approx. 4.6km to the north of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is within 350m of a number of bus stops (including those at Forrest Avenue) which offer a range of bus services and routes and is approx. 300m from Cannock railway station. A cycle path does not pass in close proximity to the site.	
<b>Access</b>	The site has an existing access	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is located on the A460 which leads directly into the AQMA on the A5 and M6 Toll junction. Development at this site is also likely to increase traffic and exacerbate existing air quality issues in the AQMA. Development at this site is also likely to increase traffic and exacerbate existing air quality issues in the AQMA. Potential ground contamination associated with previously developed use.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt</b>	The site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is within the town of Cannock and is within close proximity of that town centre. It is likely that due to the site's location in the town, community services and facilities will be easily accessible from the new development. In addition, the site is within close proximity of a number of sustainable transport links which will help to provide easy access to services and the site.	
<b>Infrastructure</b>	The site is located within approx. 475m from St. Mary's Catholic Primary School and 530m from Bridgtown Primary School. However, the site is not within close proximity to a secondary school. The site is not within 600m of a GP surgery or hospital. Development would require contributions to education, provision of site access and internal roads, drainage,	

## Housing Allocations

	connections to utilities and communications infrastructure. Provision of electric vehicle charging points. Provision of open space. Site remediation. Provision of emergency access route.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B) Site Allocation: H63	
<b>Summary</b>	The site is part brownfield and located in Cannock which is a preferred location for development. The site is close to local services, facilities and transport links. There are some environmental constraints resulting from the proximity to industrial uses, the railway and A460, which were originally addressed through the planning application. The site is urban, not in the Green Belt and development will not adversely affect the landscape. The site is rated agricultural grade 3 but it is not used for agriculture and is potentially subject to ground contamination which will require remediation. The site scores well against the majority of categories.	
<b>Conclusion</b>	Residential allocation: Up to 99 dwellings	

# Housing Allocations

## **H65 - A Dunford and Son, Brindley Heath Road, Cannock (Formerly 1 Brindley Heath Road)**

**SHLAA number:** C469

**Site Location:** A Dunford and Son, Brindley Heath Road, Cannock, WS12 4DR (Formerly 1 Brindley Heath Road, Cannock)

**Site area(ha):** 0.18                      **Character Density Zone:** Suburban - 35dph

**Indicative capacity:** 15

**Site notes/description:**

CH/18/145 is outline planning permission for the erection of 6no. 2bed houses and 2no. 3bed houses, granted July 2019. The timeframe has expired for submission of Reserved Matters.

CH/22/0419 is a planning application for the demolition of existing buildings and the erection of 3no. apartment buildings providing 15no. dwellings, plus associated development including access, parking and landscaping, not yet determined.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is within Hednesford. Development in this location would be in accordance with the Spatial Strategy of the Local Plan, as one of the main priority areas for new residential development. Reuse of brownfield sites is also a priority for the Local Plan.	
<b>Landscape character</b>	The site is located within 167m of the Cannock Chase AONB. The site is located within classified urban land in the Landscape Character Assessment (2016).	
<b>Open space</b>	The site is within walking distance (600m) of more than one area of open space and/or PRoW which is publicly accessible.	

## Housing Allocations

	Development would not result in the loss of any such recreational or leisure use identified within the boundary.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The site is likely to perform a role in supporting biodiversity. It is within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site.</p> <p>The site is within approx. 430m of a Local Nature Reserve and the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI.</p>	
<b>Historic Environment</b>	The site is not in proximity to any heritage assets.	
<b>Transport/Public Transport</b>	<p>There are six bus stops within 350m of the site; two on Bradbury Lane, two on Station Road and two on Rugeley Road and these are all served up to every 30 to 60 minutes providing services to Pye Green, Cannock Town Centre and Rugeley Town Centre.</p> <p>The site is within 1km of Hednesford Railway Station.</p>	
<b>Access</b>	There is an existing access to the site from Brindley Heath Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power is available.	
<b>Environmental Constraints</b>	<p>The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.</p> <p>There is potential for contaminated land due to former uses of the site - further investigation would be required.</p>	
<b>Agricultural land</b>	The site is in an urban area and not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the District or Local Centres; however, it is located within walking distance of a sustainable transport link (within 350m of a bus stop and 1km of a railway station) so the public transport nodes accessible in close proximity to the site may allow for access to services and facilities further afield.	
<b>Infrastructure</b>	<p>The site is not located within close proximity (600m) of any education facilities.</p> <p>The site is not located within close proximity (600m) if any existing healthcare facilities.</p> <p>The existing access to the site within the limits of the public highway is required to be reconstructed.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	

## **Housing Allocations**

<b>LPPO Recommendation</b>	N/A - Site was not known at this stage
<b>Recommendation</b>	The site scores positively against the majority of criteria and presents an opportunity to make best use of land on a previously developed site within the urban area of Hednesford. The principle of residential development was previously established by the planning permission, since expired, and a new application shows that the landowner still intends to deliver residential development on site.
<b>Conclusion</b>	Residential Allocation: 15 dwellings

# Housing Allocations

## **H67 - Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley**

**SHLAA number:** R227

**Site Location:** Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley, WS12 2QH

**Site area(ha):** 0.19                      **Character Density Zone:** Urban Town Centre - 50dph

**Indicative capacity:** up to 18

**Site notes/description:**

Site proposed for residential development including open market/affordable housing for up to 95 dwellings. Site currently consists of petrol station and associated convenience store, MOT Test and Repair Centre.

Potential for land contamination. Proximity to Listed Building and abuts Conservation Area.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. Reuse of brownfield sites is also a priority for the Local Plan. However, development would result in the loss of employment and retail space in active use which is contrary to the spatial strategy.</p>	
<p><b>Landscape character</b></p>	<p>The site is located within 1km of the AONB. The site is classified as within the urban area in the Landscape Character Assessment (2016).</p>	
<p><b>Open space</b></p>	<p>The site is within close proximity (600m) of a number of open spaces. St. Augustine’s and Rugeley Cemetery are classified as unrestricted churchyards, burial sites and cemeteries. A</p>	

## Housing Allocations

	restricted outdoors sports provision is adjacent the site at Chancel Primary School. There are no PRowS within 600m of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is likely to perform a limited role in supporting biodiversity and is more than 250m from a local biodiversity site and more than 1km for an international or national biodiversity site.	
<b>Historic Environment</b>	The site is in close proximity to a number of listed buildings. The site is also partially adjoining (to the northwest boundary) a Grade II Listed Building at 9 Wolseley Road, Rugeley a 19thC. Red Brick Building. At present development is not sympathetic to the setting of heritage assets. This could be improved, dependent on the design of new development.	
<b>Transport/Public Transport</b>	The site is not within 350m of any bus stops. The site is located within 1km of Rugeley Town Centre Railway Station and Rugeley Trent Valley Railway Station.	
<b>Access</b>	There is an existing access to the site from the Wolseley Road.	
<b>Other Utilities</b>	Utilities to the site are likely to be available.	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is not located adjacent to a motorway or 'A' Road, the site is however in close proximity to two small islands on the B5013, as such there is the potential for development at this location to result in noise pollution impacting upon local amenity.  Former petrol station and MOT Centre so potential for land contamination and ground remediation will most likely be required.	
<b>Agricultural land</b>	The site is in an urban area and not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	Development of the site would result in the loss of a petrol station and convenience store, however there is a supermarket within 5 minute walking distance of the site and local facilities can be accessed by walking/cycling in the town centre.	
<b>Infrastructure</b>	The site is adjacent to Chancel Primary School but is not within close proximity (600m) of a Secondary School. The Aelfgar Surgery is approx. 160m from the site. Infrastructure already serves the site.	
<b>Deliverability</b>	The site is currently in use as a petrol station and therefore is likely to be deliverable in the medium-longer term. Remediation of the site and viability would require consideration.	
<b>LPPO Recommendation</b>	N/A - Site not known at this stage	

## **Housing Allocations**

<b>Recommendation</b>	The site is in the urban area of Rugeley and would form a brownfield site close to services and facilities in the town centre. It performs well against most sustainability criteria. The site is currently in active use as a petrol station therefore there may be issues related to contamination, site remediation and viability. The site would be considered deliverable in the medium-longer term.
<b>Conclusion</b>	Residential Allocation: 18 dwellings

# Housing Allocations

## H69 - Land off Norton Hall Lane, Norton Canes

SHLAA number: N13b      ELAA Number: NE2

Site location: Land off Norton Hall Lane, Butts Lane, Norton Canes

Site area(ha): 2.2ha                      Character Density Zone: Suburban Area - 35dph

Maximum Capacity: 55

**Site notes/description:**

Full Planning Permission for mixed use development (residential and employment) granted May 2015 (CH/10/0294) - now expired. Site owners are also promoting land for residential use. Site is subject to marketing exercise as part of planning consent - SHLAA Ref N13a. Proximity to M6 Toll. Proximity to AQMA.

CH/22/0318 is a full planning application for the development of up to 55 dwellings with associated landscaping and infrastructure, not yet determined. Site originally part of N13 and N13a, boundary amendments to reflect application changes.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development.	
<b>Landscape</b>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. – CF24a Norton Green (was CF24e)</p> <p>Fragments of hedgerows. Mixed arable and pasture. Pattern of enlarged fields bounded by redundant mixed species hedgerows and scattered hedgerow trees. Widespread moderate impact of urban edge around Norton Canes. M6 toll road on southern edge. A landscape where the pattern has become degraded due to arable intensification. Could absorb development if relic features were retained within a new tree cover framework.</p>	

## Housing Allocations

	<p><b>Landscape condition:</b> Extent of change – Localised</p> <p>Magnitude of change – High</p> <p>Visual impact – Moderate</p> <p>Habitat network – Declining</p> <p>Cultural pattern - Declining</p> <p>Functional integrity - Moderate</p> <p>Overall Condition – Moderate</p> <p><b>NOTE: This is now out of date as the adjacent land has been built upon.</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS which might be used by new residents at this location. Church Road Park housing amenity land and Church Road Green housing amenity land are classified as unrestricted. These areas of land form part of the Green Space Network (2012) and lie approximately 125m and approximately 65m respectively north of the site. A PRow lies approximately 360m to the north west of the site by Chapel Street where it is located within green link land. Another PRow lies approximately 130m to the south of the site.</p> <p>The site has also been identified as providing some open space as part of its allocation for development. This onsite provision is expected to amplify the significant positive effect identified in relation to access to the existing open spaces located in close proximity of the site.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 2560m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is more than 1km from a train station and over 350m from a bus stop. A cycle path passes within and along the site boundary.	
<b>Access</b>	Potential Site Access from Norton Hall Lane	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	Adjacent to M6 Toll and therefore the issues of noise and air quality would need to be considered. Proximity to AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	<p>A small portion of the southern section of the site is located within the Green Belt.</p> <p>Green Belt Study: NC13</p> <p>Harm rating: Moderate/High</p> <p><b>As the majority of the site is not located within the Green Belt this site has a GREEN/RED RAG rating, to reflect the portion of the site that is located within the Green Belt the site has been given an AMBER Rating.</b></p>	

## Housing Allocations

<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable services.	
<b>Sustainability Appraisal</b>	The site is accessible to limited services and facilities in Norton Canes.	
<b>Infrastructure</b>	Infrastructure has been delivered to serve adjacent residential development sites. There are no known constraints to infrastructure provision.	
<b>Deliverability</b>	Site indicated as deliverable but with no known barriers to development. Query raised regarding the deliverability of the site for employment land as Persimmon were marketing the site and at the time the owners were preferring residential.	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (Category A) as a preferred employment allocation	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B) and for review as residential. Site Allocation: E17	
<b>Summary</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site forms part of a wider mixed development site with planning status. The site was originally allocated for Employment Use (E17) but has been re-considered for residential development following the submission of a planning application for residential development. There site offers the opportunity to improve the local area and deliver housing to serve the Norton Canes community.	
<b>Conclusion</b>	Residential Allocation: H68	

## **Housing Allocations**

### **Additional Housing Allocations**

The following sites have already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the sites form part of the deliverable housing land supply:

M1 - Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock

M2 - Park Road Bus Station, Cannock

M3 - Beecroft Road Car Park, Cannock

M4 - Backcrofts Car Park, Cannock

M5 - Avon Road/Hallcourt Lane, Cannock

H36 - Park Road Offices, Cannock

H37 - Police Station Car Park, Cannock

H38 - Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock

H40 - Danilo Road, Car Park, Cannock

H66 – Land at the corner of Avon Road and Hunter Road, Cannock

The following sites have already been assessed as suitable for development through Planning Applications, as such a proforma has not been produced and the sites form part of the deliverable housing land supply:

H1 - Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road)

H11 - 108, 102-106 High Green Court, Cannock

H12 - Whitelodge, New Penkridge Road, Cannock

H25 - Nain Road, Brereton (between Cedar Tree Hotel and Library)

H44 - 268 Bradbury Lane, Hednesford

H45 - 23 Walsall Road, Cannock, WS11 0GA

H55 - 77 Old Fallow Road, Cannock

H57 - Unit E Beecroft Court, Cannock, WS11 1J

H58 - Cromwell House, Mill Street, Cannock

The following sites have already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action Plan, as such a proforma has not been produced and the sites form part of the deliverable housing supply:

H24 - Market Street garages, Rugeley (incorporating BT telephone exchange)

H51 - Castle Inn, 141 Main Road, Brereton Rugeley

H64 - The Fairway Motel, Horsefair, Rugeley

M6 - Rugeley Market Hall and Bus Station, Rugeley

M7 - Land at Wellington Drive, Rugeley

## **Housing Allocations**

The following sites have been identified through the work underpinning the Development Capacity Study:

H39 - 26 -28 Wolverhampton Road, Cannock

H53 - Land off Lichfield Street, Rugeley

H60 - 41 Mill Street, Cannock

# Site Selection Methodology

## Appendix C(ii)

## **Site Selection Methodology**

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# Gypsy and Traveller Allocations

## **GT1 - Land at Cannock Wood Road, Rawsley**

**SHLAA number:** N/A - Current Adopted LP (2014) Ref: GT6

**Site Location:** Land at Cannock Wood, Rawsley

**Site area(ha):** 0.4      **Estimated capacity:** up to 3 pitches

**Site notes/description:**

Site adjacent to existing gypsy pitches and land owned by site tenants. Existing site recently development with modern amenity facilities. No further interest in expanding the site has been raised since permission granted for the existing pitches. Site owner has indicated a willingness to expand the site for gypsy and traveller accommodation.

The site is slightly constrained as it narrows to a point and the indicative capacity has been reduced from 5 pitches with regards to this.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located near the area of search for Gypsies, travellers and travelling showpeople accommodation of the Local Plan Policy CP7.	
<b>Landscape character</b>	<p>The site is located within 1km of the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. CF21e (was CF19b)</p> <p>Secondary woodland on colliery tip, patches of permanent pasture.</p> <p>Pasture re-colonised colliery spoil tip, industrial estate.</p> <p>Partial survival of small and medium sized fields with mixed hedges around Cannock Wood Farm,</p>	

## Gypsy and Traveller Allocations

	<p>Localised impact of industrial estate, hidden from view.</p> <p>A disturbed landscape showing evidence of an older coalfield landscape in centre of parcel.</p> <p><b>Landscape condition:</b> Extent of change - Widespread Magnitude of change – High Visual impact - High Habitat network – Weak Cultural pattern - Declining Functional integrity - Weak Overall Condition – <b>Very Poor</b></p>	
<b>Open space</b>	The site is within close proximity (600m) of the Prospect Village Park and Prospect Village Local Nature Reserve both located approximately 322m to the southeast. The Rawnsley Greenlink, an area of unrestricted semi-natural space is also located within approximately 322m to the northwest of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	The site is not in proximity to any heritage assets.	
<b>Transport/public transport</b>	The site is located within 350m of at least one bus stop.	
<b>Access</b>	Access via the Cannock Wood Road or potentially from existing site if proposed as an extension.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability	
<b>Environmental Constraints</b>	<p>The site is not located within a Source Protection Zones and is not situated adjacent to the strategic road network. A negligible effect is expected in relation to air quality for the site given that it does not lie within nor link directly to an AQMA.</p> <p>Site is in proximity to Cannock Wood Road which is a potential source of noise.</p> <p>Part of Historical Contaminated Land. Adjacent to Historic Landfill to rear of site. Site in a Coal Authority Low Risk Development Area.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: OA10	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is not located within any of the District or Local Centres, however it is located within walking distance of a sustainable transport link (within 350m of a bus stop) so the	

## Gypsy and Traveller Allocations

	public transport nodes accessible in close proximity to the site may allow for access to services and facilities further afield.	
<b>Infrastructure</b>	The site is over 600m distance to schools and over 600m to the nearest G.P. The site is currently undeveloped and the potential to connect to utilities and communication infrastructure would require investigation	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation for gypsy and traveller accommodation. (Category A) with further conversations to be held with the landowner.	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation for gypsy and traveller accommodation. (Category A) with further conversations to be held with the landowner.	
<b>Summary</b>	The site is located near the area of search for Gypsies, travellers and travelling showpeople accommodation and within the Green Belt. The existing site is visible from the road, and the small extension is unlikely to alter the perception of openness of the Green Belt in this location. The site is heavily screened to the south and west by a dense belt of trees and shrubs, and public views are from the road which presents a durable boundary, limiting further expansion. The land will remain in the Green Belt and therefore will be subject to tight restrictions.	
<b>Conclusion</b>	Gypsy and Travellers Allocation: 3 Pitches	

# Gypsy and Traveller Allocations

## GT2 - Land at Lime Lane, Little Wyrley

**SHLAA number:** N/A

**Site Location:** Land at Lime Lane, Little Wyrley

**Site area(ha):** 0.1                      **Estimated capacity:** 2 pitches

**Site notes/description:**

Site adjacent to existing gypsy pitches and land owned by site tenants. Existing site recently development with modern amenity facilities. No further interest in expanding the site has been raised since permission granted for the existing pitches. Site owner has indicated a willingness to expand the site for gypsy and traveller accommodation.

The site is slightly constrained as it narrows to a point and the indicative capacity has been reduced with regards to this.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located in the area of search for Gypsies, travellers and travelling showpeople accommodation of the Local Plan Policy CP7.</p>	<p style="background-color: #92d050;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. CF22j</p> <p>Secondary birch woodlands, hedgerow trees. Healthy vegetation on verges. Mixed Pastoral. Large regular field pattern bounded by thorn hedges. Some secondary birch woodland and oak hedgerow trees. No impact of built development.</p> <p><b>Landscape condition:</b> Extent of change - Localised</p>	<p style="background-color: #ffc107;"></p>

## Gypsy and Traveller Allocations

	<p>Magnitude of change – Moderate</p> <p>Visual impact - Low</p> <p>Habitat network – Declining</p> <p>Cultural pattern - Declining</p> <p>Functional integrity - Moderate</p> <p>Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site is within proximity of the Wyrley Common semi-natural space located approximately 613m to the north.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The site is likely to perform a role in supporting biodiversity. It is within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site.</p> <p>The site is located within approximately 182m of the Wyrley Hayes Wood SBI. The site is also located within approximately 265m of the Cannock Extension Canal SSSI and SAC.</p>	
<b>Historic Environment</b>	The site is not in proximity to any heritage assets.	
<b>Transport/public transport</b>	Site is not located within 1km of a railway station or within 350m of a bus stop.	
<b>Access</b>	Access from Lime Lane	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability	
<b>Environmental Constraints</b>	The site is not situated adjacent to the strategic road network but is in close proximity to Lime Lane which is a potential source of noise. A negligible effect is expected in relation to air quality for the site given that it does not lie within nor link directly to an AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 2	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: OA14	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is not located within any of the District or Local Centres and is not located within walking distance of any sustainable transport links.	
<b>Infrastructure</b>	The site is over 600m distance to schools and over 600m to the nearest G.P. The site is currently undeveloped and the potential to connect to utilities and communication infrastructure would require investigation	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	N/A - Site not Known	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation for gypsy and traveller	

## Gypsy and Traveller Allocations

	accommodation. (Category A) with further conversations to be held with the landowner.
<b>Summary</b>	The site is located near the area of search for Gypsies, travellers and travelling showpeople accommodation and within the Green Belt. The existing site is visible from the road, and the small extension is unlikely to alter the perception of openness of the Green Belt in this location. The land will remain in the Green Belt and therefore will be subject to tight restrictions.
<b>Conclusion</b>	Gypsy and Travellers Allocation: 2 Pitches

# Strategic Employment Site Allocation

## **SE1 - Kingswood Lakeside Extension 2, Norton Canes**

**SHLAA number:** CE18

**Site location:** Kingswood Lakeside Extension 2, Norton Canes

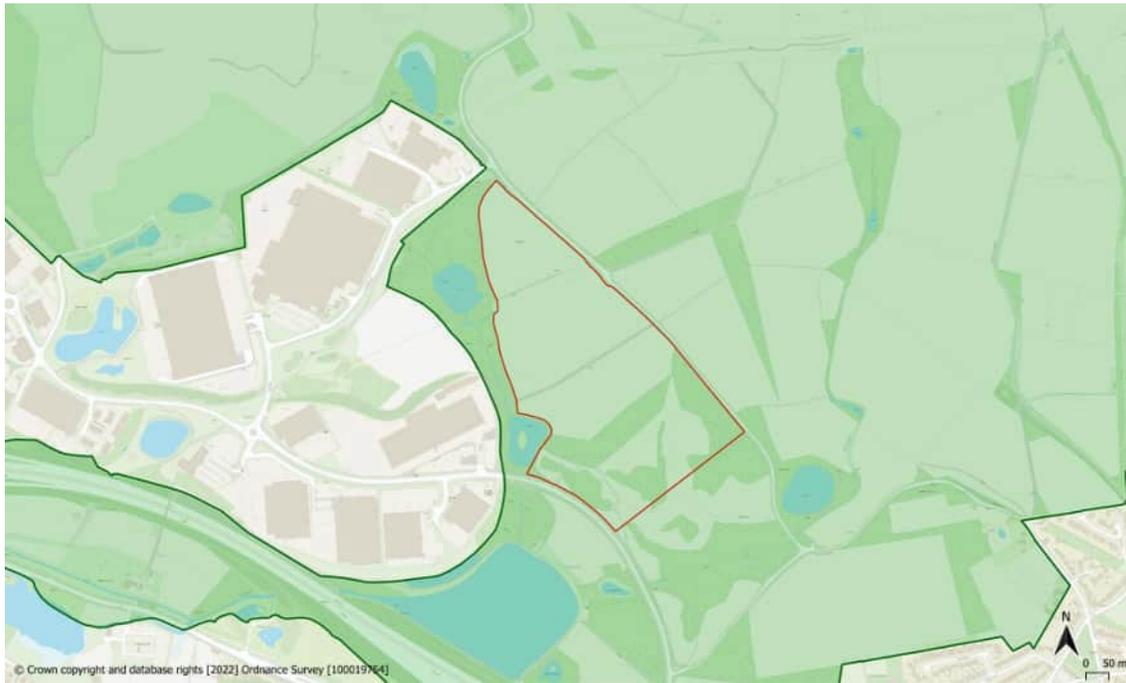
**Site area(ha):** 21.5. Potential for reduction to development area.

**Site notes/description:**

Sole landowner promoting site, not developer. Public owned land (Staffordshire County Council). Site is restored former opencast mining area. Represents greenfield land. Green Belt. Extended site area enables potential access from Blakeney Way, reducing potential access issues. Overhead powerlines cross site. Topography may restrict full development of the site. Drainage runs across site. Coal Authority High Risk Development Area (owner states 12ha of site is affected by the geotechnical legacy of the former coal mining operation). Adjacent to SBI. Proximity to AQMA. Market interest expressed in expansion of Kingswood Lakeside area.

The County Council’s LPPO Rep identifies that they are presently considering a smaller area than that shown in the ELAA 2020 and on the Cannock Chase 2014 Policies Map (A specific site map for the new area has not been provided at this time). The 14.5ha platform under consideration would allow better connectivity for landscape and ecology around each end of the plot towards the open countryside to the northwest. The revised approach could allow the County to achieve Biodiversity Net Gain targets more easily and retain more of the existing green space.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Norton Canes Parish and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a	
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## Strategic Employment Site Allocation

	positive and sustainable contribution to the growth of the district. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. CF23e Norton Canes (was CP21n).</p> <p>Recent planting and open water balancing ponds Grazing and development land Planned arrangement of large enclosures, new roads and shelterbelts. Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.</p> <p><b>Landscape condition:</b> Extent of change – Widespread Magnitude of change – Moderate Visual impact – Moderate Habitat network – Declining Cultural pattern - Relic Functional integrity - Weak Overall condition: <b>Poor</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of PRowS. The south-east portion of the site and an area of land within close proximity to the site form part of an area of unrestricted semi-natural spaces.</p> <p>However, the site includes an area of open space which could be lost due to development. The potential loss of these features is uncertain as it cannot be known whether these features will be lost, retained or enhanced.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site abuts the Kingswood, pool and marsh SBI to the northwest. Washbrook Lane Biodiversity Alert Site is in proximity to the site.	
<b>Historic Environment</b>	Site is not in proximity to heritage assets	
<b>Transport/Public transport</b>	The site is not adjacent to the either urban edge of Norton Canes or Cannock. There are two bus stops on Kingswood Crescent that provide limited services to Cannock Town Centre and Brownhills; these bus stops would likely to be more than 600m from the site.	
<b>Access</b>	Extended site area enables potential access from Blakeney Way, reducing potential access issues. Access possible from Norton Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	

## Strategic Employment Site Allocation

<b>Environmental Constraints</b>	The site is not expected to intensify air pollution issues at any of the proposed or declared AQMAs within or in close proximity to the development. Site is restored former opencast mining area. Represents greenfield land. Overhead powerlines cross site. Coal Authority High Risk Development Area (owner states 12ha of site is affected by the geotechnical legacy of the former coal mining operation).	
<b>Agricultural land</b>	Agricultural quality classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: CA6 and CA9 Harm rating: High/ <b>Very high</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is located outside of the identified centres within Cannock Chase and are not located within walking distance of a public transport node. The site would therefore not provide easy access to nearby services and facilities or those further afield.	
<b>Infrastructure - employment</b>	The site has good links to the strategic road network. Potential to connect to infrastructure serving Kingswood Lakeside Industrial Estate. Local improvement arising from development - Intensification of the site may improve the viability of a bus service serving the estate which is currently not viable. The site promoters have indicated nearby sites in ownership which could be candidates for offsite biodiversity net gain enhancements. The masterplan for the site indicatively shows retention of woodlands and ponds on site with increased tree planting.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>Recommendation for LPPO:</b>	The site has been rejected from further consideration at this time regarding concerns with harm to the Green Belt (Category C)	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) with further conversations to be had with SCC/Owner regarding the vision re access and the impact on the semi-natural open space. Site Allocation: SE1	
<b>Summary</b>	The site offers the only opportunity to form an extension to the existing established Kingswood Lakeside Business Park, sharing the existing access which connects to the strategic road network. The site is connected to supermarkets by footpaths, although it is not adjacent to any local centre. Intensification of the site may improve the viability of a bus service serving the estate which is currently not viable. The site promoters have indicated nearby sites in ownership which could be candidates for offsite biodiversity net gain enhancements. The site is in the Green Belt. The boundary of the site straddles two larger land parcels which were assessed as having high or very high harm, although the rating may have been different if the precise boundary of the site was assessed. The masterplan for the site	

## Strategic Employment Site Allocation

	indicatively shows retention of woodlands and ponds on site with increased tree planting. This would be suited to the landscape character type and may reduce harm arising from Green Belt release.
<b>Conclusion</b>	Employment allocation: 21.5ha

# Strategic Employment Site Allocation

## **SE2 - Watling Street Business Park Extension, Watling Street, Norton Canes**

**SHLAA number:** NE12

**Site location:** Watling Street Business Park

**Site area(ha):** 5.5 (NDA)

**Site notes/description:**

Sole landowner promoting site, who is also developer. Green Belt. Site put forward as future development opportunity to extend existing site. Total site area is 9.7ha- 5.45ha developable area, remainder proposed as green infrastructure provision. Possible highway constraints to intensification of development on site as access is directly off A5 (Trunk Road) although evidence submitted by landowner/developer to suggest solution in place. Existing site is Green Belt location but represents an existing developed site which could be enhanced/extended appropriately subject to Green Belt policy. Site currently being marketed- both for vacant units and 'design and build' opportunities. In proximity/adjacent to Cannock Extension Canal SAC. Proximity to AQMA.

Reps were received from RPS on behalf of St Modwen for the Watling Street Business Park Expansion land the comments state: 'The expansion land (5.45ha) is situated immediately adjacent to the established Business Park and benefits from the existing access and infrastructure serving the current development. Existing business operations would be able to continue to operate with minimal disruption. The site is also very well located in relation to the strategic highways network being accessed off the A5 Watling Street and lying-in close proximity to the junction with M6 (toll), a location attractive to the expansion of existing businesses and providing opportunity for new inward investment. Proposed built development would be screened very effectively at the outset by the established frameworks of hedgerows, tree belts and woodland copses located along the Site's perimeter. Such features will be retained as the basis for a comprehensive Green Infrastructure framework, which encompasses the site.'

**Site Boundary:**



## Strategic Employment Site Allocation

### Site Assessment:

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape</b>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. - CP22f Common side (was CP22e)</p> <p>Permanent pasture, wet flashes, overgrown hedges.</p> <p>Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b></p> <p>Extent of change – Localised</p> <p>Magnitude of change – Moderate</p> <p>Visual impact – Low</p> <p>Habitat network – Intact</p> <p>Cultural pattern - Declining</p> <p>Functional integrity - Moderate</p> <p>Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A greenlink is adjacent to a portion of the site to the west. A semi-natural open space is located to the west of the site. The closest PRoW is located to the west of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	In proximity/adjacent to Cannock Extension Canal SAC (western boundary). Adjacent to SBI to the east and south (Wyrley Common).	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it.	
<b>Access</b>	Possible highway constraints to intensification of development on site as access is directly off A5 (Trunk Road).	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is located in proximity to the A5 to the north. AQMA No.2 has been declared along the A5 (Watling Street), and as such development at this location may increase levels of air	

## Strategic Employment Site Allocation

	pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A5 development at this location could result in noise pollution affecting users of the site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	The site is within the Green Belt. Green Belt Study: OA14 (Outer Area)	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Sustainability Appraisal</b>	The site is in a detached location from Norton Canes, separated by the A5 Watling Street. The site is not adjacent to nor in proximity to public transport, services and facilities, however there is a convenience shop, and coffee shop and food outlet adjacent to the site as well as a farm shop which occupants could walk to.	
<b>Infrastructure</b>	The site is currently not developed or served by infrastructure. The site has good links to the strategic road network. Potential to connect to infrastructure serving immediately adjacent industrial areas.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation for LPPO:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) with further investigations into mitigation to prevent harm to the SAC Site Allocation: SE2. The site has been identified for further consideration but as a preferred site for allocation (Category A) with further investigations into mitigation to prevent harm to the SAC and identify potential for Green Belt compensation - active travel crossing point over the A5 to provide enhanced accessibility to Grove Colliery for residents of Norton Canes, Improve Habitat connectivity to SBI and landscape link through the site in association with adjacent site. Site Allocation: SE2	
<b>Summary</b>	The site is in Norton Canes, although detached from the main settlement there is still access to convenience facilities on the A5. The site is adjacent to existing employment sites and could form a natural extension to these and benefit from the road network and any infrastructure connections to adjacent sites. Development would result in the loss of agricultural land. Potential impacts on biodiversity would require investigation and mitigation. The site is the Green Belt and therefore is considered in the Green Belt Topic Paper as exceptional circumstances would be required to justify release of the land.	
<b>Conclusion</b>	Employment Allocation: 9ha	

## Employment Site Allocation

### **E4 - Former Power Station off A51(adjacent to Towers Business Park), Rugeley**

**SHLAA number:** RE3

**Site location:** Former Power Station off A51 (adjacent to Towers Business Park), Rugeley

**Site area(ha):** 2.1

**Site notes/description:**

Site part of larger mixed-use redevelopment of former Power Station Land granted outline planning permission September 2005 (CH/03/0378) – residential element of site is being developed. Site still being considered for employment redevelopment by landowner. Given site location this may become linked into future redevelopment of Rugeley Power Station.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development.	
<b>Landscape</b>	<b>Landscape Character Assessment (2016)</b> The site is within the urban area of Rugeley and has not been considered in the LCA.	
<b>Open space</b>	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A private sports ground is located to the north of the site within 430m; however access to this area is identified as being limited. Land to the north west of the site within 465m is within the Green Space Network and as such is expected to provide some open	

## Employment Site Allocation

	space leisure and recreational uses for the general public. A green link is located within 410m of the site to the south.	
<b>Flooding</b>	Site is entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public transport</b>	The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop, the site is in close proximity to a cycle route.	
<b>Access</b>	Site access from the A51	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need to be considered for availability	
<b>Environmental Constraints</b>	The site is not located within or in close proximity to any of the AQMAs in the District. The site is adjacent to the A51 to the south and therefore noise pollution would need to be considered.	
<b>Agricultural land</b>	Agricultural land classification: Non-Agricultural Land	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). This area may therefore provide a good level of access to nearby community services and facilities. Redevelopment of the adjacent former Power Station will also result in new service provision in the vicinity.	
<b>Infrastructure</b>	The site is directly adjacent to former Power Station which is subject to large scale redevelopment and could potentially connect to, and offer contributions towards planned new infrastructure.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>Recommendation for LPPO:</b>	LPPO Site Allocation: E4	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: E4	
<b>Summary</b>	The site is in the urban area of Rugeley and is ideally located to form part of the larger redevelopment of the former Rugeley Power Station. The wider site will be serviced by new infrastructure and facilities including access roads. The site scores positively against most categories.	
<b>Conclusion</b>	Employment allocation: 2.1 ha	

# Employment Site Allocation

## E14 - Hill Farm, 84, Hayfield Hill, Cannock Wood, Rugeley

ELAA number: CE71

Site location: Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley

Site area(ha): 0.55

**Site notes/description:**

Site proposed for use of building and land to light industrial (B10 and the retention of the fork lift truck store (CH/19/173). Planning permission granted July 2020. Site forms part of larger SHLAA site C373. Site is within the Green Belt and borders the Courtbanks Covert SBI and ancient wood.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is not located within one of the main priority areas of new development and is therefore not in accordance with the Spatial Strategy of the Local Plan.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. – CF19 Coalfield Farmlands</p> <p>A relatively small fragment of Coalfield Farmlands to the south of Cannock Wood. This is a landscape in relatively good condition, but the habitat network and cultural pattern are in decline. Much of the area is now managed as a Country Park, with a consequent impact on the functional integrity of the landscape.</p> <p><b>Landscape condition:</b></p> <p>Extent of change – Localised</p>	

## Employment Site Allocation

	<p>Magnitude of change – Moderate</p> <p>Visual impact – Low</p> <p>Habitat network – Intact</p> <p>Cultural pattern – Declining</p> <p>Functional integrity – Moderate</p> <p>Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site is within close proximity (600m) of an area of unrestricted semi-natural space located within the Lichfield District. The site is also within close proximity (600m) of a number of PRoWs.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Courtbanks Covert, Redmoor Wood SBI abuts the site to the north-west and Gentleshaw Common SSSI lies approximately 390m south of the site. The Cannock Chase SAC lies approximately 4km to the north west of the site.	
<b>Historic Environment</b>	The site is within 465m of Moated Site and bloomery in Courtbanks Covert, Scheduled Monument). There is a further Scheduled Ancient Monument within 1.26km top the north of the site.	
<b>Transport Impact (incl. public transport)</b>	There are 11 bus stops located within 350m of the site; six are located on Hayfield Hill, four on Cumberledge Hill and one on Ironstone Road and all stops are served every 60minutes. A cycle path does not pass the site and the site is not located within 1km of a railway.	
<b>Access</b>	Existing access from Hayfield Hill.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental health</b>	The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic. The site is not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.	
<b>Agricultural land</b>	Agricultural Land Classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: CW13 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for an on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is not located within or at the edge of any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11.	
<b>Infrastructure</b>	Access is already established via Hayfield Hill. Capacity of infrastructure serving site would require investigation, but no known constraints.	

## Employment Site Allocation

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B/C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration as a potential site allocation (Category B) Site Allocation: E14	
<b>Summary</b>	The site is not in a preferred location for development, detached from the settlement and within the Green Belt. However, there is an existing established business on site which forms the basis for further expansion of the site for employment uses. Exceptional circumstances for development in the Green Belt were established and permission has been granted for light industrial (Class E).	
<b>Conclusion</b>	Employment allocation: 0.55ha	

# Employment Site Allocation

## **E16 - Land Off Norton Green Lane, Norton Canes**

**ELAA number:** NE1

**Site location:** Land off Norton Green Lane, Norton Canes

**Site area(ha):** 0.56

**Site notes/description:**

Full planning permission for the erection of industrial units granted October 2004 (CH/01/0703). Part of site implemented – 2units remain to be developed on site (approx. 0.56ha). Historic Landfill. Proximity to AQMA. Site is currently being used as a construction test/training site by tenant of Unit 17 (Central Construction Training Ltd) so unavailable for further units at present. Site abuts Norton Canes Business Park to the east and SHLAA site N13 to the west (Under Construction).

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district.</p>	<p style="background-color: #90EE90;"></p>
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. – CF24a Norton Green (was CF24e)                  Fragments of hedgerows. Mixed arable and pasture. Pattern of enlarged fields bounded by redundant mixed species hedgerows and scattered hedgerow trees. Widespread moderate impact of urban edge around Norton Canes. M6 toll</p>	<p style="background-color: #FFD700;"></p>

## Employment Site Allocation

	<p>road on southern edge. A landscape where the pattern has become degraded due to arable intensification. Could absorb development if relic features were retained within a new tree cover framework.</p> <p><b>Landscape condition:</b>            Extent of change – Localised            Magnitude of change – High            Visual impact – Moderate            Habitat network – Declining            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition – <b>Moderate</b></p> <p><b>NOTE: This is now out of date as the adjacent land has been built upon.</b></p>	
<b>Open space</b>	The site is within close proximity of an area of restricted semi-natural space access to this site may be limited, however. The site is also within close proximity of an area of unrestricted amenity green space.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The nearest biodiversity asset to the site is the School Lane Site of Biological Importance that lies approximately 240m south of the site. Further afield, the School Lane Wood Biodiversity Alert Site (BAS) lies approximately 560m south of the site. The Cannock Chase SAC lies approximately 6.5km north of the site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/ Public transport</b>	There are two bus stops within 350m of the site, but their frequency of service is unknown; two on Norton Green Lane. There is no railway station within 1km of the site.	
<b>Access</b>	Existing access into the site.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is linked to the AQMA that extends along A5 Watling Street that lies approx. 245m south of the site. The M6 Toll lies approx. 125m south of the site so issues relating to potential for air pollution would need to be considered.	
<b>Agricultural land</b>	Agricultural land classification: Non-Agricultural Land	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is located on the south western periphery of Norton Canes, which is identified in the Local Plan (Part 1) as a Local Centre.	
<b>Infrastructure</b>	Good access to the strategic road network. Potential to connect to infrastructure serving the existing established industrial estate.	

## Employment Site Allocation

<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development.	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (Category A) as a preferred employment allocation	
<b>Recommendation:</b>	The site has been identified for further consideration (Category A) as a preferred employment allocation	
<b>Summary</b>	Site is ideally located for employment development, adjacent to existing units in Norton Canes Business Park with good access to the strategic road network. The site could exacerbate air quality issues which requires consideration if the permission expires. The site has planning permission and is likely to be deliverable in the longer term.	
<b>Conclusion</b>	Employment allocation: 0.56ha	

# Safeguarded Land

## S1 - East of Wimblebury Road (southern site)

**SHLAA number:** C279b

**Site location:** Land east of Wimblebury Road at Bleak House, Heath Hayes (Parcel B)

**Site area(ha):** 11.5 ha      **Character density zone:** 15- 20dph      **Maximum capacity:** Circa 190

**Site notes/description:**

Housebuilder (Taylor Wimpey) are landowner and site promoter. Part of larger Urban Extension Proposal including C279a and part of the safeguarded land (C84). This site is greenfield. Site area is circa 11.5ha.

The indicative Masterplans show indicative tree planting, woodland screen plan, SuDS attenuation areas, potential play area and potential primary school. Provisions alter for each indicative masterplan a Primary School, is not provided in all masterplans. A full suite of survey work has been completed but has not been provided at this time. The site is within a Green Belt and abuts a SSSI.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. - CP21h (Cuckoo Bank (was CP21e,f))                  Heathland and open water. Secondary woodland. Restored heathland and plantation woodland. Birch woodland over colliery tip. No field pattern. No impact of built development. Pylons visible. Established vegetation on the former tip is in</p>	

## Safeguarded Land

	<p>contrast to the open recently restored adjacent landscape. Heathland restoration could be extended to other areas.</p> <p><b>Landscape condition:</b></p> <p>Extent of change - Widespread</p> <p>Magnitude of change – Moderate</p> <p>Visual impact - Moderate</p> <p>Habitat network – Declining</p> <p>Cultural pattern - Relic</p> <p>Functional integrity - Weak</p> <p>Overall Condition - <b>Poor</b></p>	
<b>Open space</b>	<p>The site is within close proximity (600m) of several areas of open space. Including an Equipped open spaces for children and young people (Heath Hayes Park Play Area), Heath Hayes Park Tennis Courts and Heath Hayes Park both of which are unrestricted outdoor sports provisions. The site is also in close proximity to Heath Hayes and Wimblebury Allotments Association, this provision does have limited access however. A PRoW is also located to the north-west of the site. A churchyard, burial site and cemetery is adjacent to the southern boundary of the site.</p> <p>In addition, this residential site option is likely to deliver more than 100 homes (190 dwellings are planned) and could therefore offer good opportunities to incorporate new open space.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI abuts the eastern boundary of the site.</p> <p>The Cannock Chase SAC lies approximately 4.2km north of the site, therefore new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.</p>	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site.	
<b>Transport /Public transport</b>	<p>There are four bus stops within 300m of the site.</p> <p>A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	<p>There is one proposed access from Cannock Road A5190.</p> <p>Potential for further access will need to be investigated.</p>	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site's southern boundary is located directly adjacent to Cannock Road and abuts the AQMA that extends over the roads leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic.	

## Safeguarded Land

	The site is also located adjacent to the A5190 (Cannock Road) and therefore development at this location is likely to result in noise pollution impacting upon local amenity. Coal Authority High Risk Development Area.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study Site majority within OA9 and a portion within WI13 Harm rating WI13: <b>Very High</b>  <b>Site has been identified to have an AMBER/RED rating on Green Belt harm, the site has been given an overall RAG Rating of RED to reflect the very high rating of WI13.</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Sustainability Appraisal</b>	The site is accessible to services and facilities in Heath Hayes Local Centre on Hednesford Road.	
<b>Infrastructure</b>	At present there is limited infrastructure to serve the site. The site promoters' intentions are to develop the site in combination with land at Wimblebury Road. The sites are of a scale which would fund the development of infrastructure including a new school, open space and relief road to alleviate congestion on Five Ways Island which would provide significant benefits to the community.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B/C) if land is required to be removed from the Green Belt	
<b>Recommendation:</b>	This site has not been identified for further consideration at this time (Category C) subject to review upon further works being undertaken on a solution at Five Ways (Category B)	
<b>Summary</b>	The site is in walking distance to Heath Hayes Local Centre, which is a preferred area for development. The site has been identified to deliver mitigation for congestion at 5 Ways Junction, providing a relief road to serve development on the adjacent allocated site off Wimblebury Road. This element of infrastructure will be delivered within the plan period. New development in the vicinity will enable the provision of new infrastructure, including a new school in the catchment area. The site is in proximity to designated habitats and further assessment and mitigation plus biodiversity offsetting would be required. The site is in the Green Belt and release of the site is assessed to be very high. The exceptional circumstances case has been set out in the Green Belt Topic Paper, this is the only site which could deliver the relief road.	
<b>Conclusion</b>	Safeguarded land for residential development	

## Safeguarded Land

### **S2 - Land at Newlands Lane, Heath Hayes, (former golf driving range)**

**SHLAA number:** C489

**Site location:** Land at Newlands Lane, Heath Hayes

**Site area(ha):** 4.8 **Character density zone:** 35 dph **Maximum capacity:** 130

**Site notes/description:**

Sole landowner promoting site, not developer. Publicly owned land (Staffordshire County Council). Site is greenfield, representing former golf course use. No detailed site assessment work undertaken to date. Pond on site. Site area is 4.8ha and suggested capacity of 130 dwellings, however doesn't take into account NDA. Assumed NDA at 75%.

The site also considered for gypsy and traveller accommodation.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: #92d050;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. CF23c (Newlands Lane)                  Plantation woodland. Newlands lane corridor. Arable. Regular pattern of medium to large fields bounded by thorn hedges.</p>	<p style="background-color: #ffc107;"></p>

## Safeguarded Land

	<p>Localised moderate impact of development along the skyline to the north. Pylons visible. Arable intensification has removed hedges to give an open featureless landscape. Some development could be accommodated within existing wooded framework.</p> <p><b>Landscape condition:</b></p> <p>Extent of change - Widespread</p> <p>Magnitude of change – Low</p> <p>Visual impact - Low</p> <p>Habitat network – Declining</p> <p>Cultural pattern - Declining</p> <p>Functional integrity - Moderate</p> <p>Overall Condition - <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity of a number of open spaces which might be used by residents to partake of an increased number of leisure and recreational opportunities. An area of land identified in the Green Space Network (2012) (containing Mill Green and Hawks Green LNR) is located to the north of the site within 15m. A green link is located within 40m of the site to the north east.</p> <p>The site also contains land which has been identified as being semi- natural greenspace, however. Development at this location may therefore result in the loss of potential recreational and leisure uses dependent upon the design of any proposal which might come forward.</p> <p>As the site would comprise major development, there could be opportunities to incorporate new open space onsite.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Newlands a Biodiversity Alert Site is 250 metres to the site's eastern boundary. Beyond the boundary lies the Hawks's Green Nature Reserve and dismantled railway Site of Biological Interest approximately 300 m to the north east. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 1.8km east of the site. The Cannock Chase SAC lies approximately 4.2km to the north of the site.	
<b>Historic Environment</b>	New Hall Farmhouse, a Grade II Listed Building is located approximately 120 m to the north east of the site.	
<b>Transport/Public Transport</b>	There are eighteen bus stops within 350m of the site and 4 are located on Hednesford Road (B1454) are served every 30 minutes the remaining bus stops are served every 60minutes. The site is not within 1km of a railway station. A cycle path is located approximately 150 m north of the site on Cannock Road (A5190).	
<b>Access</b>	Access via the A5190/Lichfield Road and Newlands Lane.	

## Safeguarded Land

<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site's north boundary is located directly adjacent to the A5190 (Cannock Road) and lies approx. 230m west to the AQMA that extends over the roads leading to the Five Ways Heath Hayes roundabout. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A5190 development at this location could result in noise pollution affecting users of the site. It may be possible to mitigate effects through the design and layout of sites. Part of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. Lies adjacent to operational landfill site.	
<b>Agricultural land</b>	Non-agricultural use. Former golf course owned by Staffordshire County Council.	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (CA8) Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The sites are located on the south western periphery of Heath Hayes Local Centre and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	There are no existing educational facilities within close proximity of the site. The site is not located within close proximity of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: SH1	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B) Site Allocation: S2	
<b>Summary</b>	The site is located at the edge of Heath Hayes and is in reasonable proximity to services and facilities. The site is adjacent to a waste disposal site in active use and therefore would likely be suitable in the longer term as the adjacent site will likely be at capacity and land will be remediated following the current use being ceased. There are potential impacts on biodiversity and the site is adjacent to areas subject to environmental designations. The site has been considered for residential uses or Gypsy and Traveller Accommodation The site is in the Green Belt and is assessed as having high harm if released. The Green Belt Topic Paper outlines the reasons for safeguarding.	
<b>Conclusion</b>	Safeguarded land for residential development.	

## Safeguarded Land

### **S3 - Land to the west of Hednesford Road, Norton Canes**

**SHLAA number:** N33a

**Site location:** Land west of Hednesford Road, Norton Canes (Parcel A)

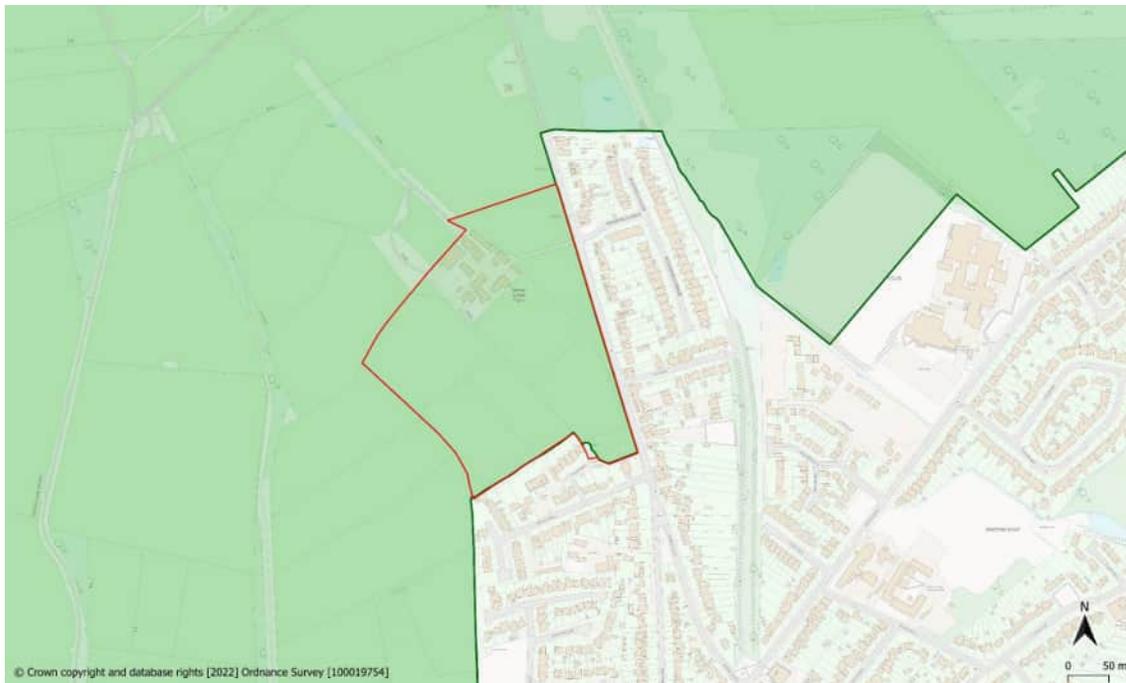
**Site area(ha):** 7    **Character density zone:** 35 dph    **Maximum capacity:** 175

**Site notes/description:**

Related to N33 sites - former Site N33. Site currently in agricultural use and represents largely greenfield land. Site partly occupied by farmhouse and agricultural buildings. Adjacent to urban edge. Site area is 7ha. No NDA provided - assumed at 75%. Proposed for circa 175 dwellings.

Potential Constraints: Green Belt. Proximity to AQMA. High pressure gas pipeline runs through the site. Historic landfill on part of site.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. CF23d Long Lane (was CP21o)</p> <p>Hedgerows and trees. Pasture Regular small to medium sized fields bounded by mixed species hedges typically on low banks. Scattered trees in hedgerows. Localised moderate impact of development on the eastern edge of the area. An area of intact landscape with mature trees and mixed species</p>	

## Safeguarded Land

	<p>hedgerows. The green lane of Long Lane is a valuable landscape feature. Development would be inappropriate.</p> <p><b>Landscape condition:</b></p> <p>Extent of change - Insignificant</p> <p>Magnitude of change – Low</p> <p>Visual impact – Very low</p> <p>Habitat network – Declining</p> <p>Cultural pattern - Intact</p> <p>Functional integrity - Moderate</p> <p>Overall Condition – <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS. The Norton Canes green link is located within 125m of the site to the east and part of this open space is in the Green Space network (2012). Chasewater Way housing amenity land is located within 230m to the south west. Further green link land is located to the west of the site within 350m and a PRow runs through this open space. In addition, as this site provides in excess of 100 dwellings there is potential that development will incorporate open space into design.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>Norton Pools Site of Biological Interest is located within approximately 50m of the site to the north east and Long Lane, Biological Alert Site, is located 120m west of the site designation. Furthermore, Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located within 450m of the site.</p> <p>The Cannock Chase SAC lies approximately 5.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.</p>	
<b>Historic Environment</b>	<p>The site is not located within 500m of any heritage assets.</p>	
<b>Transport /Public transport</b>	<p>The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the north within 15m on Hednesford Road. The bus services accessible at this stop operate once every 30 minutes.</p>	
<b>Access</b>	<p>Access would be possible from the adjacent Hednesford Road - B4154.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western power is available</p>	
<b>Environmental Constraints</b>	<p>The site is located on the B4154, which leads directly into the AQMA on the A5190, B4154 and Wimblebury Road junction. It is likely that a large development at this site will encourage greater traffic into the AQMA during construction and operation.</p>	

## Safeguarded Land

	High pressure gas pipeline runs through site. Historic landfill on part of site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC24 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Sustainability Appraisal</b>	The site is located at the northern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities.	
<b>Infrastructure</b>	Norton Canes High School is located within 200m of the site to the east of the site. Norton Canes Community Primary School is located within 290m of the site to the south east. The site is not located within close proximity (600m) of any existing healthcare facilities. At present there are no available school places within the catchment area.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: SH5	
<b>Recommendation:</b>	The site has been identified for further consideration but as a potential site for allocation (Category B) Site Allocation: S3	
<b>Summary</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. There is no capacity at schools within the catchment area to accommodate new pupils. In the longer term, if required to meet housing need, the site offers opportunity to deliver housing close to Norton Canes Local Centre in an area served by public transport. The site is in the Green Belt and release of the site is assessed to be moderate. The exceptional circumstances case has been set out in the Green Belt Topic Paper.	
<b>Conclusion</b>	Safeguarded land for residential development	

## Safeguarded Land

### S4 - Jubilee Field, Watling Street, Norton Canes

**SHLAA number:** NE6

**Site location:** Jubilee Field, Lime Lane/Watling Street, Norton Canes

**Site area(ha):** 5.08      **Estimated capacity:** 15-30pitches/4-13plots

**Site notes/description:**

Sole landowner promoting site, not developer. Green Belt site put forward as potential development opportunity. Site is greenfield, currently in agricultural use. Suggested for B2/B8 with ancillary offices. Green Belt site put forward as potential development opportunity. Owners consider Green Belt revision should be considered given the sites relationship to existing road network and that the land no longer performs a Green Belt function. Adjacent to Cannock Chase Extension Canal SAC and SBIs. Proximity to AQMA.

Site being assessed for Employment Use and gypsy and traveller site

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Noise Sensitivity</b>	Proximity to A5 Corridor. Proximity to Existing Employment Areas (EEA) potential for industrial noise	

## Safeguarded Land

<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. - CP22f Common side (was CP22e)</p> <p>Permanent pasture, wet flashes, overgrown hedges.</p> <p>Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b></p> <p>Extent of change – Localised</p> <p>Magnitude of change – Moderate</p> <p>Visual impact – Low</p> <p>Habitat network – Intact</p> <p>Cultural pattern - Declining</p> <p>Functional integrity - Moderate</p> <p>Overall Condition – <b>Good</b></p>	<p style="background-color: yellow;"></p>
<p><b>Open space</b></p>	<p>The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A green link is adjacent to the site to the west. A semi-natural open space is located within 160m of the site to the southwest. The closest PRoW to the site is located to the south within 210m by Pelsall Road Bridge.</p>	<p style="background-color: lightgreen;"></p>
<p><b>Flooding</b></p>	<p>Site is located entirely within Flood Zone 1.</p>	<p style="background-color: lightgreen;"></p>
<p><b>Biodiversity</b></p>	<p>Cannock Extension Canal SAC and SSSI are adjacent to the site to the west. School Lane (meadow east of) SBI is also located within 145m of the site to the west.</p>	<p style="background-color: red;"></p>
<p><b>Historical Environment</b></p>	<p>The site is not in proximity to any heritage assets.</p>	<p style="background-color: lightgreen;"></p>
<p><b>Transport/Public Transport</b></p>	<p>The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it.</p>	<p style="background-color: red;"></p>
<p><b>Access</b></p>	<p>Possible highway constraints to intensification of development on site as access is directly off A5 (Trunk Road).</p>	<p style="background-color: yellow;"></p>
<p><b>Utilities</b></p>	<p>Electricity supply to the site by Western power is available</p>	<p style="background-color: lightgreen;"></p>
<p><b>Environmental Constraints</b></p>	<p>The site is located adjacent to the A5 to the north. AQMA No.2 has been declared along the A5 (Watling Street), and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A5 development at this location could result in noise pollution affecting users of the site.</p> <p>The site is not located within a Source Protection Zone.</p>	<p style="background-color: yellow;"></p>

## Safeguarded Land

<b>Agricultural land</b>	<p>Agricultural land classification: Grade 3 and Grade 4</p> <p><b>Site has been identified to have an AMBER/RED rating on Agricultural Land, the site has been given an overall RAG Rating of RED to reflect the Grade 3 classification of the northern portion of the site.</b></p>	
<b>Green Belt &amp; potential mitigation</b>	<p>The site is in the Green Belt.</p> <p>The area in which the site is located being detached from any settlement was not assessed in the Green Belt Study.</p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is located outside of the existing urban area of Cannock Chase, within which its centres are located. The site is also not located within walking distance of a public transport node. The site would therefore not provide easy access to a Local Centre, however there is a convenience shop, and coffee shop and food outlet adjacent to the site as well as a farm shop which occupants could walk to.	
<b>Infrastructure and mitigation</b>	The site is currently not developed or served by infrastructure. The site has good links to the strategic road network. Potential to connect to infrastructure serving immediately adjacent industrial areas.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed.	
<b>LPPO Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location.</p> <p>The site has been identified for further consideration but as a preferred site for allocation (Category A)</p> <p>LPPO Site Allocation: Altered to safeguarded land at Cabinet</p>	
<b>Recommendation:</b>	<p>The site has been identified for further consideration but as a preferred site for allocation (Category A) with further investigations into mitigation to prevent harm to the SAC and identify potential for Green Belt compensation - active travel crossing point over the A5 to provide enhanced accessibility to Grove Colliery for residents of Norton Canes, Improve Habitat connectivity to SBI and landscape link through the site in association with adjacent site.</p> <p>Site Allocation: S4</p>	
<b>Summary</b>	The site is in Norton Canes, although detached from the main settlement there is still access to convenience facilities on the A5. The site is adjacent to existing employment sites and could form a natural extension to these and benefit from the road network and any infrastructure connections to adjacent sites. Development would result in the loss of agricultural land. Potential impacts on biodiversity would require investigation and mitigation. The site is the Green Belt and therefore is considered in the Green Belt Topic Paper as exceptional circumstances would be required to justify release of the land.	
<b>Conclusion</b>	Safeguarded land for employment development	

## **Additional Employment Allocation Sites**

### **Additional Employment Allocation Sites**

The following site has already been assessed as suitable for development through Planning Applications, as such a proforma has not been produced and the sites form part of the deliverable employment land supply:

E15 - Cannock Elim Church, Girton Road, Rumer Hill, Cannock (Under Construction)

E6 - Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton

The following sites have already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action Plan, as such a proforma has not been produced and the sites form part of the deliverable supply:

M6 - Rugeley Market Hall and Bus Station, Rugeley

M7 - Land at Wellington Drive, Rugeley

M8 - Leathermill Lane/Trent Mersey Canal Corridor

The following sites have already been assessed as suitable for development through a made Neighbourhood Plan, as such a proforma has not been produced and the sites form part of the deliverable supply:

M9 - Corner of Uxbridge Street and Market Street

M10 - Former co-op supermarket building, Anglesey Street

The following site has also been assessed for Housing Allocation, a proforma can be found in the Housing Allocation Section:

E5 - Rugeley Power Station, Rugeley

Site Selection  
Methodology  
Appendix C(iii)

## Proformas in SHLAA Order

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## Proformas in SHLAA Order

SHLAA Number: C17

**Site location:** St. Chad's Courtyard, Cannock Road, Chadsmoor

**Site area(ha):** 0.3

**Character density zone:** Suburban Area - 35dph

**Indicative capacity:** 10

**Site notes/description:**

The site has been approved for a nursing/residential home and separate specialist care facility (CH/10/0184 and CH/12/0263). Planning permission had since expired, the site is in alternative use and the landowners intentions are a potential constraint.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.	
<b>Landscape character</b>	This site is situated within the UR26 LCT and is classified as urban. The site is not within close proximity to the Cannock Chase AONB.	
<b>Open space</b>	The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012). This includes several areas of semi-natural greenspace and housing amenity land. Additionally, there are a number of play areas located within amenity land at Brooklands Road and Kelvin Drive, and a churchyard and cemetery lies adjacent to the site's northern boundary. A green link, Cannock Golf Course, Cannock Cemetery, and several areas of amenity greenspace. There are no PRoWs within close proximity to the site. The close proximity of these features to the site is likely to help encourage their use by new residents.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	

## Proformas in SHLAA Order

<b>Biodiversity</b>	This site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no historical assets in proximity of the site.	
<b>Transport/Public Transport</b>	The site is within 350m of a number of bus stops along Cannock Road and Moss Street, providing a range of routes and services. The site is also just over 1km from Hednesford Railway Station.	
<b>Access</b>	Potential for access off Cannock Road	
<b>Other Utilities</b>	Electricity supply to the site by Western power would require investigation	
<b>Environmental Constraints</b>	The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Cannock but it is outside of the town centre which is to the south-west and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	No known infrastructure constraints. The site is located within 600m from Chadsmoor Church of England Junior School and also Chadsmoor Community Infant and Nursery School but is not within walking distance of any secondary school. This site is adjacent to Moss Street Surgery but is not within 600m of a hospital. Infrastructure required would include contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points.	
<b>Deliverability</b>	Planning permission for the site has expired, the site is in an alternative use and the Landowner has not confirmed the site is available for development. It is therefore considered to not be a deliverable site.	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: H46	
<b>Recommendation:</b>	The site has not been considered for further consideration due to deliverability constraints that have been identified.	
<b>Summary</b>	The site performs relatively well against most criteria and benefits from an urban location close to green space and local services and facilities. The site would be a preferred option for residential development, however the site is determined to not be deliverable at present due to uncertainty over the landowners intentions.	

# Proformas in SHLAA Order

**SHLAA Number: C116c**

**Site location: Land south of Cannock Road A5190, Heath Hayes**

**Site area(ha):** 5.5

**Character density zone:** Suburban – 35dph

**Indicative capacity:** Up to 160

**Site notes/description:**

Previously formed part of C166 but site has since been out forward as separate representation. Sole landowner promoting site, not developer. Landowner intention to work with Cameron Homes to bring forward development. A statement from Cameron Homes has been provided. Suggests current market interest from major housebuilder for medium density market housing (150-160 dwellings) with some affordable.

Site is greenfield and partly occupied by woodland. Site is 7.93ha largely comprising of low grade grazing land divided into 3 main fenced enclosures together with an area of unmanaged deciduous woodland containing a pond (approx. 2.8ha). NDA suggested as 5.18ha, which appears to represent remained of site excluding woodland area. May therefore reduce further with reduced capacity accordingly.

Some preliminary site masterplanning work undertaken (as part of previous submission for larger C116 site). Site is adjoined by detached houses and garage/car hire premises and is adjacent to the urban edge of Heath Hayes. Formerly land south of A5190, Lichfield Road, Heath Hayes – C116(c). Full legal due diligence has been undertaken by Cameron Homes, further technical submissions will be made. Site is being promoted to be brought forward in the short term subject to appropriate change in planning policy to enable grant of planning permission.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local	
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## Proformas in SHLAA Order

	Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. - CF23a Newlands Lane Hedgerows and trees. Wet pasture. Regular pattern of small fields bounded by mixed species hedges. Scattered trees. A poorly managed, but intact landscape with a well treed appearance. Access to the old Newlands lane is valued.</p> <p><b>Landscape condition:</b> Extent of change - Widespread Magnitude of change – Low Visual impact - Low Habitat network – Declining Cultural pattern - Declining Functional integrity - Moderate Overall Condition - <b>Good</b></p>	
<b>Open space</b>	<p>There are two areas of unrestricted semi natural open space which lie adjacent to the site's east, and southwest boundaries. There is also an unrestricted green link that lies directly adjacent to the south and west boundary. Gorsemoor Road Park, housing amenity land that is also within the Green Space Network (2012) with unrestricted access lies approximately 75m to the north of the site and this contains two playgrounds.</p> <p>The residential site option is likely to deliver more than 150 homes (160 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. However, the site includes a PRoW and a green link which could be lost due to development. The potential loss of these features is uncertain as it cannot be known whether these features will be lost, retained or enhanced.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site.	
<b>Transport/Public Transport</b>	There are eighteen bus stops within 350m of the site and only the four that are located on Hednesford Road (B1454) are served every 30 minutes the remaining bus stops are served every 60minutes. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective. A cycle path is located approximately 70m north of the site on Cannock Road (A5190).	
<b>Access</b>	Access possible from the adjacent A5190 to the north and Newlands Lane to the south of the site.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Parts of site within Coal Authority High Risk Development Area. Proximity to AQMA.	

## Proformas in SHLAA Order

<b>Agricultural land</b>	Agricultural land quality classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: WI21, WI22 and WI23 Harm rating: WI21 = <b>Moderate/high</b> , WI22/WI23 = <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the south western periphery of Heath Hayes Local Centre and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	Site is within proximity to schools, health facilities and public transport. Capacity for additional school places in this area is very limited. Development would likely have an impact on local infrastructure. Developer contributions would be sought to mitigate the impact of development.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B/C) if land is required to be moved from the Green Belt.	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration as part of the process (Category B)	
<b>Summary</b>	The site is not subject to any significant physical constraints although the development area would be limited to preserve the established pond and woodland. The site is greenfield, used as pasture and development would result in a loss of Grade 3 moderate/good agricultural land. The site is within the Green Belt and considered to have a moderate/high harm rating if developed. No compensatory mitigation has been identified to justify release of Green Belt in this location.	
<b>Conclusion</b>	Rejected	

# Proformas in SHLAA Order

**SHLAA Number: C120**

**Site location:** Land at the Grange, Cannock Wood St, Hazelslade

**Site area(ha):** 1.2

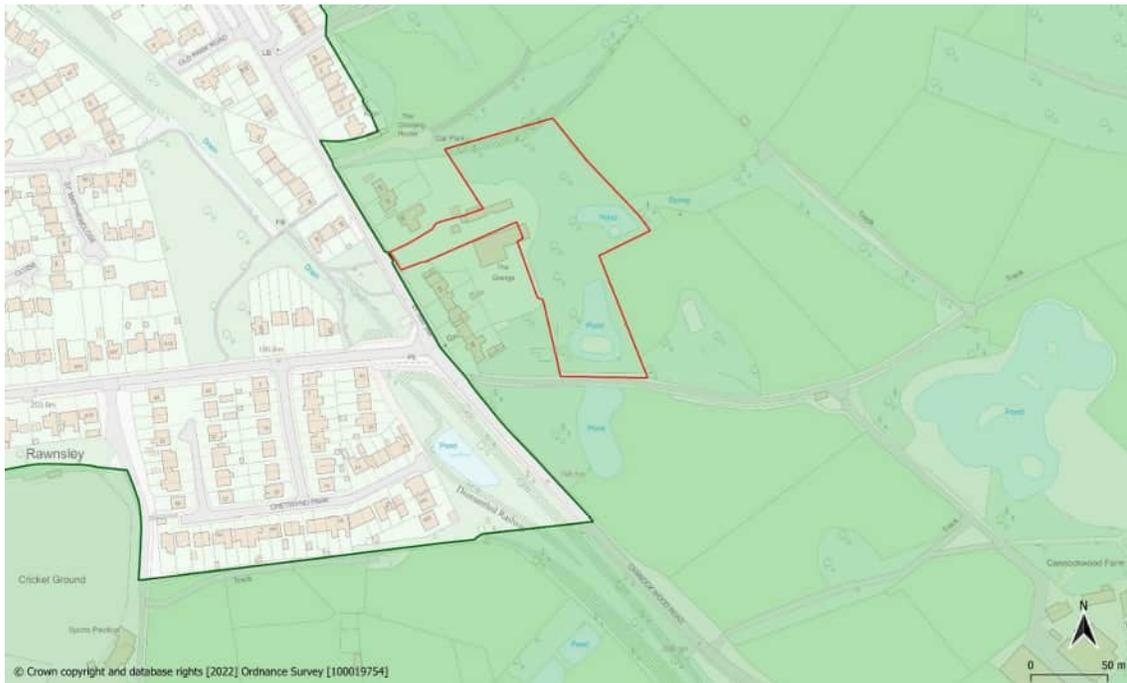
**Character density zone:** 15 -20

**Indicative capacity:** 16

**Site notes/description:**

Sole landowner promoting site, not developer. Has been suggested for mix of potential uses, including residential. Potential Constraints: Green Belt. Proximity to AONB. TPOs. Coal Authority High Risk Development Area.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within the defined rural area of Hazelslade and is within the Green Belt. Whilst the site does contain previously developed land, the majority of the site is undeveloped and is set back from the built-up area. Any development would be prominent in the landscape, contrary to the spatial strategy for rural areas.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. – UR26 and CF21e                  Secondary woodland on colliery tip, patches of permanent pasture.                  Pasture, recolonised colliery spoil tip, industrial estate                  Partial survival of small and medium size fields with mixed hedges around Cannock Wood Farm                  Localised low impact of industrial estate, hidden from view.                  A disturbed landscape showing evidence of an older coalfield landscape in centre of parcel.</p>	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Widespread  Magnitude of change – High  Visual impact - High  Habitat network – Weak  Cultural pattern - Declining  Functional integrity – Weak  Overall condition: <b>Very poor</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS. The northern boundary is bounded by Cannock Wood Road which is classified as housing amenity land. A public sports ground is also located adjacent to the north boundary of the site. Approx. 10m west of the site lies Rawnsley Greenlink, an area of unrestricted semi natural open space which is also part of the Green Space Network (2012). A PRow is located approx. 370m north of the site and can be accessed via Cannock Wood Street.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>The nearest biodiversity site is Prospect Village Hill SBI approx. 65m southwest of the site, with Hazelslade Nature Reserve SBI lying approx. 110m north of the site. Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is approx. 590m east from the site.  The Cannock Chase SAC lies approx. 2.2km to the northwest of the site.</p>	
<b>Historic Environment</b>	<p>There are no heritage assets within or in proximity to the site.</p>	
<b>Transport/Public Transport</b>	<p>There are three bus stops within 350m of the site which are located on Cannock Wood Street and each is served every 60 minutes. The site is not located within 1km of a railway station and a cycle path does not pass by the site. As such, a number of bus stops are in close proximity of the site but services provided at these locations are relatively poor.</p>	
<b>Access</b>	<p>Access into the site would be off Cannock Wood Street but would possibly need 3 party agreement with adjacent landowner.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western power is available</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution.  The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.  Coal Authority High Risk Development Area.</p>	
<b>Agricultural land</b>	<p>Agricultural land quality classification: Grade 3</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt  Green Belt Study (HE30)  Harm rating: <b>High</b></p>	
<b>Climate change</b>	<p>Potential for on-site dedicated energy generation from renewable sources</p>	

## Proformas in SHLAA Order

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is within walking distance of limited services including a post office, convenience store and primary school and is served by bus services. It is not within proximity of any District or Local Centres.	
<b>Infrastructure</b>	Hazelslade Community Primary School is located approx. 450m north west of the site, there are however no secondary schools within 600m of the site. Rawnsley Surgery is located approx. 500m to the west of the site. There are no hospitals within 600m of the site. No specific infrastructure constraints are known however new development would likely have an impact on local infrastructure. Developer contributions would be sought to mitigate the impact of development.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be moved from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	Whilst the site is within walking distance of some services and facilities, the Spatial Strategy does not promote development in Hazelslade which is regarded as part of the rural area of the District. The site is covered by woodland and set back from the built up area making any development likely to be prominent in the landscape. Development would result in a loss of Grade 3 moderate/good agricultural land, although it is not currently used for agriculture. The site is within the Green Belt and is categorised as resulting in a high harm rating if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C136**

**Site location:** Land adjacent to 29 Cumberledge Hill, Cannock Wood

**Site area(ha):** 0.95

**Character density zone:** 15-20 dph

**Maximum capacity:** 13

**Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield.

Potential Constraints: Green Belt and AONB. Coal Authority High Risk Development Area.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within the defined rural area of the District within the Green Belt and AONB. It is not the most sustainable location for new development and therefore development in this location would not accord with the Spatial Strategy of the Local Plan.	
<b>Landscape</b>	<p>The site is located within the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016) LDU – CF20a</b>  Roadside hedges and scattered trees. Bracken on verges  Pasture; horse grazing. Small to medium sized irregular fields with mixed species hedges/wire fences. Localised moderate impact of suburban development. New development is visually intrusive in this settled landscape. Little capacity for new development.</p> <p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Low  Visual impact – Very Low</p>	

## Proformas in SHLAA Order

	Habitat network – Declining Cultural pattern - Declining Functional integrity – Moderate Overall condition: <b>Good</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. The southern section of the site’s eastern boundary is bound by Nun’s Well, an unrestricted semi-natural open space, an unrestricted green link lies approx. 530m southwest of the site and a private sports ground with limited access lies approx. 425m west of the site. A PRoW lies approx. 130m northeast of the site and another lies approx. 235m to the south of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The nearest biodiversity sites are New Hays Tip Site of Biological Importance (SBI) that lies approximately 240m northwest of the site and Courtbanks Covert, Redmoor Wood SBI that lies approximately 285m south of the site. Gentleshaw Common SSSI lies approximately 760m east of the site. The Cannock Chase SAC lies approx. 3.3km to the northwest of the site.	
<b>Historic Environment</b>	The Moated Site and Bloomery in Courtbanks Covert, a Scheduled Monument is the nearest historic asset located approximately 220m to the south of the site. The site is screened from this heritage asset by trees	
<b>Transport/Public Transport</b>	There are two bus stops located on Cumberledge Hill within 350m of the site and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Access into the site would be from Cumberledge Hill Road	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. A smaller section to the south east of the site lies within Source Protection Zone 3. In proximity to Coal Authority High Risk Development Area	
<b>Agricultural land</b>	Agricultural land quality classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study – Due to the site’s detached location from a settlement the area in which the site is located has not been assessed (adjacent to CW19)	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within the existing urban area or within close proximity of any of the centres identified in the settlement hierarchy. There are two bus stops located on Cumberledge Hill that are within 350m of the site and are	

## Proformas in SHLAA Order

	served every 60 minutes. These public transport nodes may provide residents with access to services and facilities further afield.	
<b>Infrastructure</b>	There is a lack of local infrastructure to serve the site. There are no schools within 600m of the site. There are no hospitals or GP surgeries within 600m of the site.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be moved from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The Spatial Strategy does not promote development in the rural area. The site is detached from identified settlements, as such there are no services and facilities within walking distance of the site. The site is in the outer area of the Green Belt. The site is also within the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA number: C137**

**Site location:** Land at Hayfield Hill, Cannock Wood

**Site area(ha):** 1.12      **Character density zone:** 15-20      **Maximum capacity:** 15

**Site notes/description:**

Sole landowner promoting site, not developer. Adjacent to Cannock Wood settlement boundary. Site is greenfield. Site capacity suggested of 32 dwellings but doesn't take into account AONB/village location. Boundary reduction by landowner at call for sites, site removed from wider allocation accordingly.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within the defined rural area of the District within the Green Belt and AONB. It is not the most sustainable location for new development and therefore development in this location would not accord with the Spatial Strategy of the Local Plan.</p>	
<p><b>Landscape character</b></p>	<p>The site is located within Cannock Chase AONB  <b>Landscape Character Assessment (2016)</b> – LDU ref. CF20a                  Roadside hedges and scattered trees. Bracken on verges. Pasture; horse grazing. Small to medium sized irregular fields with mixed species hedges/wire fences. Localised moderate impact of suburban development. New development is visually intrusive in this settled landscape.</p> <p><b>Landscape condition:</b>                  Extent of change - Localised                  Magnitude of change – Low                  Visual impact – Very Low                  Habitat network – Declining                  Cultural pattern - Declining</p>	

## Proformas in SHLAA Order

	Functional integrity – Moderate Overall condition: <b>Good</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRow. Approx. 195m east of the site lies an unrestricted area of semi-natural open space and approx. 325m northeast of the site lies Nun’s Well, another unrestricted semi-natural open space. The closest PRow to the site lies approx. 90m north east and it is accessible from Hayfields Hill. A further PRow lies approx. 320m to the south east of the site and is accessible via Redmoor Road.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Courtbanks Covert, Redmoor Wood Site of Biological Importance (SBI) lies approximately 5 metres south west of the site and Gentleshaw Common SSSI lies approximately 195m east of the site. The Cannock Chase SAC lies approx. 4km to the north west of the site.	
<b>Historic Environment</b>	The Moated Site and Bloomery in Courtbanks Covert, a Scheduled Monument is the nearest historic asset located approximately 150m north west of the site and Windmill Tower, a Grade II Listed Building lies approximately 570m north east of the site. The site is screened from this Scheduled Monument by trees whereas Redmoor Road, Commonsides and Windmill Lane lie between the site and the Listed Building.	
<b>Transport/Public transport</b>	There are three bus stops located on Hayfield Hill within 350m of the site and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Access would be from the adjacent road –Hayfield Hill.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway of ‘A’ road. The majority of the site lies within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (CW14) Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within the existing urban area or within close proximity of any of the centres identified in the settlement hierarchy. There are three bus stops located on Hayfield Hill that are within 350m of the site and are served every 60minutes. These public transport nodes may provide residents with access to services and facilities further afield.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	There is a lack of local infrastructure to serve the site. There are no schools within 600m of the site. There are no hospitals or GP surgeries within 600m of the site.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site was not identified for further consideration - the site comprises of greenfield land within the AONB and Green Belt	
<b>Summary</b>	The site has been withdrawn and is therefore not available for development.	
<b>Conclusion</b>	Withdrawn	

## Proformas in SHLAA Order

**SHLAA Number: C171**

**Site location:** Land off Rugeley Road, Hazelslade, Cannock

**Site area(ha):** 2.96

**Character density zone:** 15 - 20

**Maximum capacity:** 35

**Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Site area 2.96ha and assumes 70 dwellings but doesn't take account of NDA and AONB/village location. Capacity reduced accordingly.

Potential Constraints: Green Belt and AONB. Southern edge of site affected by Coal Authority High Risk Development Area.

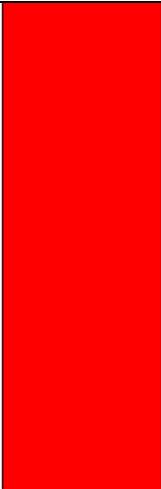
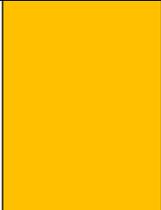
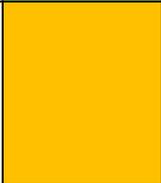
**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within the defined rural area of the District within the Green Belt and AONB. It is not the most sustainable location for new development and therefore development in this location would not accord with the Spatial Strategy of the Local Plan.	
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## Proformas in SHLAA Order

<p><b>Landscape</b></p>	<p>The site is within Cannock Chase AONB.  <b>Landscape Character Assessment (2016)</b>          LDU ref. no. CP21f – Hazelslade (was SH05a)          Stream corridor woodland and wet pasture. Wetland Pasture and wetland Wire fences. Streamside trees Localised impact of housing. An important open area of small horse grazed paddocks within a strong wooded/wildland context.</p> <p><b>Landscape condition:</b>          Extent of change - Localised          Magnitude of change – Low          Visual impact – Very Low          Habitat network – Declining          Cultural pattern - Declining          Functional integrity – Moderate          Overall condition: <b>Moderate</b></p>	
<p><b>Open space</b></p>	<p>The site is located within close proximity (9600m) of a number of open spaces and PRoWs. The west and south site boundaries are bound by the unrestricted Cannock Chase AONB semi natural open space. Within this designation, there is one private sports ground that has limited access (Beaudesert Golf Club) and is situated approx. 95m north of the site.</p> <p>In addition, Hazelslade Nature Reserve semi natural open space which has unrestricted access is located approx. 80m south of the site. A PRoW passes the site's eastern boundary and another PRoW lies 120m north of the site.</p>	
<p><b>Flooding</b></p>	<p>Site is located entirely within Flood Zone 1.</p>	
<p><b>Biodiversity</b></p>	<p>Two Sites of Biological Importance (SBI) lie within 250m of the site; Hazelslade Nature Reserve lies approx. 55m south of the site and Beaudesert Golf Course, Rawsley Hills is situated approximately 110m north. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 990m east of the site. The Cannock Chase SAC lies approximately 1.5km to the north of the site.</p>	
<p><b>Historic Environment</b></p>	<p>Castle Ring, a multivallate hillfort and medieval hunting lodge (a Scheduled Monument) is the closest asset which is located approximately 1.5km east of the site. The Hill Fort is elevated and therefore the setting of this asset should be considered.</p>	
<p><b>Transport/Public transport</b></p>	<p>There is one bus stop within 350m of the site which is located on Cannock Wood Street and is served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<p><b>Access</b></p>	<p>Site access possible from Rugeley Road</p>	
<p><b>Other Utilities</b></p>	<p>Electricity supply to the site by Western power is available</p>	
<p><b>Environmental Constraints</b></p>	<p>The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road. The site is not located within a Source Protection Zone.</p> <p>Southern edge of site within Coal Authority High Risk Development Area.</p>	

## Proformas in SHLAA Order

<b>Agricultural land</b>	Agricultural land quality classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: (HE24 and HE25) The site is located mostly within HE24 that has a harm rating of Moderate – High. Adjacent to HE25 that has a harm rating of High. Harm rating: <b>Moderate-High/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy. There is however one bus stop within 350m of the site which is served every 60 minutes located on Cannock Wood Street. This public transport node may provide residents with access to services and facilities further afield.	
<b>Infrastructure</b>	The site has limited access to local infrastructure. There are no known capacity constraints. Hazelslade Community Primary School is located approx. 225m west of the site. There are no secondary schools within 600m of the site. The site is not located within close proximity (600m) of any existing healthcare facilities. Contributions towards infrastructure would be anticipated to mitigate the impact of any development.	
<b>Deliverability</b>	Site is indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site was not identified for further consideration - the site comprises of greenfield land within the AONB and Green Belt	
<b>Summary</b>	Whilst the site is within walking distance of some services and facilities, the Spatial Strategy does not promote development in Hazelslade which is regarded as part of the rural area of the District. The site is greenfield and development would result in a loss of Grade 3 moderate/good agricultural land. The site is also within the AONB where, in principle, land should be protected to conserve and enhance its natural beauty. The site is within the Green Belt and is categorised as resulting in a moderate/high harm rating if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C174**

**Site location:** Land at the Bungalow, Rugeley Road, Hazelslade, Cannock

**Site area(ha):** 0.68      **Character density zone:** 15-20      **Maximum capacity:** 20

**Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Site is situated outside the Settlement Boundary.

Potential Constraints: AONB. Coal Authority High Risk Development Area.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Hazelslade within the defined rural area of the District in the AONB. Whilst this would comprise an infill plot, Hazelslade is not a priority location for new development and therefore development in this location would not support the Spatial Strategy of the Local Plan.	
<b>Landscape</b>	The site is located within Cannock Chase AONB. The site is located within UR26 which is classified as urban land in the Landscape Character Assessment (2016).	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. Cannock Chase AONB semi natural open space (unrestricted) lies approx. 10m north of the site and within this designation, there is one private sports ground that has limited access and is situated approx. 195m north of the site.  Alder Way housing amenity land lies approx. 130m southeast of the site and another area of housing amenity also lies 55m	

## Proformas in SHLAA Order

	east of the site, both these areas of open space have unrestricted access. Approx. 45m south of the site lies Rawnsley Greenlink, an area of unrestricted semi natural open space which is also part of the Green Space Network (2012). A PRow lies 200m north of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Beaudesert Golf Course, Rawnsley Hills Site of SBI lies approx. 195m north of the site and Hazelslade Nature Reserve SBI lies approx. 345m southeast of the site. The Cannock Chase SAC lies approx. 1.6km to the north of the site.	
<b>Historic Environment</b>	Hednesford War Memorial and Gates, a Grade II Listed Building is the closet asset which is located approximately 1.5km west of the site. It is not considered development would have an impact on this heritage asset or its setting.	
<b>Transport/public transport</b>	There are seven bus stops within 350m of the site; four bus stops on Rawnsley Road, two on Rugeley Road and one on Cannock Wood Street and these are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Access would be via existing access off the adjacent Rugeley Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. The site is not located within Source Protection Zone. Site within Coal Authority High Risk Development Area	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt Green Belt Study: Site not assessed Harm rating: N/A The site is situated in a developed area and is currently used as a pony paddock.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement of hierarchy. There are seven bus stops within 350m of the site which are served every 60 minutes. This may provide residents with access to services and facilities further afield.	
<b>Infrastructure</b>	The site has limited access to local infrastructure. There are no known capacity constraints. Hazel Slade Community Primary School is located approx. 295m east of the site. There are however no secondary schools within 600m of the site. Rawnsley Surgery is located approx. 525m to the south of the site on Rawnsley Road. There are no hospitals within 600m of the site. Contributions towards infrastructure would be anticipated to mitigate the impact of any development.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	The site was not identified for further consideration - the site comprises of greenfield land within the AONB	
<b>Summary</b>	The site is surrounded by development on three sides and therefore it could be considered as an infill development plot. However, whilst the site is within walking distance of some services and facilities, the Spatial Strategy does not promote development in Hazelslade which is regarded as part of the rural area of the District. The site is also within the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C176

**Site location:** Land at Rawnsley Road, Hednesford (Land adjoining Denmark Rise, Hednesford)

**Site area(ha):** 2.28

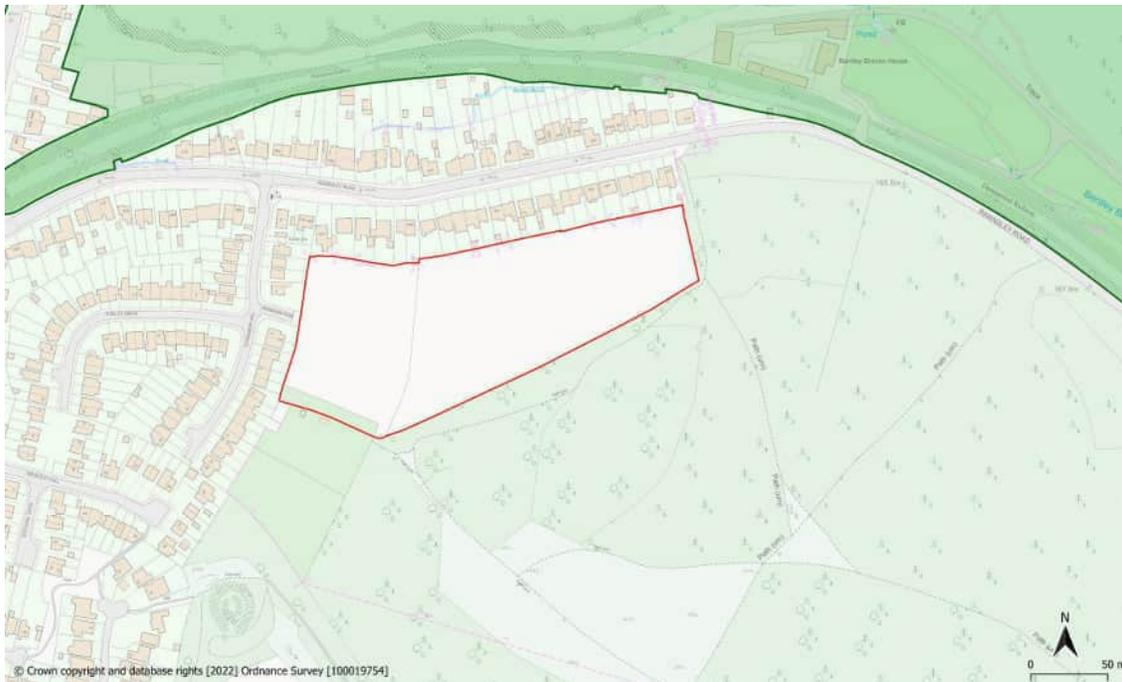
**Character density zone:** Suburban - 35dph

**Indicative capacity:** 40

### Site notes/description:

Site is in the Green Space Network and adjacent to the Chasewater and Southern Staffordshire Coalfield Heaths SSSI. Recent Call for Sites submission from Savills for residential scheme for either residential development or for retired living scheme 40-70dwellings (dependent on NDA which is to be determined). Site is in the Green Space Network and adjacent to the Hednesford Hills SSSI.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan as one of the main priority areas for new residential and commercial development. The site is greenfield which is less preferable than the use of previously developed land.</p>	<p style="background-color: #90EE90;"></p>
<p><b>Landscape character</b></p>	<p>The Cannock Chase AONB is located within 120m of the site to the north.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. FH01e (Hednesford Hills) Vegetated heathy common. No field pattern. Mixed age dense tree cover. Localised impact of housing and adjacent roads. Locally valued wooded common with public access. Recreation pressures managed.</p> <p><b>Landscape condition:</b> Extent of change - Localised Magnitude of change – High Visual impact - Moderate</p>	<p style="background-color: #FFD700;"></p>

## Proformas in SHLAA Order

	Habitat network - Intact Cultural pattern - Intact Functional integrity - Strong Overall Condition - <b>Good</b>	
<b>Open space</b>	<p>The site is bounded by an area of semi-natural open space to the south and east at Hednesford Hills. Two areas of green link land are also located in close proximity of the site. One is to the north within 110m and one is to the south west within 145m. Housing amenity land is located within 345m of the site to the west by Station Road. Hednesford Park is located within 240m of the site also to the west. Access to a PRoW is provided at by the eastern boundary of the site.</p> <p>The site is located on land which is defined in the Green Space Network (2012). As such dependent upon the design of the scheme for this site the provision of residential development may impact upon access to open space for recreational and leisure uses in the District. .</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located adjacent to the site to the south. The Cannock Chase SAC lies approximately 1.1km to the north of the site.	
<b>Historic Environment</b>	The site is within proximity of Hednesford War Memorial but is not considered to have any impact on the setting due to the distance and the dense tree cover between the site and the asset.	
<b>Transport/Public Transport</b>	The site is located beyond 1km walking distance of Hednesford Train Station. The site is located within 350m of a number of bus stops, the closest of which is located within 240m to the southwest on Rugeley Road. This bus stop provides access to a bus service which runs once every 30 minutes.	
<b>Access</b>	Potential for access off Denmark Rise to the west of the site, further investigation required.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality.</p> <p>As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution.</p> <p>The site is located within Source Protection Zone 3 and therefore development at this location may have an adverse effect on local water quality and an uncertain minor negative affect is identified.</p>	
<b>Agricultural land</b>	The site is located within an urban and non-agricultural use area.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	

## Proformas in SHLAA Order

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north-eastern edge of Hednesford. The Town Centre contains a range of services and facilities and is around a 16 minute walk, approximately 1.3km from the site.	
<b>Infrastructure</b>	The site is not located within close proximity (600m) of any education facilities. The site is not located within close proximity (600m) of any existing healthcare facilities. There are no known infrastructure capacity constraints. Contributions towards infrastructure would be anticipated to mitigate the impact of any development.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Development Capacity Study	
<b>Recommendation:</b>	Development Capacity Study	
<b>Summary</b>	The location of the site accords with the Spatial Strategy as it is close to Hednesford town centre, however not within 10 minutes walking time of a school or healthcare facilities. Access to the site requires further investigation. The site is not subject to Green Belt or AONB designations and is adjacent to built development on two boundaries. However the site is directly adjacent to Chasewater and Southern Staffordshire Coalfield Heaths SSSI and close to Cannock Chase SAC and it is unclear whether development at this location would impact on adjacent designated habitats. The site is part of the designated green space network.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C220a

**Site location:** Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock

**Site area(ha):** 0.9  
**capacity:** 34

**Character density zone:** Suburban Area - 35dph

**Maximum**

### Site notes/description:

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.

Part of the site is located within the Hawks Green North Existing Employment Area - Overall Site Rating: Good.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is located within the settlement boundary of Hednesford and is therefore in accordance with the Spatial Strategy. Reuse of previously developed land is a key priority of the Local Plan.	
<b>Landscape</b>	The site is located within UR26 which is classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. To the south, adjacent to a green link is accessible. This area and areas of semi-natural green space and housing amenity land directly to the south are identified within the Green Space Network (2012). A further area of housing amenity land is located to the north of the site within 190m by Stagborough Way. The closest PRow is located within 425m of the site to the east at Splash Lane.	

## Proformas in SHLAA Order

<b>Flooding</b>	The site is entirely in flood zone 1.	
<b>Biodiversity</b>	Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located to the north east of the site within 950m. The Cannock Chase SAC lies approx. 2.7km to the north of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is located within 350m of a number of bus stops. Bus stops are located along Old Hednesford Road to the northwest within 95m and also along Lower Road within 15m to the northeast. Bus stops at Lower Road provide access to a bus service which runs once every 30 minutes. The site is not located within 1km of a train station. The site is not located within close proximity of a cycle path.	
<b>Access</b>	The site has an existing access.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to a motorway or an 'A' road a negligible effect is identified in relation to noise pollution from traffic. The site is adjacent to industrial uses, there may be potential for noise and dust pollution which could potentially impact upon the amenity of potential future residents of adjacent dwellings.	
<b>Agricultural land</b>	The site is an urban area and not in agricultural use	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within existing urban area of Hednesford and is 1.6km or a 19 minute walk to Hednesford town centre; potential residents will be within close proximity to a range of services and facilities, but are more likely to access local facilities by foot at the A460 roundabout including a shop, pub and school within 10 minutes walking distance.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a number of education facilities. St. Joseph's Catholic Primary School is located to the north east of the site within 255m. Kingsmead School (a secondary school) is located within 500m of the site also to the north east. Chadsmoor CofE Junior School is located within 575m of the site to the west. The site is not located within close proximity (600m) of any healthcare facilities. Contributions towards infrastructure would be anticipated to mitigate the impact of any development.	
<b>Deliverability</b>	Site indicated as undeliverable as it is in active use for employment	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (Category B/C) with further investigation by the Economic Development Team Following further investigation, the site was determined to not be suitable for taking forward for allocation	

## Proformas in SHLAA Order

<b>Recommendation:</b>	The site has been indicated as undeliverable and was not considered further at this stage.
<b>Summary</b>	The site is in a preferred location for development, within the urban area and would result in the use of previously developed land. However, the site is in active use for employment. The Local Plan seeks to safeguard employment land in good condition and active use.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

### **SHLAA Number: C220b**

**Site location:** Site B - Image Business Park, East Cannock Road, Hednesford, Cannock

**Site area(ha):** 0.7

**Character density zone:** 15-20 dph

**Maximum capacity:** 35

### **Site notes/description:**

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.

The site is located within the Hawks Green North Existing Employment Area - Overall Site Rating: Good.

### **Site Boundary:**



### **Site Assessment:**

<b>Spatial strategy</b>	The site is located within the settlement boundary of Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan. Reuse of previously developed land is a key priority of the Local Plan.	
<b>Landscape</b>	The site is located within UR26 which is classified as urban land in the Landscape Character Assessment (2016). The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PROWs. To the south, adjacent to a green link is accessible. Areas of green link land, semi-natural green space and housing amenity land to the east and south east of the site within 65m are identified within the Green Space Network (2012). A further area of housing amenity land is located to the north of the site within 200m by Stagborough Way. The closest PROW is located within 570m of the site to the east at Splash Lane.	

## Proformas in SHLAA Order

<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Chasewater and the Southern Coalfield Heath SSSI is located to the north east of the site within 980m. The Cannock Chase SAC lies approx. 2.7km to the north of the site.	
<b>Historical Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is located within 350m of a number of bus stops. Bus stops are located along Old Hednesford Road to the north west within 25m and also along Lower Road within 75m to the north east. Bus stops at Lower Road provide access to a bus service which runs once every 30 minutes. The site is not located within 1km of a train station. The site is not located within close proximity of a cycle path.	
<b>Access</b>	Existing access to the site.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is adjacent to the A460 to the north a minor effective is identified in relation to noise pollution. The site is adjacent to industrial uses, there may be potential for noise and dust pollution which could potentially impact upon the amenity of potential future residents of adjacent dwellings.	
<b>Agricultural land</b>	The site is an urban area and not in agricultural use	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within existing urban area of Hednesford and is 1.6km or a 19 minute walk to Hednesford town centre; potential residents will be within close proximity to a range of services and facilities, but are more likely to access local facilities by foot at the A460 roundabout including a shop, pub and school within 10 minutes walking distance.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a number of education facilities. St. Joseph's Catholic Primary School is located to the north east of the site within 365m. Kingsmead School (a secondary school) is located within 600m of the site also to the north east. Chadsmoor CofE Junior School is located within 500m of the site to the west. The site is located within 585m of the Moss Street Surgery which is on Moss Street to the north west. Contributions towards infrastructure would be anticipated to mitigate the impact of any development.	
<b>Deliverability</b>	Site indicated as undeliverable as it is in active use for employment	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (Category B/C) with further investigation by the Economic Development Team Following further investigation, the site was determined to not be suitable for taking forward for allocation	

## Proformas in SHLAA Order

<b>Recommendation:</b>	The site has been indicated as undeliverable and was not considered further at this stage.
<b>Summary</b>	The site is in a preferred location for development, within the urban area and would result in the use of previously developed land. However, the site is in active use for employment. The Local Plan seeks to safeguard employment land in good condition and active use.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

### **SHLAA Number: C264**

**Site location:** Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock

**Site area(ha):** 38  
1,069

**Character density zone:** 35dph

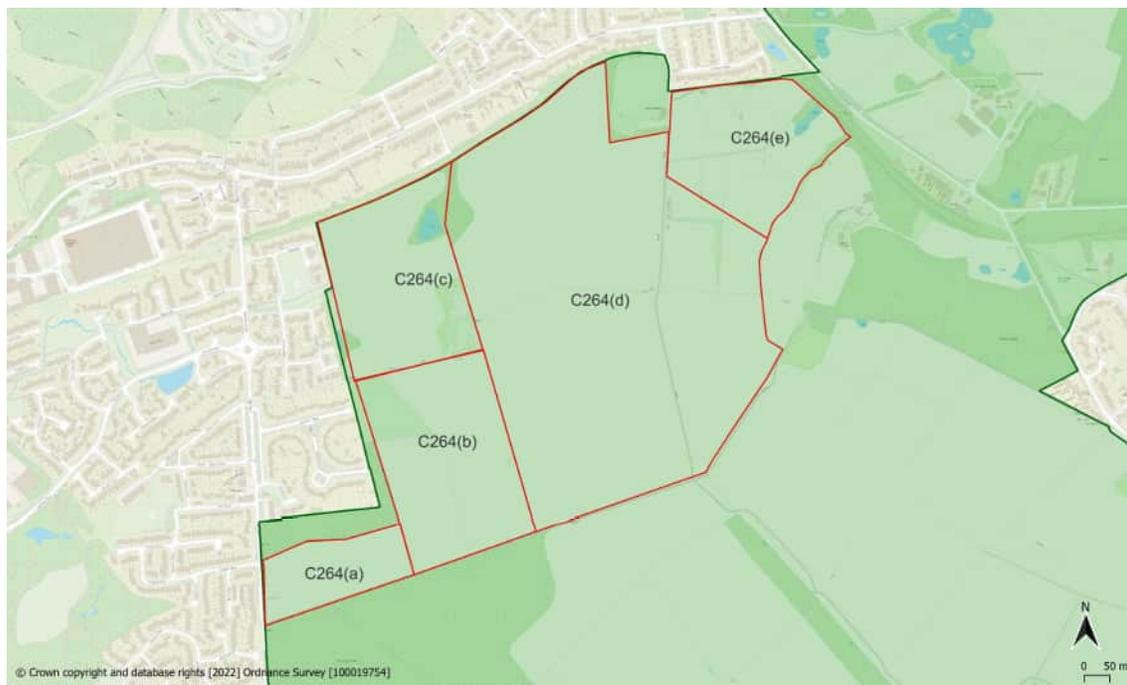
**Maximum capacity:** Up to

#### **Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels (see related entries below). No capacity shown for C264 to avoid double counting- previously estimated overall capacity of 1000 dwellings. Replaces former Site C114. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Work identifies ponds and hedgerows on site- further survey work required to determine extent of species and habitats. Consideration of intervisibility with Scheduled Ancient Monument at Castle Ring required. Ground investigations to be undertaken related to former mining activity. Further transport assessment work to be undertaken to assess capacity of access arrangements. Proposals include potential on-site infrastructure e.g. school, local centre. Site area is circa 65ha with assumed 38ha available for residential development.

LPPO submission highlights the landowners ownership of land to the south (C265)- potential for the land to the south to be made available for appropriate mitigation to offset development of the C264 sites including provision of relevant infrastructure.

#### **Site Boundary:**



#### **Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Heath Hayes, Wimblebury and Rawnsley and could form a strategic urban extension. It is therefore partly in accordance with the Spatial Strategy as development which supports Heath Hayes Local Centre is preferred whereas the strategy seeks to protect the rural settlement of Rawnsley from development. The site is defined as Green Belt and would only accord with the	
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## Proformas in SHLAA Order

	development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape</b>	<p>Cannock Chase AONB is situated approx. 265m north of the site.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. no. CP21g – Wimblebury Farm (was CF21d) Hetahland and open water. Secondary woodland. Restored heathland and plantation woodland. Birch woodland over colliery tip. No field pattern. No impact of built development. Pylons visible. Established vegetation on the former tip is in contrast to the open recently restored adjacent landscape. Heathland restoration could be extended to other areas.</p> <p><b>Landscape condition:</b> Extent of change - Localised Magnitude of change – Moderate Visual impact – Low Habitat network – Declining Cultural pattern - Relic Functional integrity – Weak Overall condition: <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PROWs. The northern boundary of the site is bound by an unrestricted green link and a private sports ground and within this designation is a bowling green- both have limited access. Lying directly adjacent to the site’s western boundary lies Wimblebury Woods, an unrestricted area of semi natural open space and Barn Way, an unrestricted housing amenity land. A section of the southern boundary lies directly adjacent to a semi-natural open space that has limited access. Another unrestricted are of semi natural open space lies approximately 185m to the east of the site. This site along with the green link and Barn Way form part of the Green Space Network (2012). A PROW directly aligns with the site’s southern boundary.</p> <p>In addition, this residential site option is likely to deliver 1,000 dwellings and therefore offers opportunities to incorporate new open space on site. The site includes two PROWs and a green link which would be expected to be retained and enhanced through new development.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Southern Staffordshire Coalfield Heaths SSSI is located approximately 195m north of the site. There are three Sites of Biological Importance (SBI) within close proximity to the site; Hazelslade Nature Reserve Site SBI lies approximately 355m north of the site, Hednesford Brickworks lies approximately 165m west of the site and Prospect Village Field SBI lies approximately 160m east of the site. The Cannock Chase SAC lies approximately 2.3km north of the site.	

## Proformas in SHLAA Order

<b>Historic Environment</b>	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.3km east of the site and a Shrine, a replica of the grotto of Our Lady of Lourdes, a Grade II List Building situated approximately 1.4km to the north west are the nearest historic assets to the site.	
<b>Transport/Public transport</b>	There are over 20 bus stops within 350m of the site. The bus stops located on John Street, Littleworth Road, Rawnsley Road and Cannock Wood Street are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Due to the road network surrounding the site there are multiple options for access to the site. Public rights of way through part of site. Northern boundary adjacent to proposed recreational footpath/cycle route.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site's west boundary is located directly adjacent to Wimblebury Road and lies approx. 125m north of the AQMA that extends over the roads leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. The site is not located within a Source Protection Zone. Coal Authority High Risk Development Area.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (W17) Harm rating: <b>Moderate-High/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north eastern periphery of Heath Hayes Local Centre although the majority of the site is over 2km or over 25 minutes walking distance from that centre and are more likely to access services in Littleworth Road or Rawnsley by cycling/walking. Residents will be within proximity of a limited number of services and facilities, however the scale of development may be sufficient to deliver some new services on site.	
<b>Infrastructure</b>	Hazelslade Community Primary School is located approx. 595m north of the site and Heath Hayes Primary School is located approx. 510m south of the site, there are however no secondary schools within 600m of the site. Rawnsley Surgery is located approx. 125m north of the site on Rawnsley Road. There are no hospitals within 600m of the site. The scale of development would trigger development of a new school and potentially other facilities. It could also provide funds for highway improvements.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) if land is required to be removed from the Green Belt.	

## Proformas in SHLAA Order

<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) Following further investigation, the site was determined to not be suitable for taking forward for allocation
<b>Summary</b>	The site as a whole offers potential for a strategic urban extension, near to the preferred location for growth in the Spatial Strategy. The scale of the site offers opportunities for new infrastructure including a new school and potentially a new local centre containing services and facilities. However, the site is within the Green Belt and is determined to have a moderate/high harm rating if released. No specific compensatory mitigation measures have been identified to offset the extensive Green Belt release in this location, beyond open space, facilities and infrastructure which serves the development and tree planting at the boundary to help to screen development from the wider landscape. A number of detailed surveys and assessments have been undertaken to understand the impact of development in this location and potential opportunities.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

### SHLAA Number: C264a

**Site location:** Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road).

**Site area(ha):** 1.2

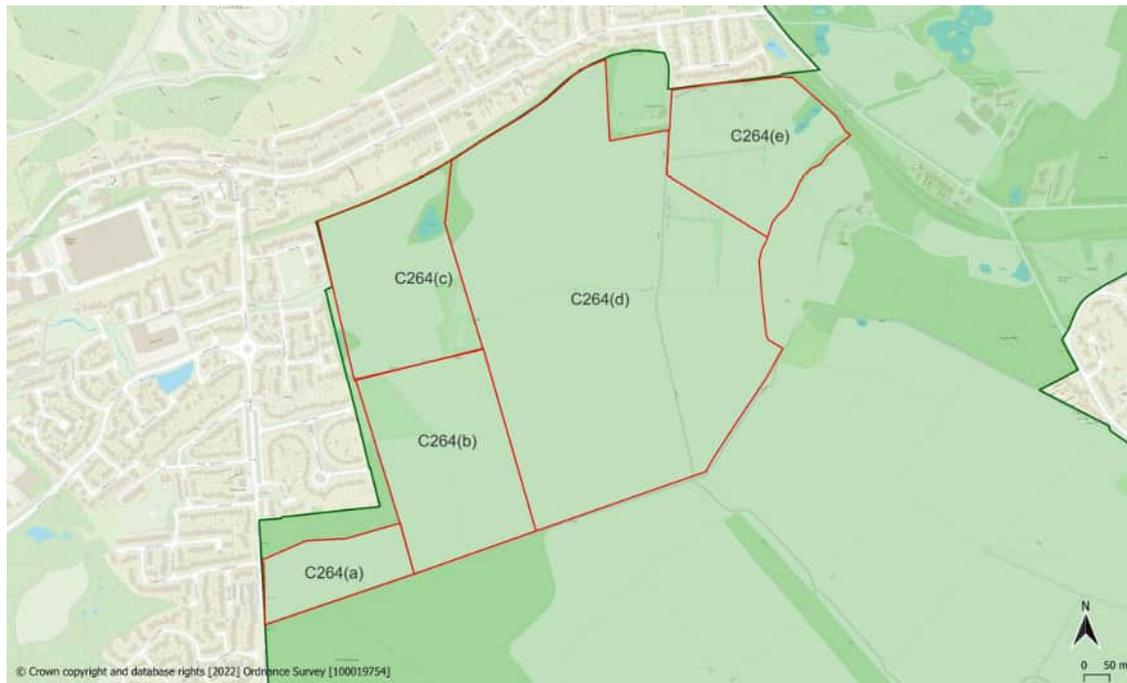
**Character density zone:** 35

**Maximum capacity:** 37

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Site is located in the Green Belt. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Some access arrangements may be dependent upon third party landownership to provide sufficient capacity. NDA approx. based upon capacity and assumed density in Vision Document. See also C264 commentary.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Heath Hayes and Wimblebury and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p>The site is not located within 1km of the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> CP21i Wimblebury Road Plantation woodlands and secondary woodland. Mixed arable land, pasture and woodland. Amenity land and allotments. Regular large scale fields bounded by thorn hedges and woodland edges. Localised low impact of development west of Wimblebury Road. Pylons. Woodland belts already screen the edge of Heath Hayes in this area, providing the</p>	

## Proformas in SHLAA Order

	<p>opportunity for well sited development with links to surrounding open space and access network.</p> <p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Low  Visual impact – Very Low  Habitat network – Declining  Cultural pattern - Declining  Functional integrity – Moderate  Overall condition: <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. The northern boundary of the site is bound by Wimblebury Woods, an unrestricted area of semi natural open space and a section of the southern boundary lies directly adjacent to a semi-natural open space that has limited access. Another unrestricted area of semi natural open space lies approximately 185m to the east of the site and this forms part of the Green Space Network (2012). A PRoW directly aligns with the site's southern boundary and another PRoW lies approximately 120m to the south of the site.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>The Southern Staffordshire Coalfield Heaths SSSI is located approximately 655m south of the site. Hednesford Brickworks SBI lies approximately 165m west of the site. The Cannock Chase SAC lies approximately 3.1km to the north of the site.</p>	
<b>Historic Environment</b>	<p>Cross Keys Farmhouse is the nearest historic asset located approximately 1.3km west of the site. Adverse impacts on this heritage asset are likely to be reduced due to the large distances between the site and the historic asset.</p>	
<b>Transport/Public transport</b>	<p>There are twelve bus stops within 350m of the site. The four bus stops located on John Street, are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	<p>Site access could be from the adjacent road, John Street</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western power is available</p>	
<b>Environmental Constraints</b>	<p>The site's west boundary is located directly adjacent to Wimblebury Road and lies approx. 125m north of the AQMA that extends over the roads leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. The site is not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. The site is not located within a Source Protection Zone.  Coal Authority High Risk Development Area.  Historic Landfill. Site is in proximity to an AQMA.</p>	
<b>Agricultural land</b>	<p>Agricultural land quality classification: Grade 4</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt  Green Belt Study (WI10)  Harm rating: <b>Moderate-High</b></p>	

## Proformas in SHLAA Order

<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is in walking distance of Heath Hayes Local Centre and therefore potential residents will be within proximity of a limited number of services and facilities.	
<b>Infrastructure</b>	Heath Hayes Primary School is located approx. 510m south of the site, there are no secondary schools within 600m of the site. There are no hospitals or GP surgeries within 600m of the site. If the site were to be developed as an individual site parcel the scale would not be sufficient to deliver new infrastructure and there are existing issues with the capacity of local schools.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	
<b>LPPO Recommendation:</b>	See 264	
<b>Recommendation:</b>	See C264	
<b>Summary</b>	The location of the site accords with the Spatial Strategy as it is close to Heath Hayes local centre. Existing development to the west and tree belts to the north and south of the site help to obscure wider impact on the landscape, however land is open to the east of the site. The site scores moderately against most categories, however the site is within the Green Belt and is categorised as resulting in a moderate/high harm rating if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C264b

**Site location:** Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)

**Site area(ha):** 6.5

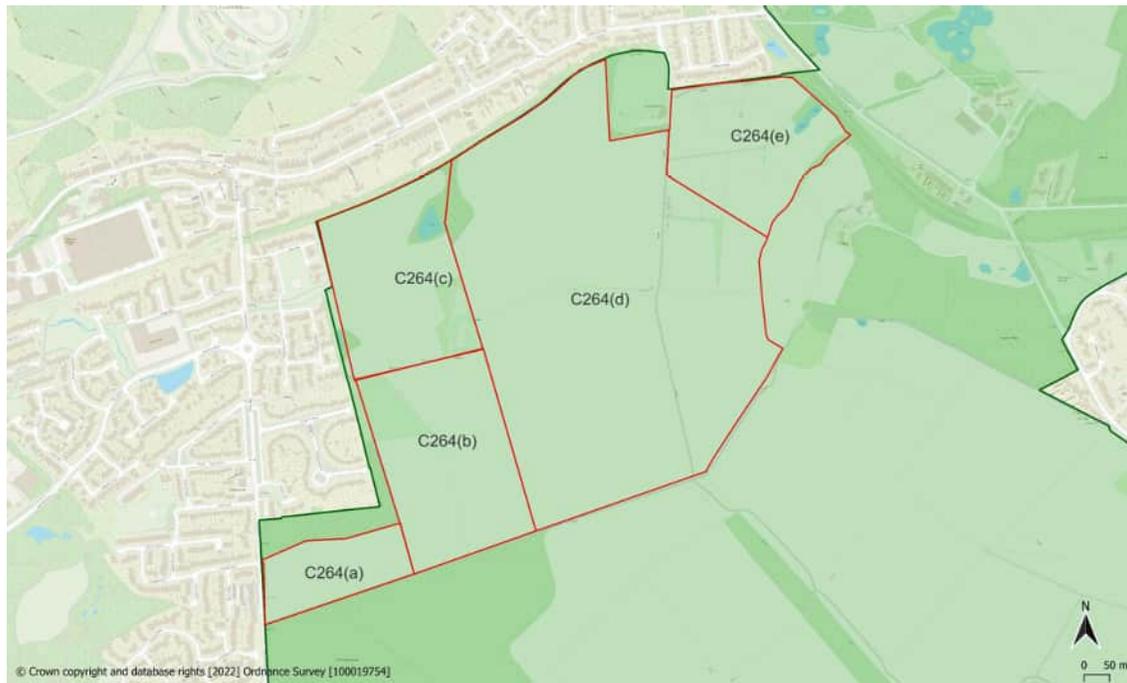
**Character density zone:** 35

**Maximum capacity:** 195

#### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Site is located in the Green Belt. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Some access arrangements may be dependent upon third party landownership to provide sufficient capacity. NDA approx. based upon capacity and assumed density in Vision Document. See also C264 commentary.

#### Site Boundary:



#### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Heath Hayes and Wimblebury and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: #90EE90;"> </p>
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>  CP21g Wimblebury Farm (was CF21d)  Recent planting. Arable. Planned pattern of regular large fields, narrow shelterbelts and fences. Localised moderate impact of Rawnsley and Wimblebury in long views. A planned farming landscape where any new development would be highly visible. Heathland restoration would be appropriate on this site.</p> <p><b>Landscape condition:</b></p>	<p style="background-color: #FFD700;"> </p>

## Proformas in SHLAA Order

	<p>Extent of change - Localised            Magnitude of change – Moderate            Visual impact – Low            Habitat network – Relic            Cultural pattern - Intact            Functional integrity – Weak            Overall condition: <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PROWs. The eastern boundary of the site is bound by Wimblebury Woods, an unrestricted area of semi natural open space. Barn Way, an unrestricted housing amenity land lies approximately 15m from the site's north west corner. There is also an unrestricted green link approximately 320m north of the site. The green link and Barn Way form part of the Green Space Network (2012). A PROW directly aligns with the site's southern boundary and another lies directly on the northern boundary of the site.</p> <p>In addition, this residential site option is likely to deliver more than 100 homes (195 dwellings are expected) and could offer good opportunities to incorporate new open space.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>The Southern Staffordshire Coalfield Heaths SSSI is located approximately 655m south of the site. Hednesford Brickworks Site of Biological Importance (SBI) lies approximately 460m west of the site and Prospect Village Field SBI lies approximately 680m east of the site. The Cannock Chase SAC lies approximately 2.8km to the north of the site.</p> <p>Mitigation measures to reduce impacts on biodiversity are possible.</p>	
<b>Historic Environment</b>	<p>Cross Keys Farmhouse is the nearest historic asset located approximately 1.5km west of the site. Adverse impacts on this heritage asset are likely to be reduced due to the large distances between the site and the historic asset.</p>	
<b>Transport/Public Transport</b>	<p>There are five bus stops within 350m of the site which are all located on John Street and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	<p>The site does not have an existing access from a road and is not adjacent to a road and would require other parcels of land to be developed for access to be achieved including the adjacent parcel 264(a).</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western power is available</p>	
<b>Environmental Constraints</b>	<p>The site could potentially connect to the AQMA along Wimblebury Road. The site is not located adjacent to a motorway or 'A' road. The site is not located within a Source Protection Zone.</p> <p>Coal Authority High Risk Development Area.</p> <p>Previously formed part of Open Cast Coal and Clay quarry.</p>	
<b>Agricultural land</b>	<p>Agricultural land quality classification: Grade 4</p>	

## Proformas in SHLAA Order

<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (W18 – Moderate/High and W19 - High) Harm rating: <b>Moderate-High/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is in walking distance of Heath Hayes Local Centre and therefore potential residents will be within proximity of a limited number of services and facilities.	
<b>Infrastructure</b>	There are no schools within 600m of the site. Rawsley Surgery is located approx. 595m to the north of the site on Rawsley Road. There are no hospitals within 600m of the site. If the site were to be developed as an individual site parcel the scale would not be sufficient to deliver new infrastructure and there are existing issues with the capacity of local schools.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	See 264	
<b>Recommendation:</b>	See C264	
<b>Summary</b>	Access to the site can only be achieved if adjacent parcels are developed, therefore as a singular land parcel it is not developable.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C264c

#### Site location:

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)

**Site area(ha):** 43

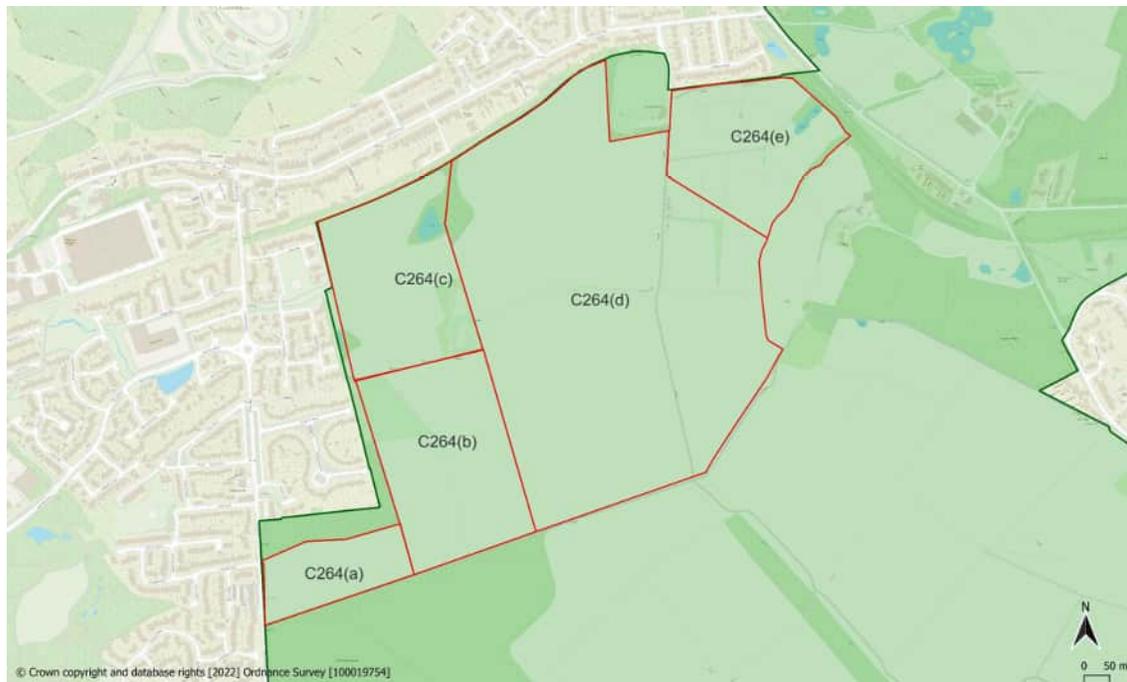
**Character density zone:** 35dph

**Maximum capacity:** 63

#### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. Some access arrangements may be dependent upon third party landownership to provide sufficient capacity. NDA approx. based upon capacity and assumed density in Vision Document. See also C264 commentary.

#### Site Boundary:



#### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rawnsley and Wimblebury, whilst this location is not a priority for development, it is recognised it could form an urban extension with adjoining land parcels to the built-up area of Wimblebury and Heath Hayes. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape</b></p>	<p>The site is not located within 1km of the Cannock Chase AONB. <b>Landscape Character Assessment (2016)</b> – CP21g Wimblebury Farm (was CF21d) Recent planting. Arable. Planned pattern of regular large fields, narrow shelterbelts and fences. Localised moderate impact of Rawnsley and Wimblebury in long views. A planned farming landscape where any new development would be</p>	<p style="background-color: yellow;"></p>

## Proformas in SHLAA Order

	<p>highly visible. Heathland restoration would be appropriate on this site.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact – Low            Habitat network – Relic            Cultural pattern - Intact            Functional integrity – Weak            Overall condition: <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. The northern boundary of the site is bound by an unrestricted green link and Barn Way, an unrestricted housing amenity land lies adjacent to the site's western boundary. Wimblebury Woods, an unrestricted area of semi natural open space lies approximately 140m south of the site. The green link and Barn Way form part of the Green Space Network (2012). A PRoW directly aligns with the site's southern and western boundaries.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>The Southern Staffordshire Coalfield Heaths SSSI is located approximately 185m north of the site. Hednesford Brickworks Site of Biological Importance (SBI) lies approximately 555m west of the site and Prospect Village Field SBI lies approximately 690m east of the site. The Cannock Chase SAC lies approximately 2.3km to the north of the site.</p>	
<b>Historic Environment</b>	<p>A Shrine, a replica of the grotto of Our Lady of Lourdes, a Grade II List Building situated approximately 1.4km to the north west of the site and Cross Keys Farmhouse located approximately 1.5km west of the site are the nearest historic assets.</p>	
<b>Transport/Public Transport</b>	<p>There are eleven bus stops within 350m of the site; five are located on John Street and six are located on Littleworth Road and are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	<p>The site does not have an existing access from a road and is not adjacent to a road and would require other parcels of land to be developed for access to be achieved or possibly from Barn Way via Wimblebury Road.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western power is available</p>	
<b>Environmental Constraints</b>	<p>The site could potentially connect to the AQMA along Wimblebury Road. The site is not located adjacent to a motorway or 'A' road. The site is not located within a Source Protection Zone.            Previously formed part of Open Cast Coal and Clay quarry.</p>	
<b>Agricultural land</b>	<p>Agricultural land quality classification: Grade 4</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt            Green Belt Study (WI6)            Harm rating: <b>Moderate</b></p>	
<b>Climate change</b>	<p>Potential for on-site dedicated energy generation from renewable sources</p>	

## Proformas in SHLAA Order

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north eastern periphery of Heath Hayes Local Centre. Residents will be within proximity of a limited number of services and facilities, The site is approximately 2km or 25 minutes walk from the Local Centre therefore residents may be more likely to access services in Littleworth Road or Rawnsley by cycling/walking.	
<b>Infrastructure</b>	There are no schools within 600m of the site. Rawnsley Surgery is located approx. 260m to the north of the site on Rawnsley Road. There are no hospitals within 600m of the site. If the site were to be developed as an individual site parcel the scale would not be sufficient to deliver new infrastructure and there are existing issues with the capacity of local schools.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	See C264	
<b>Recommendation:</b>	See C264	
<b>Summary</b>	Access to the site can only be achieved if adjacent parcels are developed, therefore as a singular land parcel it is not developable.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA number: C264d

**Site location:** Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)

**Site area(ha):** 21

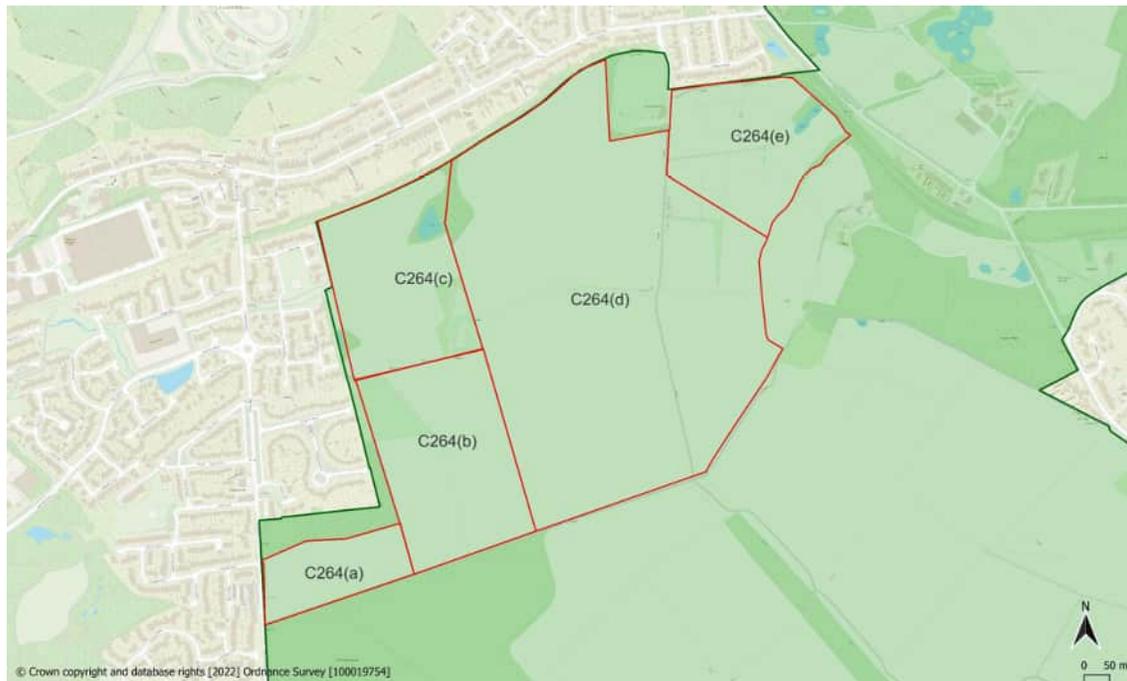
**Character density zone:** 35 dph

**Maximum capacity:** 629

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. NDA approx. based upon capacity and assumed density in Vision Document. See also C264 commentary.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rawnsley and Wimblebury, whilst this location is not a priority for development, it is recognised it could form an urban extension with adjoining land parcels to the built-up area of Wimblebury and Heath Hayes. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p>Cannock Chase AONB is situated approx. 300m north of the site.  <b>Landscape Character Assessment (2016)</b> – CP21g Wimblebury Farm (was CF21d)            Recent planting. Arable. Planned pattern of regular large fields, narrow shelterbelts and fences. Localised moderate impact of Rawnsley and Wimblebury in long views. A planned farming landscape where any new development would be highly visible. Heathland restoration would be appropriate on this site.</p>	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Moderate  Visual impact – Low  Habitat network – Relic  Cultural pattern - Intact  Functional integrity – Weak  Overall condition: <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PROWs. The northern boundary of the site is bound by an unrestricted green link and a private sports ground and within this designation is a bowling green- both have limited access. Wimblebury Woods, an unrestricted area of semi natural open space lies approximately 255m west of the site and Barn Way, an unrestricted housing amenity land lies 245m west of the site. The green link and Barn Way form part of the Green Space Network (2012). Two PROW directly align with the site’s western and southern boundaries.</p> <p>In addition, this residential site option is likely to deliver a substantial number of homes (629 dwellings are planned) and could offer good opportunities to incorporate new open space. The site includes two PROWs and a green link which would be expected to be retained and enhanced through new development</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>Southern Staffordshire Coalfield Heaths SSSI is located approximately 195m north of the site. There are three Sites of Biological Importance (SBI) within close proximity to the site; Prospect Village Field SBI lies approximately 130m east of the site, Hazelslade Nature Reserve Site SBI lies approximately 395m north east of the site and Hednesford Brickworks lies approximately 710m west of the site. The Cannock Chase SAC lies approximately 2.3km to the north of the site.</p>	
<b>Historic Environment</b>	<p>The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.4km east of the site and a Shrine, a replica of the grotto of Our Lady of Lourdes, a Grade II List Building situated approximately 1.7km to the north west are the nearest historic assets to the site.</p>	
<b>Transport/Public Transport</b>	<p>There are six bus stops within 350m of the site; four are located on Littleworth Road, one is situated on Rawnsley Road and another lies on Cannock Wood Street and are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	Access may rely on other sites coming forward in tandem/prior to this site.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site may potentially connect to the AQMA along Wimblebury Road. The site is not located adjacent to a motorway or ‘A’ road. The site is not located within a Source Protection Zone.</p> <p>Coal Authority High Risk Development Area.  Previously formed part of Open Cast Coal and Clay quarry.</p>	

## Proformas in SHLAA Order

<b>Agricultural land</b>	Agricultural land quality classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (W15 – northern section = <b>Moderate</b> , W17- southern section of site = <b>High</b> ) Harm rating: <b>Moderate/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north eastern periphery of Heath Hayes Local Centre. Residents will be within proximity of a limited number of services and facilities, The site is over 2km or 30 minutes walk from the Local Centre therefore residents may be more likely to access services in Littleworth Road or Rawnsley by cycling/walking.	
<b>Infrastructure</b>	Hazelslade Community Primary School is located approx. 595m north of the site, there are no secondary schools within 600m of the site. Rawnsley Surgery is located approx. 125m to the north of the site on Rawnsley Road. There are no hospitals within 600m of the site. This site is larger than the other land parcels in this location and therefore could generate significant contributions to infrastructure. However the site alone is still potentially insufficient in scale to trigger the delivery of a new school.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	See C264	
<b>Recommendation:</b>	See C264	
<b>Summary</b>	Access to the site can only be achieved if adjacent parcels are developed, therefore as a singular land parcel it is not developable.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA number: C264e

**Site location:** 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)

**Site area(ha):** 5

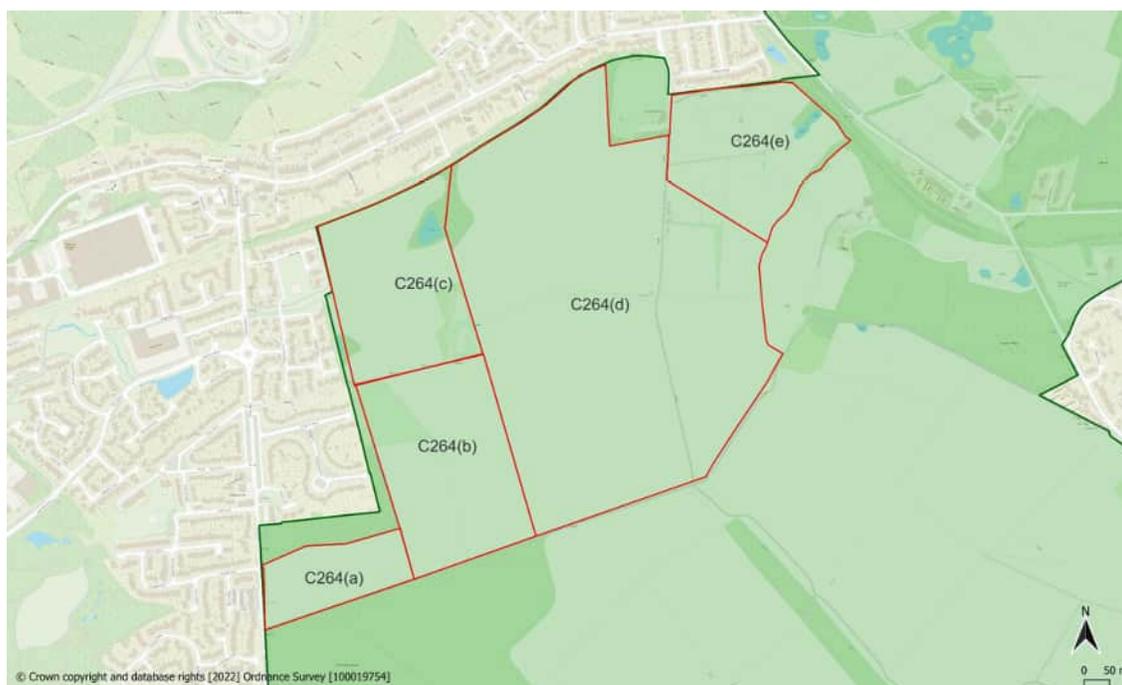
**Character density zone:** 35 dph

**Maximum capacity:** 145

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Site has been submitted in two forms- as single large site (C264) and as separate parcels. Vision Document prepared alongside supporting initial assessment work related to heritage, ecology, drainage, access, landscape impacts. NDA approx. based upon capacity and assumed density in Vision Document. See also C264 commentary.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rawnsley, although it is recognised it could form an urban extension with adjoining land parcels to the built-up area of Wimblebury and Heath Hayes, the individual site is not within a priority location for development in the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: red; color: black; text-align: center;">Red</p>
<p><b>Landscape</b></p>	<p>Cannock Chase AONB is situated approx. 275m north of the site.</p> <p><b>Landscape Character Assessment (2016)</b>  CP21g Wimblebury Farm (was CF21d)  Recent planting. Arable. Planned pattern of regular large fields, narrow shelterbelts and fences. Localised moderate impact of Rawnsley and Wimblebury in long views. A planned farming landscape where any new development would be</p>	<p style="background-color: yellow; color: black; text-align: center;">Yellow</p>

## Proformas in SHLAA Order

	<p>highly visible. Heathland restoration would be appropriate on this site.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact – Low            Habitat network – Relic            Cultural pattern - Intact            Functional integrity – Weak            Overall condition: <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PROWs. The north east boundary of the site lies directly adjacent to Rawnsley Greenlink which is an unrestricted area of semi natural open space green link. A private sports ground aligns with the site's north western boundary and within this designation is a bowling green both have limited access.</p> <p>Prospect Village Local Park that has unrestricted access lies approximately 385m to the south east of the site. A PROW lies approximately 170m south of the site. In addition, this residential site option is likely to deliver more than 100 homes (145 dwellings are planned) and could therefore offer good opportunities to incorporate new open space.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The Southern Staffordshire Coalfield Heaths SSSI is located approx. 470m northwest of the site. There are two SBIs within close proximity to the site; Hazelslade Nature Reserve Site SBI lies approx. 355m north of the site and Prospect Village Field SBI lies approx. 120m south of the site.</p> <p>The Cannock Chase SAC lies approx. 2.5km to the north of the site.</p>	
<b>Historic Environment</b>	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.4km east of the site and a Shrine, a replica of the grotto of Our Lady of Lourdes, a Grade II List Building situated approximately 1.7km to the north west are the nearest historic assets to the site.	
<b>Transport/Public Transport</b>	There are three bus stops within 350m of the site; two are located on Littleworth Road and one is situated on Cannock Wood Street and all four bus stops are served every 60 minutes. A cycle path does not pass through the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Proposed Recreational Footpath/Cycle Way may cross proposed access point.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site has the potential to connect to the AQMA along Wimblebury Road. The site is not located adjacent to a motorway or 'A' road. The site is not located within a Source Protection Zone.</p> <p>Previously formed part of Open Cast Coal and Clay quarry.</p>	
<b>Agricultural land</b>	Agricultural land quality classification: Grade 4	

## Proformas in SHLAA Order

<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (W12 – northern section = <b>Moderate</b> , W13- southern section of site = <b>High</b> ) Harm rating: <b>Moderate/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore potential residents will be within close proximity to a limited number of services and facilities. The site is over 2km or 30 minutes walk from the Local Centre therefore residents may be more likely to access services in Littleworth Road or Rawnsley by cycling/walking.	
<b>Infrastructure</b>	There are no schools within 600m of the site. Rawnsley Surgery is located approx. 320m north east of the site on Rawnsley Road. There are no hospitals within 600m of the site. If the site were to be developed as an individual site parcel the scale would not be sufficient to deliver new infrastructure.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	See C264	
<b>Recommendation:</b>	See C264	
<b>Summary</b>	This individual parcel performs more poorly when considered in isolation as opposed to collectively with the wider site, as it is closer to Rawnsley/Hazelslade and Prospect Village than Heath Hayes local centre which are rural settlements in the Spatial Strategy. An access could be created to Cannock Wood Road which has a footpath to facilities, although this would result in cutting through a dense tree belt. The site scores moderately against most categories, however the site is within the Green Belt and is categorised as resulting in a moderate/high harm rating if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA number: C265

**Site location:** Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock

**Site area(ha):** 141

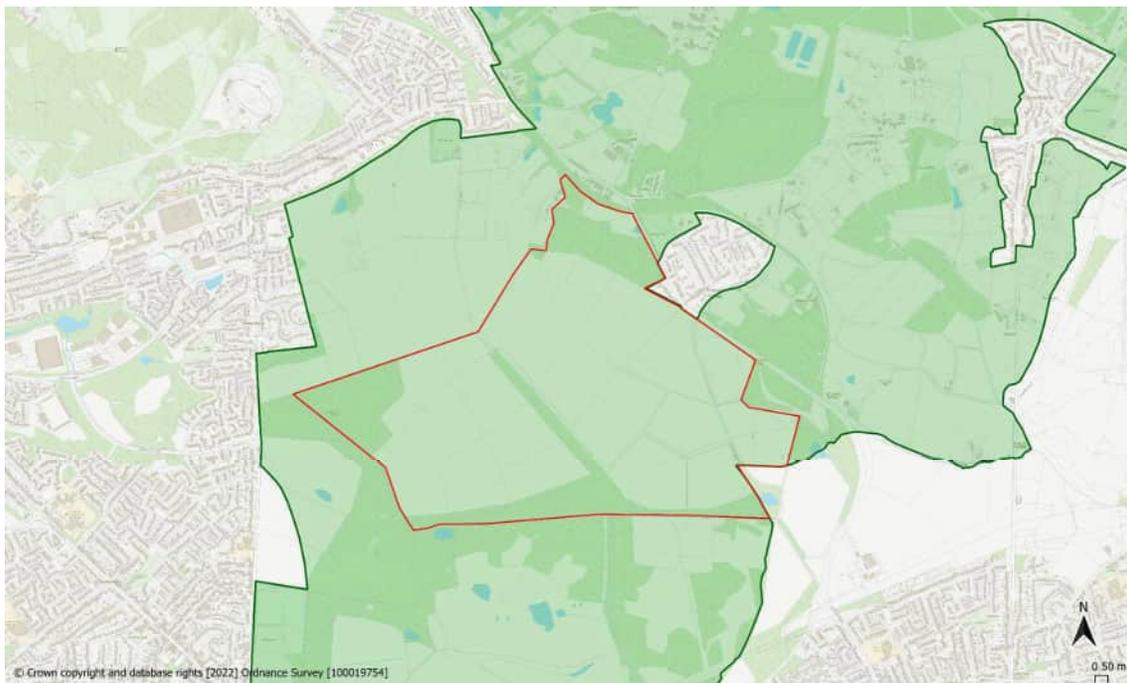
**Character density zone:** 35 dph

**Maximum capacity:** 2820

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Same landowner promoting site C264 ahead of C265 at present. LPPO submissions highlighted the landowner's ownership of the site (C265) with the potential for the land to be made available for appropriate mitigation to offset development of the C264 sites including provision of relevant infrastructure.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is detached from the built-up area of Heath Hayes, Wimblebury and Rawnsley and adjacent to Prospect Village within the Green Belt. Development in this location would not accord with the Spatial Strategy and is likely to harm the Green Belt designation as it could result in the merging of distinct settlements.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b> - CP21h Cuckoo Bank (was CP21 e,f)          Heathland and open water. Secondary woodland Restored heathland and plantation woodland. Birch woodland over colliery tip. No field pattern. No impact of built development. Pylons visible. Established vegetation on the former tip is in contrast to the open recently restored adjacent landscape. Heathland restoration could be extended to other areas.</p> <p><b>Landscape condition:</b>          Extent of change - Widespread</p>	

## Proformas in SHLAA Order

	<p>Magnitude of change – Moderate  Visual impact – Moderate  Habitat network – Declining  Cultural pattern - Relic  Functional integrity - Weak  Overall condition: <b>Poor</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. An area of limited access semi natural open space aligns with the site's western boundary, whilst Sevens Road unrestricted semi natural open space, Prospect Village SBI (which has been identified as a semi natural open space with unrestricted access) and the unrestricted Prospect Village Local Park all lie directly adjacent to the site's eastern boundary. PRoWs align with most of the site's boundary.</p> <p>This residential site option is likely to deliver more than 100 homes (2,820 dwellings are planned) and could therefore offer good opportunities to incorporate new open space.</p> <p>The site includes a PRoW which would be required to be retained through new development.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI lies directly adjacent to the site's southern boundary. There are two Sites of Biological Importance (SBI) that lie directly adjacent to the site's eastern boundary; Prospect Village Field SBI and Sevens Road SBI. Redmoor Hill (west of) Biodiversity Alert Site lies approximately 245m to the south east of the site.</p> <p>The Cannock Chase SAC lies approximately 2.7km to the north of the site.</p>	
<b>Historic Environment</b>	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 740m east of the site and Cross Keys Farmhouse, a Grade II Listed Building situated approximately 1.5km to the west are the nearest historic assets to the site.	
<b>Transport/Public Transport</b>	There are eight bus stops within 350m of the site. To the east of the site, two bus stops are located on John Street and another two are located on Brickworks Road and to the west of the site two bus stops are located on Ironstone Road and two lie on Sevens Road. Aside from the two stops on Brickworks Road where there is no available data, all the bus stops are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Various options exist for site access including from Cannock Wood Road and Sevens Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road. The site is not located within a Source Protection Zone. Historic Landfill at edge of site. Previously formed part of Open Cast Coal and Clay quarry. Coal Authority High Risk Development Area.	

## Proformas in SHLAA Order

<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: PV9 – southern section = <b>Moderate/High</b> , PV10 – northern section of site = <b>Moderate</b> Harm rating: <b>Moderate/High and Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy. There are however eight bus stops within 350m of the site, six of which are known to be served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield.	
<b>Infrastructure</b>	Heath Hayes Primary School is located approx. 530m east of the site, there are however no secondary schools within 600m of the site. The site is not located within close proximity (600m) of any existing healthcare facilities. There is currently no road access to the site from Heath Hayes/Wimblebury and the impact of proposed development on the road network is not known. The scale of the site would trigger the delivery of new infrastructure which may overcome identified constraints.	
<b>Deliverability</b>	The site is indicated as not available for residential development as landowners preferred option is to safeguard the land to prevent urban encroachment arising from proposed development of site C264	
<b>Recommendation:</b>	The site is identified for further consideration (Category B/C) Landowners confirmed that they were looking to promote C264 for housing development with the use of C265 to safeguard the Green Belt to the south of the site preventing encroachment into the countryside	
<b>Summary</b>	The site is not available for development.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C342**

**Site location:** Land at West Cannock Farm (southwest of Brindley Heath Road), Hednesford

**Site area(ha):** 33

**Character density zone:** 15 -20 dph

**Maximum capacity:** 1100

**Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield, currently in agricultural use.

Potential Constraints: Green Belt and AONB

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Hednesford which is one of the main priority areas for new development. The site is defined as Green Belt and is also within the AONB which the Spatial Strategy seeks to protect and enhance.	
<b>Landscape</b>	<p>The site is located within Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b>            LDU ref. SH02d West Cannock Farm (was SH01g)            Site located within Cannock AONB            Heathy margins and wet margins. Horse grazing and gallops. Enlarged, regular, wire fenced enclosures. Some stream side trees. Brindley valley/ Pye Green housing adjacent to southern and eastern edges. Visually enclosed but valued and with potential for heathland enhancement.</p> <p><b>Landscape condition:</b>            Extent of change – Localised            Magnitude of change – Moderate            Visual impact – Low            Habitat network – Declining</p>	

## Proformas in SHLAA Order

	Cultural pattern - Declining Functional integrity - Moderate Overall Condition - <b>Good</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. Cannock Chase AONB which is classified as unrestricted semi natural open space lies directly adjacent to the site's north, north west and south west boundaries. Cotswold Road public sports ground lies amongst this designation approximately 35m south west of the site. A number of housing amenity land areas lie within 600m south east, south and south west of the site, some of which form part of the Green Space Network (2012). Approximately 30m from the south west corner of the site lies a PRow linking the site to Cotswold Road, another PRow lies approximately 270m north of the site.  This residential site option is likely to deliver more than 1000 homes (1,100 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Cannock Chase SAC lies directly adjacent to the site's north west and north east boundaries. Furnace Coppice Biodiversity Alert Site lies approximately 700m east of the site and Beaudesert Golf Course, Rawnsley Hills Site of Biological Importance lies approximately 540m to the south east of the site.	
<b>Historic Environment</b>	The nearest historic assets to the site is Hednesford War Memorial and Gates, a Grade II Listed Building which is located approximately 930m to the south east of the site. Anglesey Hotel, also a Grade II Listed Building is located approximately 1.1km to the south of the site.	
<b>Transport/Public Transport</b>	There are over 20 bus stops within 350m of the site. The bus stops located to the south and west of the site on Broadhurst Green and Bradbury Lane are served every 15 minutes whereas the bus stops located on Rugeley Road are served every 30 minutes. A cycle path passes approximately 85m east of the site, and Hednesford railway station lies approximately 995m south of the site.	
<b>Access</b>	Several options for access including via the adjacent Bindley Heath Road and Cotswold Road.	
<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road. The site lies entirely within Source Protection Zone 3.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt <b>Green Belt Study:</b> The majority of the site has been assessed in HE8 in the study which has a harm rating of High. Site includes: HE6 = Moderate, HE5, HE7 and HE9 = Moderate-High and HE10 = High Harm rating: <b>High</b> (majority of site)	

## Proformas in SHLAA Order

<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the northern urban edge of Hednesford and is approximately 25 minutes walking distance to the town centre. Therefore, potential residents will be within proximity of a range services and facilities.	
<b>Infrastructure</b>	Pye Green Academy (a Primary School) is located approx. 560m south of the site, but there are no secondary schools within 600m of the site. The site is not located within close proximity (600m) of any existing healthcare facilities. The potential scale of development is likely to trigger the delivery of new infrastructure which could overcome identified constraints.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is located on the urban edge of Hednesford which is one of the main priority areas for new development. The site is within the Green Belt and is determined to have a high harm rating if released. Development would result in a loss of Grade 3 moderate/good agricultural land. The site is also within the AONB where, in principle, land should be protected to conserve and enhance its natural beauty. The site is directly adjacent to a Special Area of Conservation and the impact of development in this location on adjacent habitat is unknown.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C352

**Site location:** Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes

**Site area(ha):** 1.1

**Character density zone:** 35dph

**Maximum capacity:** 45

### Site notes/description:

Formerly part of larger site of C116. Sole landowner promoting site, not developer. Currently in use as football ground, representing a greenfield site. Some site assessment and promotion work underway. Adjacent to urban edge. Landowner has provided information on the Football Association and Sport England which states that the current facilities are not fit for purpose, the site does not meet requirements and ground grading criteria of level 5 and therefore club could not be promoted. The site is being promoted for between 40-50 Affordable homes. An altered boundary has been provided through Call for Sites 2023, this boundary is for identifying purposes only and does not signify ownership boundaries – as such third-party landownership consideration would have to be given to enable the development to be brought forward. Potential Constraints: Green Belt. Coal Authority High Risk Development Area on southern boundary of site. Historic Landfill. Proximity to AQMA. Would require relocation of current use, particularly given represents in use playing pitches. Nearby Far Lady Coppice (wildlife site). Third Party Landownership Constraints.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CP21j Coppice Colliery Developing woodland on former mining sites. Rough land and secondary woodland. No field pattern. Birch secondary	

## Proformas in SHLAA Order

	<p>woodland. Localised low impact of built development. Pylons. A disturbed former industrial landscape, with regenerated secondary birch woodland. Provides a valuable buffer to development between Heath Hayes and Norton Canes.</p> <p><b>Landscape condition:</b>  Extent of change – Localised  Magnitude of change – High  Visual impact – Moderate  Habitat network – Intact  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS. The site partially lies within the unrestricted Newlands Lane semi natural open space and Heath Hayes Football Club (private sports ground) which has limited access. Within Newlands Lane lies a public sports ground that lies directly adjacent to the site's west boundary. In addition, Heath Hayes Park which has unrestricted access is located approximately 90m to the north east of the site. A PRow linking Cannock Road and Hednesford Road lies approximately 175m north of the site and another PRow lies 250m north west of the site and links Newlands Lane with Cannock Road.</p> <p>The site includes Newlands Lane and Heath Hayes Football Club (private sports ground) which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced; further information required on the relocation of the pitches.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Newlands a Biodiversity Alert Site is located approximately 185m north west of the site, Norton Pools Site of Biological Importance (SBI) lies approximately 445m to the south and the Newlands Brook Fields, Fields and Pool at Newlands Brook SBI lies approximately 450m to the west of the site. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 440m east of the site. The Cannock Chase SAC lies approximately 4.3km to the north of the site.	
<b>Historic Environment</b>	The site is not located within 500m of any designated historic asset.	
<b>Transport/Public Transport</b>	There are six bus stops within 350m of the site all which are served every 30 minutes; five are located on Hednesford Road (B1454) and one located on Wimblebury Road. The site is not within 1km of a railway station. A cycle path is located approximately 45m north of the site on Cannock Road (A5190).	
<b>Access</b>	Access would be the current access arrangement via Newlands Lane.	
<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Around half of the site to the west lies within the AQMA over the Five Ways Heath Hayes roundabout. In addition, the site is	

## Proformas in SHLAA Order

	<p>also linked to the existing AQMA that extends along the very south of Wimblebury Road and the section of the A5190 that lies to the east of the roundabout which is located approx. 50m northeast of the site. An effect is therefore likely on air quality as development at this location is expected to increase levels of air pollution in the area as a result of increased vehicle traffic.</p> <p>As the site is not adjacent to a motorway or an 'A' road, a negligible effect is identified in relation to noise pollution.</p> <p>The site is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.</p> <p>Coal Authority High Risk Development Area on southern boundary of site. Historic Landfill.</p>	
<b>Agricultural land</b>	Agricultural Land Class: Non-agricultural land. A small pocket of urban land is identified in the north west corner of the site.	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt</p> <p>Green Belt Study: (W118)</p> <p>Harm rating: <b>Moderate</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the south east periphery of Heath Hayes Local Centre and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	<p>There are no primary or secondary schools within 600m of the site.</p> <p>The site is not located within close proximity (600m) of any existing healthcare facilities.</p> <p>Capacity for additional school places in this area is very limited. Development would likely have an impact on local infrastructure. Developer contributions would be sought to mitigate the impact of development.</p>	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed.	
<b>LPPO Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location.</p> <p>The site has been identified for further consideration (Category A) but as a potential site allocation</p> <p>LPPO Site Allocation: SH1</p>	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B) but with consideration required regarding the football pitch provision	
<b>Summary</b>	The site is within walking distance of Heath Hayes Local Centre and therefore is in a preferred location for growth. The site is in the Green Belt and would result in moderate harm if released. The site is in use as a playing pitch. More information is required from the landowner to provide a costed, deliverable and viable plan for the replacement of the pitch and facilities at an alternative accessible location within the plan period to offset the loss of this pitch.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C373a and C373b

**Site location:** Land at Court Bank Farm, Cannock Wood

**Site area(ha):** 1.024

**Character density zone:** 15-20

**Maximum capacity:** 20

#### Site notes/description:

C373a: Sole landowner promoting site, not developer. Site is predominantly greenfield, currently in mixed use (grazing, equestrian facilities, antiques operation). Site suggested for residential use (at circa 20-25dph but no suggested overall capacity) and renewable energy proposals. Landowner suggests part of site could be developed, rather than whole site, but whole site boundary has been suggested too. Small sites of site adjoin Cannock Wood Settlement Boundary. Part of site formerly C172. Site Boundary Reduced in Call for sites to include only land covering 84 Hayfield Hill and the UKAA Business Premises. Reduction from 30ha to 1.024ha. Site reduced to reflect split with C373b.

C373b: Sole landowner promoting site, not developer. Site is northern portion of former C373 (SHLAA 2022) now site C373a. CH/22/0190 is a planning application for the demolition of 3no. Buildings to be replaced with 3no. Dwellings and the conversion of a 4<sup>th</sup> building to residential – withdrawn September 2022.

#### Site Boundary:



#### Site Assessment:

<b>Spatial strategy</b>	The site is located in the defined rural area of the District, within the Green Belt and AONB and therefore is not in accordance with the Spatial Strategy of the Local Plan. Development in this location would not accord with the Spatial Strategy and is likely to harm the Green Belt designation as it could result in the merging of distinct settlements.	
<b>Landscape</b>	The site is located entirely within Cannock Chase AONB. <b>Landscape Character Assessment (2016)</b> – LDU ref. CF20a	

## Proformas in SHLAA Order

	<p>Roadside hedges and scattered trees. Bracken on verges. Pasture; horse grazing. Small to medium sized irregular fields with mixed species hedges/wire fences. Localised moderate impact of suburban development. New development is visually intrusive in this settled landscape.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Low            Visual impact – Very Low            Habitat network – Declining            Cultural pattern - Declining            Functional integrity – Moderate            Overall condition: <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoW. Directly adjacent to the north boundary lies Nun’s Well, an unrestricted area of semi natural open space, another unrestricted area of semi natural green space lies approximately 80m to the east of the site and approximately 25m to the west of the site lies an unrestricted green link. A PRoW that is accessible from Hayfields Hill another lies directly adjacent to the site’ southern boundary, which could be lost due to development. This however, is uncertain as it cannot be known whether design will lead to the loss, creation or enhancement of such features. It is unknown at this stage what portion of the mixed used development would include new homes. Therefore it is uncertain if this site would allow for opportunities to incorporate areas of open space (major development sites are required to provide increased opportunities for the incorporation of new open space).</p>	
<b>Flooding</b>	<p>The site is located entirely within flood zone 1</p>	
<b>Biodiversity</b>	<p>Courtbanks Covert, Redmoor Wood Site of Biological Importance (SBI) lies within the site and Gentleshaw Common SSSI lies approximately 80m east of the site. Gentleshaw Grassland Biodiversity Alert Site (BAS) lies approximately 210m east of the site and Redmoor Hill (west of) BAS lies approximately 235m south of the site.</p> <p>The Cannock Chase SAC lies approximately 3.4km to the north west.</p>	
<b>Historic Environment</b>	<p>The Moated Site and Bloomery in Courtbanks Covert, a Scheduled Monument is the nearest historic asset located approximately 150m north west of the site and Windmill Tower, a Grade II Listed Building lies approximately 570m north east of the site. The site is screened from this Scheduled Monument by trees whereas Redmoor Road, Commonsides and Windmill Lane lie between the site and the Listed Building. The impact on heritage assets would be dependent on the scale and location of development.</p>	
<b>Transport/Public Transport</b>	<p>There are 11 bus stops located within 350m of the site; six are located on Hayfield Hill, four on Cumberledge Hill and one on Ironstone Road and all stops are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	<p>Access would be from the adjacent road –Hayfield Hill.</p>	

## Proformas in SHLAA Order

<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. The majority of the site lies within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality.	
<b>Agricultural land</b>	This land has been classified as Grade 4.	
<b>Green Belt</b>	Site is located within the Green Belt Green Belt Study (CW14) Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within or at the edge of any of the centres identified in the settlement hierarchy. There are 11 bus stops located within 350m of the site which are served every 60 minutes. These public transport nodes may provide residents and employees with access to services and facilities further afield.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no schools within 600m of the site. There are no hospitals or GP surgeries within 600m of the site.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	This larger site has been withdrawn by the landowner and remains within the SHLAA as a significant smaller parcel.	
<b>Summary</b>	The landowner has indicated smaller land parcels close to Cannock Wood village could be suitable for housing to meet local need. However the Spatial Strategy categorises Cannock Wood as part of the rural area of the District which is not a preferred location for growth (although this could be allocated in Neighbourhood Plans). There is a lack of services, facilities and local infrastructure to serve the site. Further investigation would be required to determine the impact on heritage assets. The site is designated Green Belt and the harm to release of the entire parcel is assessed to be high. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### **SHLAA Number: C375a and 375b**

**Site location:** Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford

**Site area(ha):** 2.48

**Character density zone:** 15-20

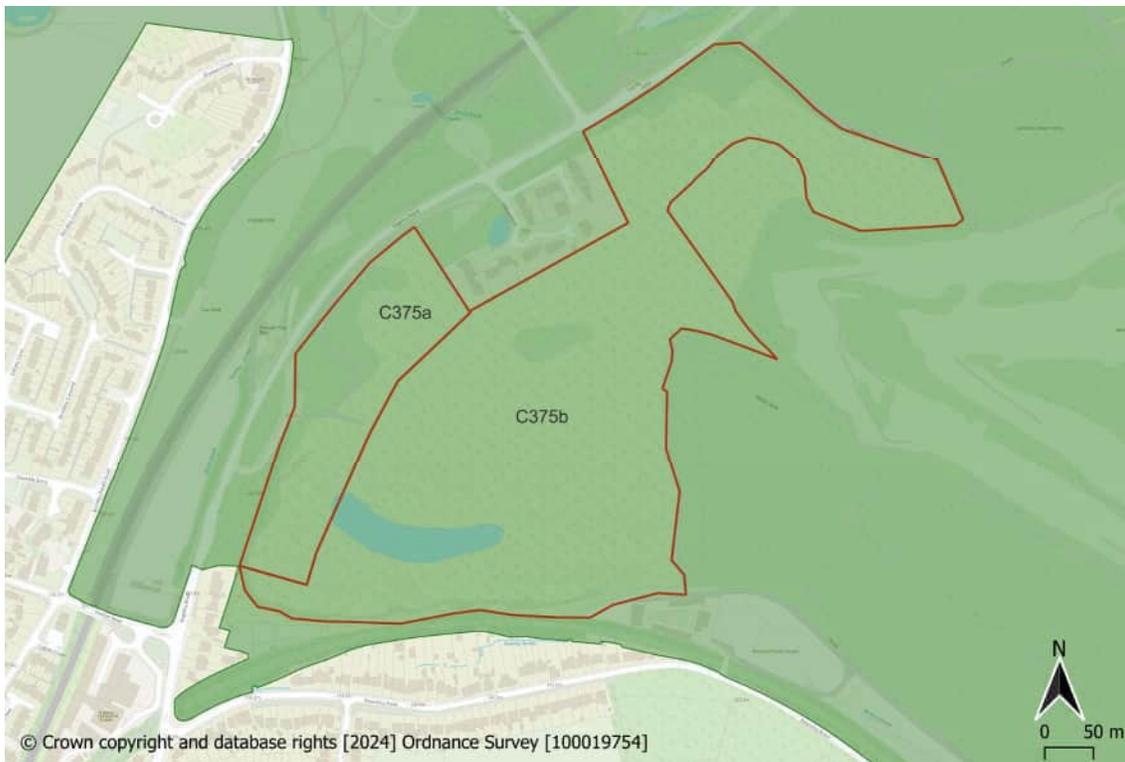
**Maximum capacity:** 50

#### **Site notes/description:**

Sole landowner promoting site, not developer. Site being proposed as part of a comprehensive scheme to include the use of the wider site as open space; there are no third landownership constraints. Site suggested for housing-led development (Site C375a) with associated open space provision and an extended golf course ((Site C375) with the residential scheme enabling this). Previously granted consent for extension of adjacent golf course (1997- now lapsed). Site is being promoted for open market housing with proportional affordable housing provision. The overall proposition includes the adjacent land proposed for Leisure/Green Space Network/ Local Green Space, comprising c. 40-45acres for publicly accessible woodland; and the area (C375b) comprising c. 2-3acres for a small extension to one of the existing holes at Beau Desert Golf Club. Site is not currently in active use; the site (C375a) and the adjacent land were previously used for quarrying and tipping. Immediately adjacent, to the north-east of the site, is a site recently developed for housing.

There is a building on part of the site and other evidence of its former commercial use. Landowner considers part of the site to meet the definition of previously developed land as provided in the NPPF Glossary. No detailed assessments or site promotion work undertaken to date. Site capacity suggested of 50-80 dwellings. Site size reflects area suggested for residential development only (Site C375a) however doesn't take into account NDA- assumed at 75%. Site is being promoted for availability in the medium/long term. There has been very preliminary level discussions with the developer of adjacent site (Fallow Hollow) and Forestry England). Further works required with regards to viability. Site formerly known as Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford (C375(a) and C375(b)).

#### **Site Boundary:**



## Proformas in SHLAA Order

### Site Assessment:

<b>Spatial strategy</b>	The site is on the edge of Hednesford which is one of the priority locations for new development. The site proposed for development (C375a) is slightly detached from the urban area, within the Green Belt and the AONB which the Spatial Strategy seeks to protect and enhance.	
<b>Landscape Character</b>	<p>The site is mostly located within Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b>            LDU ref. - FH01d Sandy Slade (was SH01h)            Site within Cannock Chase AONB            Developing woodland, grassland and wetland habitats. Amenity grassland and woodland belts. No field pattern. Secondary woodland defines sense of enclosure. Former colliery buildings are prominent. Potential for further heathland development and important recreation corridor for Cannock Chase.</p> <p><b>Landscape condition:</b>            Extent of change – Widespread            Magnitude of change – High            Visual impact – High            Habitat network – Declining            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition - <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs therefore a significant positive effect is considered likely. Cannock Chase AONB which is classified as unrestricted semi natural open space lies directly adjacent to the site's north and east boundaries. Cotswold Road public sports ground lies within this designation and directly west of the site. The Hednesford Hills unrestricted area of semi natural open space lies approximately 65m to the south of the site forms part of the Green Space Network (2012). A ProW lies within the site and extends to the east to Hazelslade.</p> <p>The site includes a PRoW and a section of an unrestricted green link which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p> <p>On site water body acts as flood alleviation for Rawnsley Road. Culverting of watercourse running through site may be required.</p>	
<b>Biodiversity</b>	Beaudebert Golf Course, Rawnsley Hills Site of Biological Importance lies directly adjacent to the site's north east boundary. Furnace Coppice Biodiversity Alert Site lies approximately 350m north of the site. Cannock Chase SAC and SSSI are approximately 555m north west of the site	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site.	

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<b>Transport/ Public Transport</b>	There are nine bus stops within 350m of the site. The five bus stops located on Rugeley Road are served every 30 minutes whereas the two bus stops Bradbury Lane and two on Station Road are served every 15 minutes. A cycle path passes approximately 120m east of the site. There is no railway station within 1km of the site.	
<b>Access</b>	Access into the site from A460 – Rugeley Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is located directly adjacent the A460 (Rugeley Road) and therefore development at this location is likely to result in noise pollution impacting upon local amenity. The site lies entirely within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality. Former landfill site.	
<b>Agricultural land</b>	Agricultural land quality classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: HE15 (southern section – High) and HE17 (northern section – Very High) Harm rating: <b>High/Very High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people’s needs and avoid isolation</b>	The site is located on the north-eastern edge of Hednesford. The Town Centre contains a range of services and facilities and is around a 16 minute walk, approximately 1.3km from the site.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no schools within 600m of the site. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LLPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is located on the edge of Hednesford although most of the services and facilities are beyond 600m from the site. Development would result in a loss of Grade 3 moderate/good agricultural land. The site is within the Green Belt and assessed to result in high/very high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty. The site is potentially subject to noise pollution. There is potential for detrimental impacts on local water quality	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C376a**

**Site location:** Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood

**Site area(ha):** 2.3

**Character density zone:** Green Belt and AONB - 15-20dph

**Indicative capacity:** 10

**Site notes/description:**

Sole landowner, who is also developer, promoting site. Site former colliery tip but represents greenfield land (now restored). Site is wholly covered by SBI designation and therefore considered significantly physically constrained.

**Larger site (including this parcel of land) comprising of 13ha has been submitted through Call for Sites.**

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within the defined rural area within the District and within the Green Belt and therefore development in this location is not in accordance with the Spatial Strategy of the Local Plan.</p>	<p style="background-color: red; color: black; text-align: center;">Red</p>
<p><b>Landscape character</b></p>	<p>The east boundary of the site lies directly adjacent to Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. CP21e (Planned Coalfield Farmlands) Secondary woodland on colliery tip, patches of permanent pasture. Pasture, re-colonised colliery spoil tip, industrial estate. Partial survival of small and medium size fields with mixed hedges around Cannock Wood Farm. Localised low impact of industrial estate, hidden from view. A disturbed landscape showing evidence of an older coalfield landscape in centre of parcel.</p>	<p style="background-color: yellow; color: black; text-align: center;">Yellow</p>

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Widespread  Magnitude of change – High  Visual impact - High  Habitat network - Weak  Cultural pattern - Declining  Functional integrity - Weak  Overall Condition - <b>Very Poor</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. An area of unrestricted open space lies directly adjacent to the east of the site and Prospect Village SBI, which is also an unrestricted area of semi-natural open space, lies approximately 5m south of the site. In addition, Prospect Village Local Park is located approximately 60m to the south of the site and this also contains Prospect Village Local Park Playground which is approximately 120m to the south of the site. A PRoW that links Prospect Village with Johns Road lies approximately 350m south west of the site.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>A large proportion of the site lies within New Hayes Tip Site of Biological Importance (SBI) and in addition, the site’s southern boundary lies directly adjacent to the Proposed Village (disuse railway Newhayes Road - Rugeley Road) SBI. The Southern Staffordshire Coalfield Heaths SSSI is located approx. 1.2km west of the site.  The Cannock Chase SAC lies approx. 2.8km northwest of the site.</p>	
<b>Historic Environment</b>	<p>The site is not located within proximity of any designated heritage assets.</p>	
<b>Transport/Public Transport</b>	<p>There are three bus stops within 350m of the site; one bus stop is located on Sevens Road, a second is located on Ironstone Road and the third is located on Cumberledge Hill and these stops all are served every 60 minutes.  A cycle path does not pass the site and the site is not located within 1km of a railway station.</p>	
<b>Access</b>	<p>Access requires further investigation.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western Power will need to be considered for availability.</p>	
<b>Environmental Constraints</b>	<p>The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic.  The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.  The site is not located within a Source Protection Zone.  Former Colliery Tip.</p>	
<b>Agricultural land</b>	<p>The land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC).</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt  Green Belt Study: OA6</p>	
<b>Climate change</b>	<p>Potential for on-site dedicated energy generation from renewable sources</p>	

## Proformas in SHLAA Order

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are three bus stops within 350m of the site which are served every 60 minutes, this public transport node may provide residents with access to services and facilities further afield. However, there is no safe pedestrian access to the bus stops and no real scope to improve the current access.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no primary or secondary schools within 600m of the site. The site is not located within proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known constraints to development	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is within the defined rural area and within the outer area of the Green Belt, beyond any settlement boundary. The site is directly adjacent to the AONB. The location is not within safe walking distance of services and facilities. Part of the site is designated as a Site of Biological Importance, a non-statutory designation to protect locally valued sites of biological diversity.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C376b

**Site location:** Land at Cannock Wood Tip, off New Hayes Road

**Site area(ha):** 13

**Character density zone:** 15-20dph

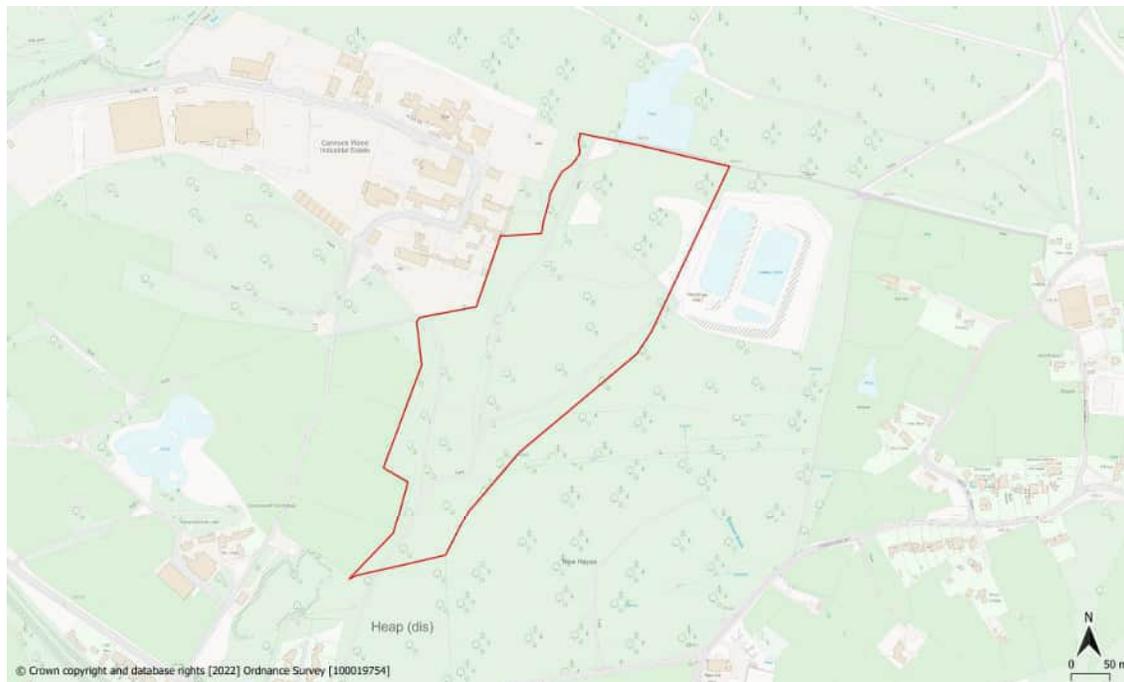
**Maximum capacity:** Circa 145

#### Site notes/description:

Sole landowner promoting site, not developer. Site located within the Green Belt and is covered by an SBI. Site also abuts the AONB. The landowner acknowledges that there are restrictions to the potential for residential or employment purposes, potential for off-site, biodiversity net gain and enhancement along with adjoining site believed to still be owned by the Coal Authority and/or Forestry Commission.

The site is understood to have formerly been part of the Cannock & Rugeley Colliery, which was located on the adjoining now comprising of the Cannock Wood Industrial Estate. The submission site is understood to have been used as tip for spoil from the former colliery.

#### Site Boundary:



#### Site Assessment:

<b>Spatial strategy</b>	The site is located in the defined rural area of the District and therefore development in this location is not in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape character</b>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. CP21e Secondary woodland on colliery tip, patches of permanent pasture. Pasture, re-colonised colliery spoil tip, industrial estate. Partial survival of small and medium size fields with mixed hedges around Cannock Wood Farm. Localised low impact if industrial estate, hidden from view. A disturbed landscape showing evidence of an older coalfield landscape in centre of parcel.</p> <p><b>Landscape condition:</b></p>	

## Proformas in SHLAA Order

	Extent of change - Widespread Magnitude of change – High Visual impact - High Habitat network – Weak Cultural pattern - Declining Functional integrity - Weak Overall Condition – <b>Very Poor</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. An area of unrestricted open space lies directly adjacent to the east of the site and Prospect Village SBI, which is also an unrestricted area of semi-natural open space, lies approximately 180m south of the site. In addition, Prospect Village Local Park is located approximately 60m to the south of the site and this also contains Prospect Village Local Park Playground which is approximately 303m to the south of the site. A PRoW that links Prospect Village with Johns Road lies approximately 600m south west of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is covered by the New Hayes Tip Sites of Biological Interest. Prospect Village Field Site of Biological Interest lies approx. 165m to the southwest of the site. A section of the Cannock Chase SAC lies approximately 2.6km to the northwest of the site.	
<b>Historic Environment</b>	The site is located west of Castle Ring Scheduled Monument which is sited at an elevated position in the landscape. The setting of the heritage asset may require consideration.	
<b>Transport /Public transport</b>	The site is not located within 1km of a train station, nor is the site within walking distance (350m) of any bus stops.	
<b>Access</b>	Access requires further investigation	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. It is also not located adjacent to the strategic road network. Former Colliery Tip.	
<b>Agricultural land</b>	Agricultural land classification: Non-Agricultural	
<b>Green Belt &amp; potential mitigation</b>	Southern portion of the site is located within the Green Belt. Green Belt Study: OA9 <b>Site has been identified to have an AMBER/RED Green Belt Rating; the site has been given an overall RAG rating of RED to reflect a portion of the site being within the Green Belt.</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located outside of the identified town and local centre locations identified and there is no scope for accessing services safely by walking/cycling.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. The site does not lie within walking distance (600m) of any education facilities. The site does not lie within walking distance (600m) of a GP or hospital.	
<b>Deliverability</b>	Site has been indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	N/A - Site not known at this stage	

## Proformas in SHLAA Order

<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)
<b>Summary</b>	The site is in the rural area of the District, detached from the settlement boundary. There are no services and facilities within walking distance of the site and there is no opportunity to reach these by public transport, As such, it is not a sustainable location for new development. Part of the site is within the Green Belt. The site is within New Hayes Tip Site of Biological Interest
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

**SHLAA Number: C399**

**Site location:** Land at junction of New Hayes Road and Ironstone Road, Cannock Wood

**Site area(ha):** 1.95

**Character density zone:** 15-20dph

**Maximum capacity:** 29

**Site notes/description:**

Landowners promoting site, not developer. Site is greenfield.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in the Green Belt and AONB, within the defined rural area within the District and therefore development in this location is not in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape Character</b>	<p>The site entirely lies within Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. - CP21d Prospect Village</p> <p>Patches of gorse and scrub regeneration. Older permanent pasture Pasture Fragmented pattern of regular fields. Plantation woodland on northern edge. Low impact of the urban edge of Prospect Village Good A modified coalfield landscape with the self-contained settlement of Prospect Village at its centre. The old mineral line is a feature.</p> <p><b>Landscape condition:</b> Extent of change – Localised Magnitude of change – Moderate Visual impact – Low Habitat network – Intact Cultural pattern - Declining Functional integrity - Moderate</p>	

## Proformas in SHLAA Order

	<b>Overall Condition - Good</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. Prospect Village SBI, which is an unrestricted area of semi-natural open space lies directly adjacent to the south west boundary of the site and another of unrestricted open space lies approximately 10m north of the site. In addition, Prospect Village Local Park lies approximately 100m to the west of the site and this also contains Prospect Village Local Park Playground which is approximately 230m to the south of the site. A PRow that links Prospect Village with Johns Road lies approximately 430m south west of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site's southwest boundary lies directly adjacent to the Prospect Village (disused railway Newhayes Road-Rugeley Road) SBI and New Hayes Tip Site of Biological Importance (SBI) lies approximately 10 metres northwest of the site. Gentleshaw Common SSSI is located approximately 1.2km west of the site. The Cannock Chase SAC lies approximately 3km northwest of the site.	
<b>Historic Environment</b>	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 435m east of the site is the nearest historic asset to the site. The site is also to the south west of Castle Ring Scheduled Monument.	
<b>Transport/Public Transport</b>	There are five bus stops within 350m of the site; one bus stop is located on Sevens Road, three bus stops on Ironstone Road (including one that lies directly adjacent to the east boundary of the site) and one is located on Cumberledge Hill. These are stops are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station.	
<b>Access</b>	Access possible from New Hayes Road and Ironstone Road.	
<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. The site is not located within a Source Protection Zone.	
<b>Agricultural land</b>	This land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC)	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: PV3 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within the existing urban area and is not within close proximity to any of the centres identified in the settlement hierarchy. There are however three bus stops within 350m of the site which are served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no primary or secondary schools within 600m of the site. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is located close to Prospect Village, within the defined rural area of the District and not in a preferred location for growth. There are limited services and facilities accessible from the site although it is possible to access these by public transport. Impact of development on nearby designated sites for biodiversity importance and heritage assets would require investigation. The site is in the Green Belt and would result in high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C400**

**Site location:** Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)

**Site area(ha):** 13

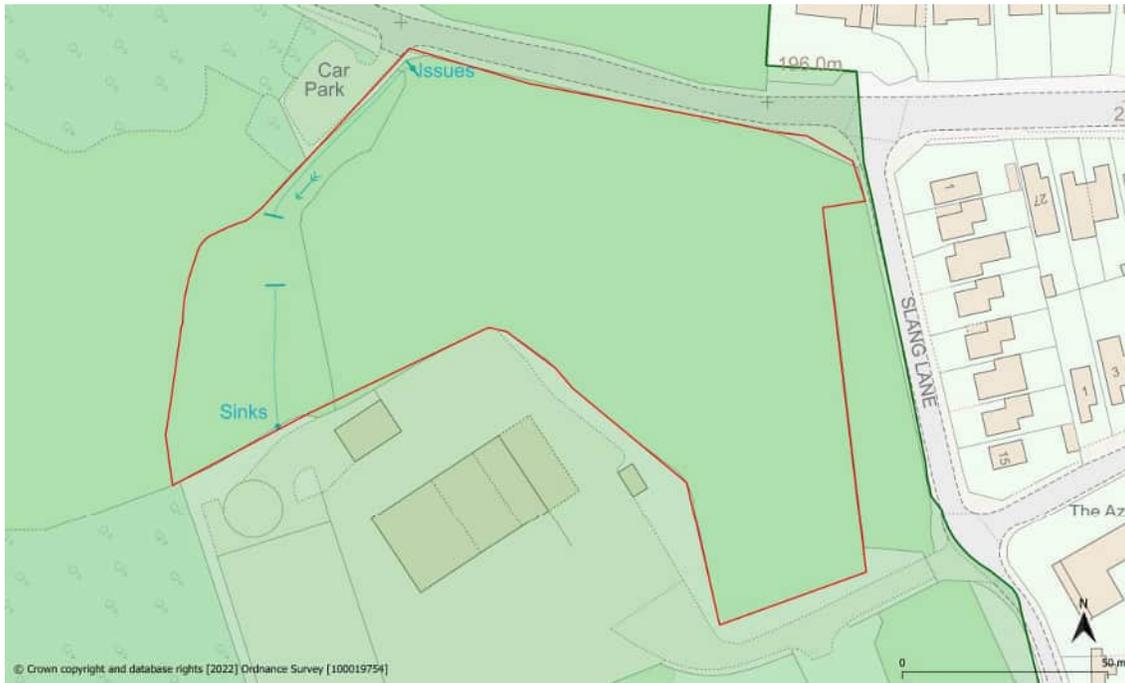
**Character density zone:** 15-20dph

**Maximum capacity:** 18

**Site notes/description:**

Landowners promoting site, not developer. Site is greenfield. Potential Constraints: Green Belt and AONB.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located in the defined rural area of the District, within the Green Belt and AONB, and therefore is not in accordance with the Spatial Strategy of the Local Plan.</p>	
<p><b>Landscape</b></p>	<p>The site is located within the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. –SF20a Cannock Wood (was SF17b) Roadside hedges and scattered trees. Bracken on verges Pasture; horse grazing. Small to medium sized irregular fields with mixed species hedges/wire fences. Localised moderate impact of suburban development. New development is visually intrusive in this settled landscape. Little capacity for new development.</p> <p><b>Landscape condition:</b> Extent of change – Localised Magnitude of change – Low Visual impact – Very Low Habitat network – Declining Cultural pattern - Declining Functional integrity - Moderate Overall Condition - <b>Good</b></p>	

## Proformas in SHLAA Order

<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of semi-natural open space is located adjacent to the site to the west. A further area of semi-natural open space is located within 400m of the site to the north within Cannock Chase AONB. Two areas of housing amenity land are located to the north east of the site within 375m at High Meadow. The closest PRow to the site is located to the east of the site within 155m at Hayfield Hill. A number of additional PRowS are located to the north west of the site within 420m by Holly Hill Road at Cannock Chase AONB.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Gentleshaw Common SSSI is located to the southeast of the site within 485m. A section of the Cannock Chase SAC lies approximately 3.5km to the northwest of the site.	
<b>Historic Environment</b>	The site is located within 260m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the south. This heritage asset is screened by existing tree cover by Court Bank Farm to the south. The site is directly south of Castle Ring Sheduled Monument. Residential development at this location may have an adverse impact upon the significance of the identified heritage asset or the significance of its settings.	
<b>Transport/Public Transport</b>	The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the north east at Cumberledge Hill within 55m. Further bus stops are located to the east of the site at Hayfield Hill, the closest being within 150m. The bus service accessible at these locations operates relatively infrequently (once every hour), however. There are no existing cycle paths in close proximity to the site	
<b>Access</b>	Access options include from Cumberledge Road and Slang Lane	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site is not located within a Source Protection Zone.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: CW16 Harm rating: <b>Moderate/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy. The site is however located within close proximity (350m) of a number of bus stops at Hayfield Hill and Cumberledge Hill which might provide access to services or facilities further afield.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	<p>There is limited infrastructure to serve the site. There are no existing educational facilities within close proximity (600m) of the site.</p> <p>The site is not located within close proximity (600m) of any existing healthcare facilities.</p>	
<b>Deliverability</b>	Site has been identified to be deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	<p>The site is located adjacent to Cannock Wood village, within the defined rural area of the District and not in a preferred location for growth. There are limited services and facilities accessible from the site although it is possible to access these by public transport. Development would result in a loss of Grade 3 moderate/good agricultural land. Impact of development on nearby designated sites for biodiversity importance and heritage assets would require investigation.</p> <p>The site is in the Green Belt and would result in moderate/high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.</p>	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C401**

**Site location:** Land adjacent to 18 Cumberledge Hill, Cannock Wood

**Site area(ha):** 1.1

**Character density zone:** 15-20dph

**Maximum capacity:** 15

**Site notes/description:**

Landowners promoting site, not developer. Site is greenfield. Potential Constraints: Green Belt and AONB

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in the Green Belt and AONB, within the defined rural area of the District and therefore is not in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape</b>	<p>The site is within Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. –SF20a Cannock Wood (was SF17b)</p> <p>Roadside hedges and scattered trees. Bracken on verges Pasture; horse grazing. Small to medium sized irregular fields with mixed species hedges/wire fences. Localised moderate impact of suburban development. New development is visually intrusive in this settled landscape. Little capacity for new development.</p> <p><b>Landscape condition:</b> Extent of change – Localised Magnitude of change – Low Visual impact – Very Low Habitat network – Declining Cultural pattern - Declining Functional integrity - Moderate Overall Condition - <b>Good</b></p>	

## Proformas in SHLAA Order

<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. An area of semi-natural open space is located to the south west of the site at Nun's Well within 15m. A further area of semi-natural open space is located within 285m of the site to the north within Cannock Chase AONB. Two areas of housing amenity land are located to the north east of the site within 315m at High Meadow. The closest PRoW to the site is located to the south east of the site within 210m at Hayfield Hill. A number of additional PRoWs are located to the north west of the site within 170m by Holly Hill Road at Cannock Chase AONB.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Gentleshaw Common SSSI is located to the southeast of the site within 530m. A section of the Cannock Chase SAC lies approximately 3.4km to the northwest of the site.	
<b>Historic Environment</b>	The site is located within 395m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the south. To the north of the site within 395m Castle Ring has also been designated as Scheduled Monument. Both heritage assets are screened by existing tree cover by Holly Hill Road and Court Bank Farm to the north and south respectively. Residential development at this location may still however have an adverse impact upon the significance of these heritage assets or the significance of their respective settings	
<b>Transport/Public Transport</b>	The site is not located within 1km of a train station. Five bus stops are however located within 350m of the site. The closest bus stop to the site is located to the east at Cumberledge Hill within 75m. A further bus stop is located to the southeast of the site within 185m at Hayfield Hill. The bus service accessible at these locations operate infrequently (once every hour), however. There are no existing cycle paths near the site.	
<b>Access</b>	Access is possible from the Cumberledge Hill Road	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site is not located within a Source Protection Zone.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: CW20 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy. The site is however located within close proximity (350m) of five bus stops at Hayfield Hill and Cumberledge Hill which might provide access to services or facilities further afield.	
<b>Infrastructure</b>	There are no existing educational facilities within close proximity (600m) of the site.	

## Proformas in SHLAA Order

	The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is located close to Cannock Wood village, within the defined rural area of the District and not in a preferred location for growth. There are limited services and facilities accessible from the site although it is possible to access these by public transport. Impact of development on nearby designated sites for biodiversity importance and heritage assets would require investigation. The site is in the Green Belt and would result in high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: C404

**Site location:** Land off Rugeley Road (at Hill Farm), Cannock Wood

**Site area(ha):** 2.1

**Character density zone:** 15-20dph

**Maximum capacity:** 30

#### Site notes/description:

Sole landowner promoting site, not developer. Site currently in agricultural use mainly and represents largely greenfield land. Some buildings on site relating to antiques business. No detailed assessments or site promotion work undertaken to date. Not adjacent to Cannock Wood settlement boundary. Boundary reduction by landowner at call for sites, site has been withdrawn and removed from wider allocation accordingly.

**Boundary reduction by Landowner removed site from wider allocation.**

#### Site Boundary:



#### Site Assessment:

<b>Spatial strategy</b>	The site is located in the Green Belt and AONB, within the defined rural area within the District and therefore is not in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape</b>	The site is within Cannock Chase AONB <b>Landscape Character Assessment (2016)</b> LDU ref. – CP21b Old Lodge Hill Patches of heathy vegetation on steep slopes and verges. Pasture Planned pattern of large fields bounded by gappy thorn hedges. Insignificant impact of urban development. A planned landscape with evidence of restoration from opencast operations.  <b>Landscape condition:</b> Extent of change – Localised Magnitude of change – Moderate	

## Proformas in SHLAA Order

	Visual impact – Low Habitat network – Weak Cultural pattern - Declining Functional integrity - Weak Overall condition: <b>Moderate</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowWs. An area of semi-natural open space is located to the east of the site within 265m. A further area of semi-natural open space is located to the west of the site within 365m by Sevens Road. Also to the west of the site within 360m a greenlink which connects to Ironstone Road is located. The closest PRowW to the site is located adjacent to its southern boundary.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Gentleshaw Common SSSI is located within 265m of the site to the east. Another SSSI, Chasewater And The Southern Staffordshire Coalfield Heaths is located within 840m of the site to the southeast. Courtbanks Covert, Redmoor Wood Site of Biological Interest is located within 120m of the site to the north. A section of the Cannock Chase SAC lies approximately 3.9km to the northwest of the site.	
<b>Historical Environment</b>	The site is located within 205m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument. Development in this location may have an impact on the asset and its setting.	
<b>Transport/Public Transport</b>	The site is not located within 1km of a train station. Two bus stops are however located within 350m of the site. The closest bus stop to the site is located to the southeast at Hayfield Hill within 260m. The bus service accessible at this location operates relatively infrequently (once every hour), however.	
<b>Access</b>	Access would be possible from Rugeley Lane	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	The site is in the Green Belt. The area in which the site is located being detached from any settlement was not assessed.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres identified in the settlement hierarchy . The site is however located within close proximity (260m) of two bus stops at Hayfield Hill which might provide access to services or facilities further afield. However, there are no footpaths to the bus stops from the site.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no existing educational facilities within close proximity (600m) of the site. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is detached from any settlement, within the defined rural area of the district and not in a sustainable location for growth. There is currently no safe pedestrian access to the site and it is isolated from services and facilities. Impact of development on nearby designated sites for biodiversity importance and heritage assets would require investigation. The site is in the Green Belt. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty. The site is not available for development.	
<b>Conclusion</b>	Rejected	

# Proformas in SHLAA Order

**SHLAA Number: C422b Pt 2**

**Site location:** Block C Beecroft Court, Beecroft Road, Cannock

**Site area(ha):** 0.19

**Character density zone:** Urban town centre 50dph

**Maximum capacity:** 10

**Site notes/description:**

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. Developer advises that 12 units have been completed in short term. 10 units in block C are still occupied by office tenants but to be developed once vacated. CH/18/359 is prior approval applications for the proposed change of use of lower ground floor of Block D from (B1 Office) into 2no. apartments - approved May 2019 which have been completed.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is previously developed land located within Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.	
<b>Landscape character</b>	The site is situated within the Coalfield Farmlands LCT and has been assessed as being urban.	
<b>Open space</b>	The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. It is recognised that some of this open space is in institutional use with restricted access. The close proximity of the site to these features may help to encourage residents to take advantage of opportunities for outdoor leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	

## Proformas in SHLAA Order

<b>Biodiversity</b>	The site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site	
<b>Transport/Public transport</b>	The site is within 350m of a number of bus stops (including those at the bus station, and at Cannock Chase Hospital), providing a range of routes and services. The site is also approximately 750m from Cannock Railway Station. In addition, the site is adjacent a number of sections of the Cannock Chase Cycle Network.	
<b>Access</b>	Site has an existing access	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network road. The site is also not located within or directly linked to an AQMA.	
<b>Agricultural land</b>	The site is in an urban area.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is situated in an urban area, within walking distance to services and facilities in Cannock Town Centre.	
<b>Infrastructure</b>	The site is located adjacent to Cannock Chase High School and Sherbrook Primary School. In addition, it is also walking distance from Cardinal Griffin Catholic High School, Cannock Chase College Campus and Cannock Chase Children Centre. This site is within 600m of Cannock Chase Hospital, The Red Lion Surgery and The Colliery Practice.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site Allocation in Preferred Options due to site being Under Construction	
<b>Recommendation:</b>	Site has been completed in the SHLAA 2022	
<b>Conclusion</b>	Development completed	

## Proformas in SHLAA Order

### SHLAA Number: C433

**Site location:** Land adjacent Rugeley Road, Hazelslade

**Site area(ha):** 3.37

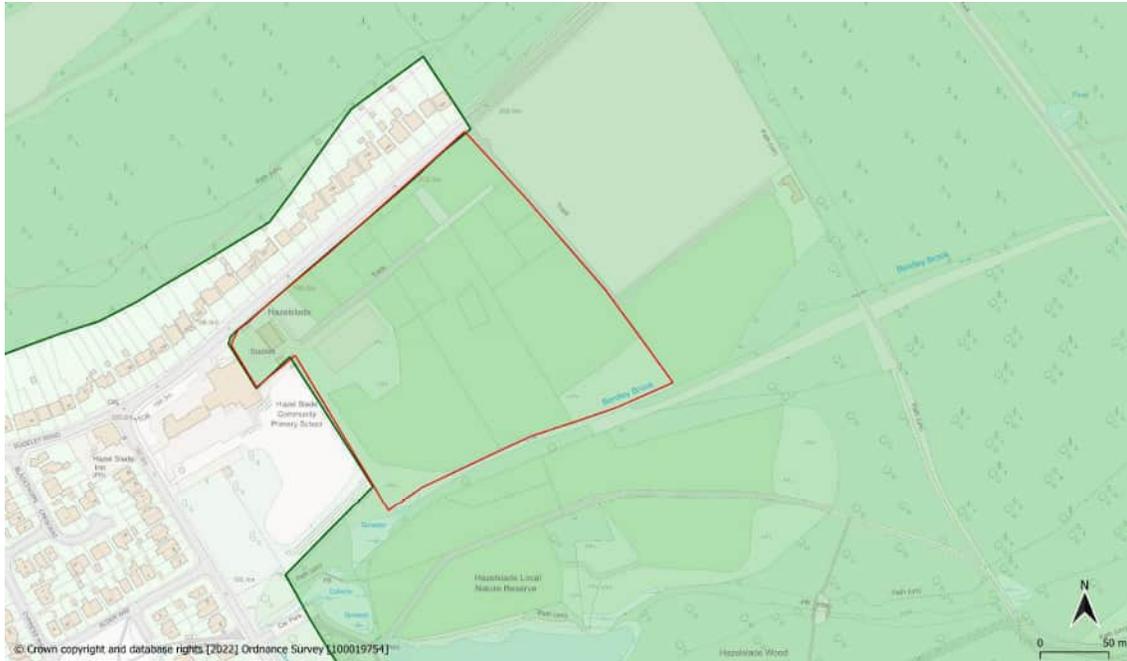
**Character density zone:** 15-20dph

**Maximum capacity:** 50

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Suggests site area of 4.5ha and capacity of 120 dwellings. However, doesn't take into account NDA and AONB/village location. Capacity reduced accordingly.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is located in the Green Belt and AONB within the defined rural area of the District and therefore is not in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape</b>	The site is within the Cannock Chase AONB. <b>Landscape Character Assessment (2016)</b> LDU ref. SH21f Hazelslade (was SH05a) Stream corridor woodland and wet pasture. Wetland Pasture and wetland. Wire fences. Streamside trees. Localised impact of housing. An important open area of small horse grazed paddocks within a strong wooded/wildland context.  <b>Landscape condition:</b> Extent of change – Localised Magnitude of change – Low Visual impact – Low Habitat network – Declining Cultural pattern - Declining Functional integrity - Moderate Overall condition: <b>Moderate</b>	

## Proformas in SHLAA Order

<b>Open space</b>	The site lies within 600m of a number of open green spaces and PROWs, including Hazelslade Nature Reserve Rawnsley Greenlink and Cannock Chase AONB which will likely encourage access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is within approximately 800m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is adjacent to two locally designated biodiversity and geodiversity sites such as Beaudesert Golf Course, Rawnsley Hill and Hazelslade Nature Reserve SBIs.	
<b>Historical Environment</b>	There are no designated heritage assets within 500m of the site. Castle Ring, a multivallate hillfort and medieval hunting lodge (a Scheduled Monument) is the closest asset which is located approximately 1.6km east of the site. It is therefore unlikely that development of the site would have any adverse impacts on designated historic assets.	
<b>Transport/Public Transport</b>	The site is within 350m of a number of bus stops and routes in Hazelslade and Rawnsley, yet it is in excess of 1km to the nearest railway station.	
<b>Access</b>	Access from Rugeley Road	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within a Source Protection Zone. The site is also not situated adjacent to the strategic road network or within or directly linked to an AQMA. Part of site is in a Coal Authority High Risk Development Area.	
<b>Agricultural land</b>	The site is classified as Urban and Non-Agricultural Land.	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study (HE24) Harm rating: <b>Moderate-High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is in Hazelslade which has limited services and facilities and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. The site lies adjacent to Hazel Slade Community Primary School. However, the site is not within close proximity of a secondary school. This site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	
<b>LPPO Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is located adjacent to Hazelslade, within the defined rural area of the District and not in a preferred location for growth. There are limited services and facilities accessible from the site and it is possible to utilise public transport. Impact of development on nearby designated sites for biodiversity importance would require investigation. The site is in the Green Belt and would result in moderate/high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C462**

**Site location:** Land at Market Street/Victoria Street, Hednesford

**Site area(ha):** 0.7  
**capacity:** -

**Character density zone:** Urban Town Centre - 50dph

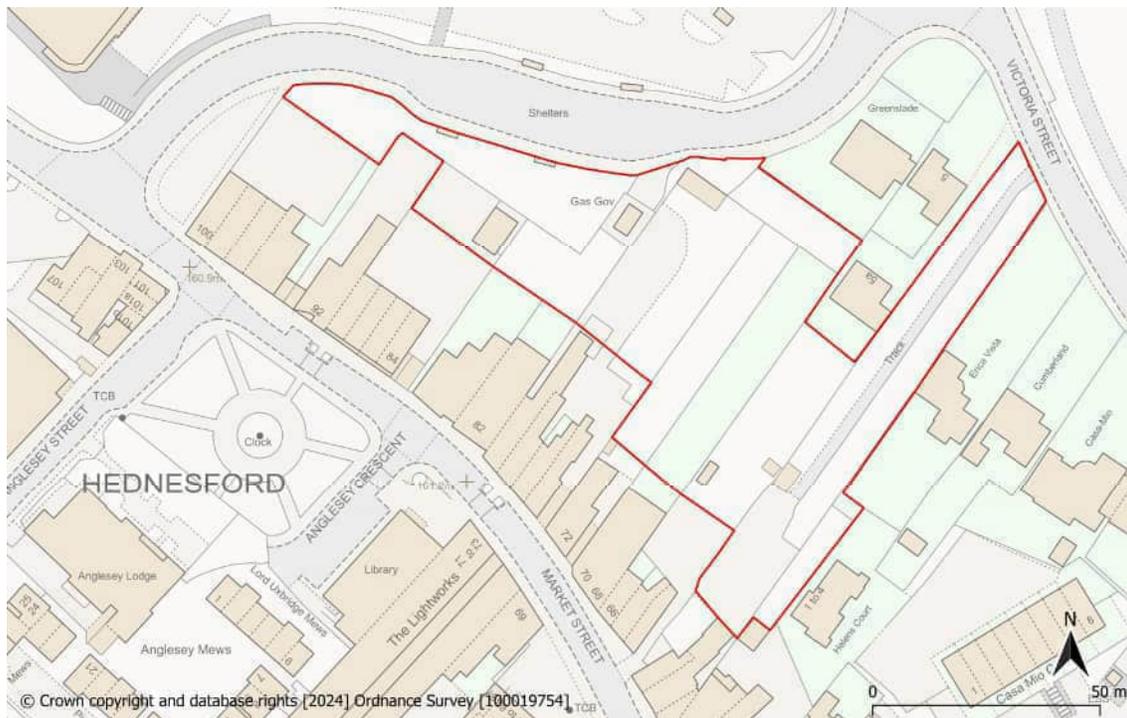
**Indicative**

**Site notes/description:**

The site has been identified within the Hednesford Neighbourhood Plan as a potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with an element of residential development.

Mixed landowners and landowner intentions. Site is adjacent to the Hednesford Market Street Special Local Character Area. Boundary adjusted in line with separate application submissions on areas of the site.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located within Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.</p>	
<p><b>Landscape character</b></p>	<p>The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase AONB.</p>	
<p><b>Open space</b></p>	<p>The closest open space to the site is the private sports ground by Anglesey Street which is within 160m to the south east. Access to this open space is limited however. The civic square at Hednesford High Street is located within 50m of the site to the south east. The closest area of green space identified in the Green Space Network (2012) is located adjacent to the</p>	

## Proformas in SHLAA Order

	north east boundary of the site. Access to a PRoW is provided at Rugeley Road within 150m of the site to the east. The site would provide nearby access to a number of open spaces and a PRoW.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Chasewater and The Southern Staffordshire Coalfield Heaths SSSI is located approximately 135m to the east of the site. The Cannock Chase SAC lies approximately 1.6km to the north of the site	
<b>Historic Environment</b>	The site is located within approx. 100m of a Grade II Listed Building.	
<b>Transport/public transport</b>	The site is located within 140m of Hednesford railway station and there are a number of bus stops within 350m of the site, the closest of which is located adjacent to the site on Victoria Street. This bus stop provides access to a number of services, the most frequent of which operated once every 15 minutes.	
<b>Access</b>	Potential access of Victoria Street. Further investigation required.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site does not lie with a Source Protection Zone.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Hednesford which contains one of the District's town centre and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is well served by infrastructure, any new development would be subject to developer contributions towards infrastructure. The site is within walking distance (600m) of West Hill Primary School which is located approximately 330m west of the site. There are also a number of further primary and secondary schools located nearby within Cannock which are likely to be accessible by bus. The site is located within close proximity one health facility; St John's Surgery is approximately 140m to the west of the site on Station Road. There is no hospital within 600m of the site.	
<b>Deliverability</b>	Site indicated as undeliverable due to land ownership constraints.	
<b>LPPO Recommendation:</b>	The site has not been identified for further consideration	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is in a preferred location for growth, in Hednesford Town Centre and has good access to infrastructure, services and facilities. The site has been identified through Hednesford Neighbourhood Plan and has not been submitted by	

## Proformas in SHLAA Order

	landowners, therefore the site is not considered to be deliverable at this stage.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

**SHLAA Number: C463**

**Site location:** Land at Cardigan Place, Hednesford

**Site area(ha):** 0.1

**Character density zone:** Urban Town Centre - 50dph

**Indicative capacity:** -

**Site notes/description:**

The site has been identified within the Hednesford Neighbourhood Plan as a potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with an element of residential development.

Mixed landowners and landowner intentions. Site is adjacent to the Hednesford Market Street Special Local Character Area.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.	
<b>Landscape character</b>	The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The closest open space to the site is the unrestricted amenity green space Angelsea/Kingfisher Park which is within 80m to the south east. The unrestricted Hednesford Hills semi-natural space east of the site is accessible by two PROWs located approximately 160m to the south east of the site and 322m to the north east of the site.	

## Proformas in SHLAA Order

	The site would provide nearby access to a number of open spaces and a PRow.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Chasewater and The Southern Staffordshire Coalfield Heaths SSSI is located approximately 84m to the east of the site. The Cannock Chase SAC lies approximately 1km to the north of the site	
<b>Historic Environment</b>	The site is located within approx. 164m of a Grade II Listed Building.	
<b>Transport/Public Transport</b>	The site is located within 322m of Hednesford railway station and there are a number of bus stops within 480m of the site, the closest of which is located on Uxbridge Street (A460). This bus stop provides access to services to Burntwood and Lichfield City Centre.	
<b>Access</b>	Potential access of Cardigan Place. Further investigation required.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site does not lie with a Source Protection Zone.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Hednesford which contains one of the District's town centre and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is not within walking distance (600m) of a Primary or Secondary School. There are a number of primary and secondary schools located nearby within Cannock which are likely to be accessible by bus. The site is located within proximity of one health facility; Hednesford Valley Heath Centre, is approximately 482m to the west of the site on Station Road. There is no hospital within 600m of the site.	
<b>Deliverability</b>	Site indicated as undeliverable due to land ownership constraints.	
<b>LPPO Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is in a preferred location for growth, in Hednesford Town Centre and has good access to infrastructure, services and facilities. The site has been identified through Hednesford Neighbourhood Plan and has not been submitted by landowners, therefore the site is not considered to be deliverable at this stage.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number: C467**

**Site location:** Land at Old Ironstone Road, Burntwood/Wimblebury

**Site area(ha):** 1.3

**Character density zone:** 35dph

**Maximum capacity:** 40

**Site notes/description:**

Landowner promoting site, not developer. Site is greenfield. Site is cross boundary with majority of proposed development site lying within Lichfield DC (circa 12ha overall). Suggested for residential development but with potential for small scale offices and retail convenience store with public open space. Overall capacity of cross boundary site suggested as 350 dwellings. Portion within Cannock Chase District expected to accommodate wholly residential development (circa 40 dwellings). Pond and woodland on site. No detailed site assessments undertaken to date.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located in the defined rural area within the District and therefore is not in accordance with the Spatial Strategy of the Local Plan.</p>	<p style="background-color: red; color: black; text-align: center;">Red</p>
<p><b>Landscape</b></p>	<p>The site lies adjacent to the southern boundary of the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. CP21h Cuckoo Bank (was CP21e,f) Heathland and open water. Secondary woodland. Restored heathland and plantation woodland. Birch woodland over colliery tip. No field pattern. No impact of built development. Pylons visible. Established vegetation on the former tip is in contrast to the open recently restored adjacent landscape. Heathland restoration could be extended to other areas.</p>	<p style="background-color: yellow; color: black; text-align: center;">Yellow</p>

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change – Widespread  Magnitude of change – Moderate  Visual impact – Moderate  Habitat network – Declining  Cultural pattern - Relic  Functional integrity - Weak  Overall condition: <b>Poor</b></p>	
<b>Open space</b>	The site lies within 600m of a number of open green spaces and PROWs. This includes several areas of semi-natural green space, sport pitches and a green link which are provide residents with opportunities for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is within approximately 350m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI and 750m of Gentleshaw Common SSSI. In addition, the site is adjacent to two locally designated biodiversity and geodiversity sites such as Sevens Road SBI and Redmoor Hill BAS.	
<b>Historic Environment</b>	The site is not located within 500m of any designated heritage assets.	
<b>Transport/ Public Transport</b>	The site is in excess 350m to a bus stop and is over 1km to the nearest railway station. The site does not provide immediate access to a cycle path.	
<b>Access</b>	The site is adjacent to Sevens Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site lies just outside the Source Protection Zone. In addition, it is not situated on the strategic road network or within or directly linked to an AQMA. Coal Authority High Risk Development Area. Previously formed part of Open Case Coal and Clay quarry.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	The site is within an area that was not assessed in the Green Belt Study due to its detached location from any Settlement.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is relatively rural and is not within close proximity of existing transport such as bus routes, which could otherwise help to increase accessibility to community facilities and services.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. The site lies excess of walking distance (600m) to the nearest primary or secondary school. This site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	

## Proformas in SHLAA Order

<b>Summary</b>	The site is detached from any settlement, within the defined rural area of the District and not in a sustainable location for growth. There is currently no safe pedestrian access to the site and it is isolated from services and facilities. There are no known plans to develop the wider site in the neighbouring district. Impact of development on nearby heritage assets would require investigation. The site is in the Green Belt. Pond and woodland on site
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

SHLAA Number: C547

**Site location:** 54 Lloyd Street, Cannock, WS11 1H

**Site area(ha):** 0.24      **Character density zone:** Urban Town Centre - 50dph      **Indicative capacity:** 5

**Site notes/description:**

CH/21/0439 is an outline application for access only for residential development, refused March 2022. Site capacity not provided by applicant; figure indicated by case officer.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Cannock Town Centre and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new residential development.	
<b>Landscape character</b>	The site is located within the urban landscape and not within proximity of the AONB.	
<b>Open space</b>	The site lies within 600m of a number of unrestricted amenity green spaces.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	The site is in close proximity (within 220m) of the Cannock Town Centre Conservation Area.	
<b>Transport/Public Transport</b>	The closest bus stops are within 482 metres, with services to Stafford Town Centre, Penkridge, Cannock Town Centre and Rugeley Town Centre. The site is over 1km from the nearest train station.	
<b>Access</b>	Potential for use of existing access off Lloyd Street	

## Proformas in SHLAA Order

<b>Other Utilities</b>	Electricity supply to the site by Western power would require investigation	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.	
<b>Agricultural land</b>	The site is located within an urban use area.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Sustainability Appraisal</b>	The site is located within Cannock the District's town centre and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is not within walking distance (600m) of a Primary School. The site is not within close proximity (600m) of a secondary school. The site is not located within walking distance (600m) of a GP surgery. There is no hospital within 600m of the site. Infrastructure requirements: contributions to education, provision of site access and internal roads, drainage, connections to utilities and communications infrastructure. Provision of electric vehicle charging points.	
<b>Deliverability</b>	The site remains available but the capacity on the site has been reduced to 5 dwellings, placing the site below the 10 dwelling threshold and removing it from consideration for allocation.	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: H59	
<b>Summary</b>	The site is below the minimum threshold for site allocation.	

## Proformas in SHLAA Order

**SHLAA Number: C559**

**Site location:** Land off Holly Hill Road, Cannock Wood

**Site area(ha):** 0.532      **Character density zone:** Rural Area - Established Settlement/Village - 20dph

**Indicative capacity:** Circa 1-4

**Site notes/description:**

Sole landowner promoting site, not developer. Land currently used for hay making adjacent existing residential land. Site is greenfield. No third-party interests. Proposing 1-4 dwellings. Site is being proposed as available in the short term. Boundary amendment and adjustment of number of dwellings submitted through Call for Sites. No reports or masterplans provided at this time.

The site is within the Green Belt and AONB. The site is not within the settlement boundary of Cannock Wood.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in the Green Belt and AONB, within the defined rural area of the District and therefore is not in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape character</b>	The site is within the Cannock Chase AONB. <b>Landscape Character Assessment (2016)</b> LDU ref. SF20a (Cannock Wood) Roadside hedges and scattered trees. Bracken on verges. Pasture; horse grazing. Small to medium sized irregular fields with mixed species hedges/wire fences/ Localised moderate impact of suburban development. New development is visually intrusive in this settled landscape. Little capacity for new development.	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Low  Visual impact - Very Low  Habitat network - Declining  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition - <b>Good</b></p>	
<b>Open space</b>	<p>The closest open space areas to the site are the Nun’s Well unrestricted semi-natural space and the Rawnsley Ward unrestricted semi-natural space which are located approximately 322m to the south west and south east. There are a number of PRowS within close proximity (600m) of the site to the north, and a further PRow approximately 33m to the southwest corner of the site.  The site would provide nearby access to a number of open spaces and a PRow.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	New Hayes Tip Site of Biological Importance (SBI) is located 148m west of the site. Castle Ring Site of Biological Importance (SBI) is located 470m northeast of the site. An area of Ancient Woodland is located 331m south of the site. The site is located within 3.14km of the Cannock Chase SAC which is to the northwest.	
<b>Historic Environment</b>	An Ancient Monument is located 579m northeast of the site and 507m southeast of the site.	
<b>Transport/Public Transport</b>	There are two bus stops within 321m of the site with a service running to Lichfield City Centre, Burntwood Town Centre and Cannock Town Centre. The site is not located within 1km of a train station.	
<b>Access</b>	Access requires further investigation.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is not in close proximity to a motorway or an ‘A’ Road and therefore a negligible effect is expected in terms of noise pollution.	
<b>Agricultural land</b>	Agricultural Land Classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: OA6	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located outside of the identified centres. There are bus stops on Chapel Lane providing limited services but there is no safe pedestrian access to the bus stop along Holly Hill Road.	
<b>Infrastructure</b>	The site is not well served by infrastructure. The site is not located within close proximity (600m) of any education facilities. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	

## Proformas in SHLAA Order

<b>LPPO Recommendation:</b>	N/A - Site not known at this stage
<b>Recommendation:</b>	The site had not been identified for further consideration (Category C). The recent adjustment to the number of dwellings to be provided places the site below the threshold requirement for consideration for site allocation.
<b>Summary</b>	The site is detached from Cannock Wood settlement boundary, within the defined rural area of the District and not in a sustainable location for growth. There is currently no safe pedestrian access to the site and it is isolated from services and facilities. Impact of development on nearby designated sites for biodiversity importance and heritage assets would require investigation. The site is in the Green Belt. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

### **SHLAA Number: R28**

**Site location:** Land at Springs Farm, Brereton

**Site area(ha):** 6.07

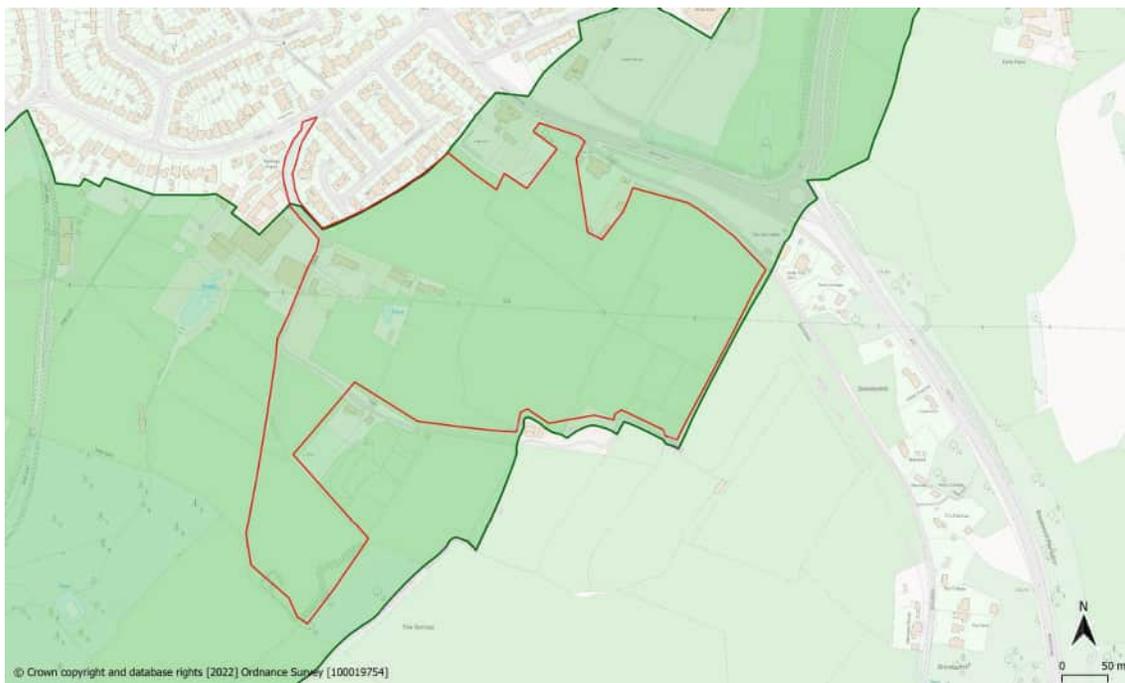
**Character density zone:** 35dph

**Maximum capacity:** 204

#### **Site notes/description:**

Land Promoter Richborough Estates promoting site on behalf of landowner. A new Masterplan and new site boundary has been provided reducing the NDA and the number of units from previously provided figures. A new boundary has been provided taking a full account of technical constraints on the site. A topographical survey has been produced which the access and drainage strategies have been appraised against for development proposals. Site is greenfield and agricultural land. Masterplan produced supported by preliminary site assessment work related to highways/access, ecology, landscape and visual impacts, historic environment, flood risk, Green Belt assessment. Work identifies further detailed survey work required to confirm existence of species and habitats. Proximity of AONB identified in landscape appraisal. Site area is 13.68ha. NDA suggested at 6.07ha. Adjacent to urban edge. Adjacent to urban edge. Illustrative Masterplan provided.

#### **Site Boundary:**



#### **Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Brereton within the Green Belt. Brereton is identified in the Spatial Strategy as a Local Centre serving local needs and some small-scale development may be appropriate to support the centre. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
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## Proformas in SHLAA Order

<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. SF15a Springs Farm Brereton            Hedgerow trees Pasture Medium sized irregular fields with mixed species hedgerows. Localised low impact of the edge of Brereton. Strong rural character with a well defined edge to Brereton.            Proximity Cannock AONB.</p> <p><b>Landscape condition:</b>            Extent of change - Insignificant            Magnitude of change – Low            Visual impact - Low            Habitat network – Declining            Cultural pattern – Intact            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<p><b>Open space</b></p>	<p>The site is located within close proximity (600m) of an area of open space and a number of PROWs. The site is located within 60m of an area of housing amenity land to the north west. St Michael's Churchyard is located within 450m of the site to the west. This area has been identified in the Green Space Network (2012). However, the PROW on Coalpit Lane, adjoining the Springs Farm is located within the site to the west which could result in the loss of that feature, depending on whether it can be retained as part of the development proposal.</p> <p>This housing site is likely to provide more than 200 homes (204 homes are planned) and so there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.</p>	
<p><b>Flooding</b></p>	<p>Site is located entirely within Flood Zone 1.</p>	
<p><b>Biodiversity</b></p>	<p>The site is located more than 1km from internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.</p> <p>In addition, a section of the Cannock Chase SAC lies approximately 3.7km to the southwest of the site.</p>	
<p><b>Historic Environment</b></p>	<p>The site is located within 245m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition the Conservation Area is screened from the site by existing residential areas by Priory Road and Seabrooke Road meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced.</p>	
<p><b>Transport/Public Transport</b></p>	<p>The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the west within 240m on Lodge Road. The bus services accessible at this stop operate once every 30 minutes. A further bus is accessible on Rugeley within 280m of the site to the northeast. The most regular bus services which are accessible at this bus stop operate once every 30 minutes. A cycle path is located adjacent to the site to the south at Armitage Lane.</p>	

## Proformas in SHLAA Order

<b>Access</b>	Access options include via Main Brereton Road, Batesway and Coalpit Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site does not lie within a Source Protection Zone. Coal Authority High Risk Development Area at edge of site. Overhead power line crosses site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU40 Harm rating: <b>Moderate/High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the southeastern edge of Brereton (a Local Centre) and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. Hob Hill Church of England Primary School is located within 50m of the site to the north east. The site is not however located in close proximity to a secondary school. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) as a potential site for allocation	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is located in Brereton within walking distance to the local centre. The site performs reasonably against most categories. The scale of development proposed does not accord with the Spatial Strategy which focuses development at Cannock, Hednesford, Heath Hayes and Rugeley (former Power Station). The site is in the Green Belt and would result in moderate/high harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

### SHLAA Number: R29a and R29b

**Site location:** Land to the north of Armitage Lane, Rugeley and Land at Hobbs View, Armitage Lane, Brereton, Rugeley

**Site area(ha):** 1.26

**Character density zone:** 15 - 20dph

**Maximum capacity:** 15-30

#### Site notes/description:

R29a - Part of the overall site falls into LDC (1.1ha within CCDC)- would require cross boundary approval. Site is greenfield. Access currently constrained by third party ownership and village green application. Publicly owned land (Homes England). NDA assumed at 90%^ . Site split with R29b as SCC submitted this portion of the site separately through Call for Sites.

R29b – Site owned by SCC, identified as vacant highway land surplus to requirements. Proposed for residential development of circa 10-15 dwellings. Site viability subject to assessment and possible further investigation. The site is vacant land and is available to be brought forward immediately.

#### Site Boundary:



#### Site Assessment:

<b>Spatial strategy</b>	The site is located on the urban edge of Brereton within the Green Belt. Brereton is identified in the Spatial Strategy as a Local Centre serving local needs and some small-scale development may be appropriate to support the centre. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. SF15a Springs Farm Brereton Hedgerow trees Pasture Medium sized irregular fields with mixed species hedgerows. Localised low impact of the edge of Brereton. Strong rural character with a well-defined edge to Brereton.	

## Proformas in SHLAA Order

	<p>Not in the AONB.</p> <p><b>Landscape condition:</b>            Extent of change - Insignificant            Magnitude of change – Low            Visual impact - Low            Habitat network – Declining            Cultural pattern – Intact            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of an area of open space and a number of PRoWs. The site is located within 60m of an area of housing amenity land to the north west. St Michael's Churchyard is located within 450m of the site to the west. This area has been identified in the Green Space Network (2012). A PRoW is located to the north west of the site within 270m.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.            A section of the Cannock Chase SAC lies approximately 3.7km to the south west of the site.</p>	
<b>Historic Environment</b>	<p>The site is located within 245m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition the Conservation Area is screened from the site by existing residential areas by Priory Road and Seabrooke Road meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced.</p>	
<b>Transport/Public transport</b>	<p>The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the west within 240m on Lodge Road. The bus services accessible at this stop operate once every 30 minutes. A further bus is accessible on Rugeley within 280m of the site to the northeast. The most regular bus services which are accessible at this bus stop operate once every 30 minutes. A cycle path is located adjacent to the site to the south at Armitage Lane.</p>	
<b>Access</b>	<p>Access options include from Armitage Lane and Hobbs View. Possible third party landowners involved in access agreement. County Council own land to south for access which is subject to village green application.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western Power would need consideration.</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site does not lie within a Source Protection Zone.</p>	
<b>Agricultural land</b>	<p>Agricultural land classification: Grade 4</p>	

## Proformas in SHLAA Order

<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU44 = Low and RU43 = Low – Moderate Harm rating: <b>Low and Low /Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the eastern edge of Brereton (a Local Centre) and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	Hob Hill Church of England Primary School is located within 40m of the site to the south west. The site is not however located in close proximity to a secondary school. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable pending further investigation regarding viability of the site	
<b>LLPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. This site has been identified for further consideration when additional information is available (Category B/C)	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. This site has been identified for further consideration when additional information is available (Category B/C)	
<b>Summary</b>	The site is located in Brereton within walking distance to the local centre. The site performs reasonably against most categories. The site is in the Green Belt but harm of release is assessed as low to low/moderate. However, the scale of the site is unlikely to lead to compensatory improvements to the remainder of the Green Belt. The viability of the site for development is unclear.	
<b>Conclusion</b>	Rejected.	

## Proformas in SHLAA Order

### **SHLAA Number: R32**

**Site location:** Land East of The Meadows, Armitage Lane, Brereton

**Site area(ha):** 1.65      **Character density zone:** 35dph      **Maximum capacity:** 33

### **Site notes/description:**

Landowner and site promoter is housebuilder (Friel Homes). Site is greenfield. Land forms steep embankment. Site area is 1.7ha but no NDA provided. Assumed to be 90%. The site is broadly rectangular in shape and is enclosed on all four sides.

Specialist surveys of the site have been commissioned by Friel Homes Ltd these include a Transport Appraisal, Phase 1 Ecology Assessment, Desk-based Heritage Appraisal, Flood Risk Assessment and Drainage and Arboriculture Survey.

An indicative masterplan has been provided. The representations state that biodiversity net gain would be provided on the site including the enhancement of the existing mature trees with additional native tree planting to provide areas of natural open space. Footpath and cycleway provision through the site will create an attractive route for local residents. Sustainable design and construction methods would be incorporated where possible to assist in the Local Plan's aspiration to support a greener future.

### **Site Boundary:**



### **Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Brereton within the Green Belt. Brereton is identified in the Spatial Strategy as a Local Centre serving local needs and some small-scale development may be appropriate to support the centre. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> Proximity to but not in Cannock AONB.	

## Proformas in SHLAA Order

	<p>LDU ref. SF15a Springs Farm Brereton Hedgerow trees Pasture Medium sized irregular fields with mixed species hedgerows. Localised low impact of the edge of Brereton. Strong rural character with a well-defined edge to Brereton.</p> <p><b>Landscape condition:</b> Extent of change - Insignificant Magnitude of change – Low Visual impact - Low Habitat network – Declining Cultural pattern – Intact Functional integrity - Moderate Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site is located within close proximity (600m) of an area of open space and a number PRoWs. The closest area of open space which is freely accessible to the public is located within 245m to the north at the housing amenity land at The Meadows. The Trent and Mersey Canal green link is located within 355m of the site also to the north. A PRoW is located to the north west of the site within 355m.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historical Environment</b>	The site is located within 200m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition, the Conservation Area is screened from the site by existing residential areas by Armitage Lane meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced.	
<b>Transport/Public Transport</b>	The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the northwest within 280m on Lodge Road. The bus services accessible at this stop operate once every 30 minutes. A further bus is accessible on Main Road within 350m of the site to the west. The most regular bus services which are accessible at this bus stop operate once every 30 minutes. In addition, a cycle path is located adjacent to the site to the northwest at Armitage Lane.	
<b>Access</b>	Existing access to the site from Armitage Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. The site is located adjacent to the A460 to the south and adjacent to the A51 to the east. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution is uncertain given that it may be possible for mitigation. The site does not lie within a Source Protection Zone.	

## Proformas in SHLAA Order

<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU43 Harm rating: <b>Low - moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the eastern edge of Brereton (a Local Centre) and therefore residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	No known infrastructure constraints. Hob Hill C of E Primary School is located adjacent to the site to the west. The site is not located in close proximity to a secondary school. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development: site owned by Friel Homes Ltd raised in representations that they have the ability and interest to deliver the site early in the Plan Period.	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A) LPPO Site Allocation: SH4	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration but as a preferred site for allocation (Category A)	
<b>Summary</b>	The site is located in Brereton, accessible to services, facilities and public transport. The site performs reasonably against most categories. The site is in use for agriculture but it is grade 4 which is not the best and most versatile agricultural land. It is in the Green Belt but is not open in nature and is visually screened, bounded by a tree belt and durable boundaries on all sides (A51 , Main Road/Brereton Hill, Hob Hill Primary and Armitage Lane). It is therefore rated low/moderate in terms of harm of release. There are no overriding constraints to development.	
<b>Conclusion</b>	The site was removed from allocation at Reg 19, due to being surplus to the housing figure requirement.	

## Proformas in SHLAA Order

### SHLAA Number: R33

**Site location:** Land adjacent to The Birches, Rugeley

**Site area(ha):** 5

**Character density zone:** 35dph

**Maximum capacity:** 150

### Site notes/description:

Site in joint landownership. All landowners promoting site. Site also promoted by land agent, with consent of landowners. Site is greenfield, currently used as grazing land. Site area is 6.4ha. NDA is approx. 5ha. No detailed site assessments undertaken to date. Adjacent to urban edge.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: #90EE90;"></p>
<p><b>Landscape character</b></p>	<p>The site is within proximity to Cannock Chase AONB.  <b>Landscape Character Assessment (2016)</b>            LDU ref. - SF07b Hagley Park (was WE07b)            Heathy margins, streamside trees, lines of trees. Arable. Enlarged regular pattern; few internal hedgerows. Lines of hedgerow trees around perimeter. Flat valley floor already has significant urban influences including playing fields. Valuable green corridor linkage to Cannock Chase. Horne Pool is a feature. Chase Heritage Trail linear recreational route runs along northern boundary of the site.</p> <p><b>Landscape condition:</b>            Extent of change - Widespread</p>	<p style="background-color: #FFD700;"></p>

## Proformas in SHLAA Order

	<p>Magnitude of change – Moderate  Visual impact - Moderate  Habitat network – Declining  Cultural pattern – Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of an area of open space and a number of PRoWs. A greenlink is adjacent to the site to the north west. A seminatural greenspace is also adjacent to the site towards the north west. A further area of semi-natural greenspace is located within 475m to the south west of the site at Cannock Chase AONB. A public sports ground is located within 445m of the site to the north east. A PRoW is adjacent to the site to west of the site. As the site is expected to provide over 150 homes it could allow for increased opportunities for the incorporation of open space onsite.</p> <p>The PRoWs identified passes within the boundaries of the site at several points and as such this use may be lost dependent upon the design of any development which might occur at this location.</p>	
<b>Flooding</b>	<p>Majority of site in Flood Zone 1.  Flood Zones 2 and 3 at northern edge of site.</p>	
<b>Biodiversity</b>	<p>Slitting Mill Brook is located partially within the site boundaries and has been identified as a Biodiversity Alert Site. A section of the Cannock Chase SAC lies approximately 1.4km to the west of the site.</p>	
<b>Historical Environment</b>	<p>The site is located within 335m of the Boundary Stone on the North Bank of Rising Brook which is Grade II Listed to the southwest. An area of open space as well as trees and hedgerows screen this heritage asset from the site meaning development is unlikely to have a reduced impact on its significance and that of its setting.</p>	
<b>Transport/Public transport</b>	<p>The site is within 750m of Rugeley Town Train Station which is located to the northeast. The closest bus stop to the site is located to the east within 270m at Hednesford Road. The bus service accessible at this bus stop operates once every 30 minutes.</p>	
<b>Access</b>	<p>Access options include via Burnthill Lane. Possible third-party land issues to be considered.</p>	
<b>Utilities</b>	<p>Electricity supply to the site by Western Power will need to be considered for availability.</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA. The site is however located adjacent to the A460 which is to the west. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.</p> <p>Noise from adjacent train line (southern boundary).</p>	
<b>Agricultural land</b>	<p>Agricultural land classification: Grade 3</p>	

## Proformas in SHLAA Order

<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU26 Harm rating: <b>Moderate – High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the southwestern periphery of Rugeley and therefore potential residents will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	Hagley Park Academy is located within 115m to the north east of the site. Fair Oak Academy is located to the north of the site within 300m. The site is not located within close proximity (600m) of any existing healthcare facilities. New development would be required to contribute to local infrastructure improvements.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) if land is required to be removed from the Green Belt	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) as a potential site for allocation.	
<b>Summary</b>	The site is in Rugeley which is a preferred location for growth, and has good public transport links as it is close to the train station, however some local services are beyond 600m of the site. The site performs reasonably against most criteria although is close to the AONB and Slitting Mill Brook Biodiversity Alert Site. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and would result in moderate/high harm if released. Development of the site would narrow the green gap between Slitting Mill and Rugeley. Rugeley contains some brownfield opportunities for development which have been prioritised for allocation over greenfield sites in agricultural use.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R37

**Site location:** Land east of the junction of Stile Cop Road and A460 Hednesford Road, Rugeley

**Site area(ha):** 2.32      **Character density zone:** 15 - 20dph      **Maximum capacity:** 30

**Site notes/description:**

Sole landowner promoting site, who is also the intended developer. Site is greenfield representing former agricultural use. Site area is 2.32ha but no NDA provided. Assumed to be 75%.

Potential Constraints: Green Belt and AONB. Public footpath crosses northern part of site.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley; a defined Town Centre in the Local Plan. The site is defined as Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p>The site is within Cannock Chase AONB  <b>Landscape Character Assessment (2016)</b>          LDU ref. SH10a Coppice Lane north          Some rough ground on sloping land in eastern part. Lines of hedgerow trees and heathy verges in western part. Grazing. Regular medium sized hedged fields with thorn hedges and wire fences Edges of Rugeley visible on skyline. School a feature. Locally valued and visible countryside with well used footpath network; important buffer to Rugeley.</p> <p><b>Landscape condition:</b>          Extent of change - Widespread</p>	<p style="background-color: red;"></p>

## Proformas in SHLAA Order

	<p>Magnitude of change – Moderate  Visual impact - Moderate  Habitat network – Declining  Cultural pattern – Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of an area of open space and a number of PRoWs. A greenlink is adjacent to the site to the east. Housing amenity land can be accessed within 80m to the north of the site. An area of semi-natural greenspace is located within 435m to the south east of the site at Chetwynd Coppice. A PRoW is located to the north west of the site within 15m.</p> <p>A PRoW passes within the boundaries of the site and as such this use may be lost dependent upon the design of any development which might occur at this location.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.</p> <p>A section of the Cannock Chase SAC lies approximately 1.9km to the southwest of the site.</p>	
<b>Historic Environment</b>	The site is not located within close proximity (500m) of any designated heritage assets.	
<b>Transport/Public transport</b>	The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site, however. A bus stop is adjacent to the site to the west at Hednesford Road. Bus services are accessible once every 30 minutes at this bus stop. A bus stop on Stile Cop Road is located within 210m of the site but bus services at this location are less frequent.	
<b>Access</b>	Access options from Devonshire Drive (existing access), Stile Crop Road and Bedford Way.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is however located adjacent to the A460 which is to the west. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt  Green Belt Study: RU29  Harm rating: <b>Moderate - High</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the southwestern periphery of Rugeley which has a range of services and facilities.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	Chase View Community Primary School is located within 375m to the north east of the site. The site is however not located within close proximity (600m) of a secondary school. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	The site was not identified for further consideration	
<b>Summary</b>	The site is in Rugeley which is a preferred location for growth, and has good public transport links, however some local services and the train station are beyond 600m of the site. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and would result in moderate/high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R38

**Site location:** Land at Hagley Park Farm and Jones Lane, Rugeley

**Site area(ha):** 2.5

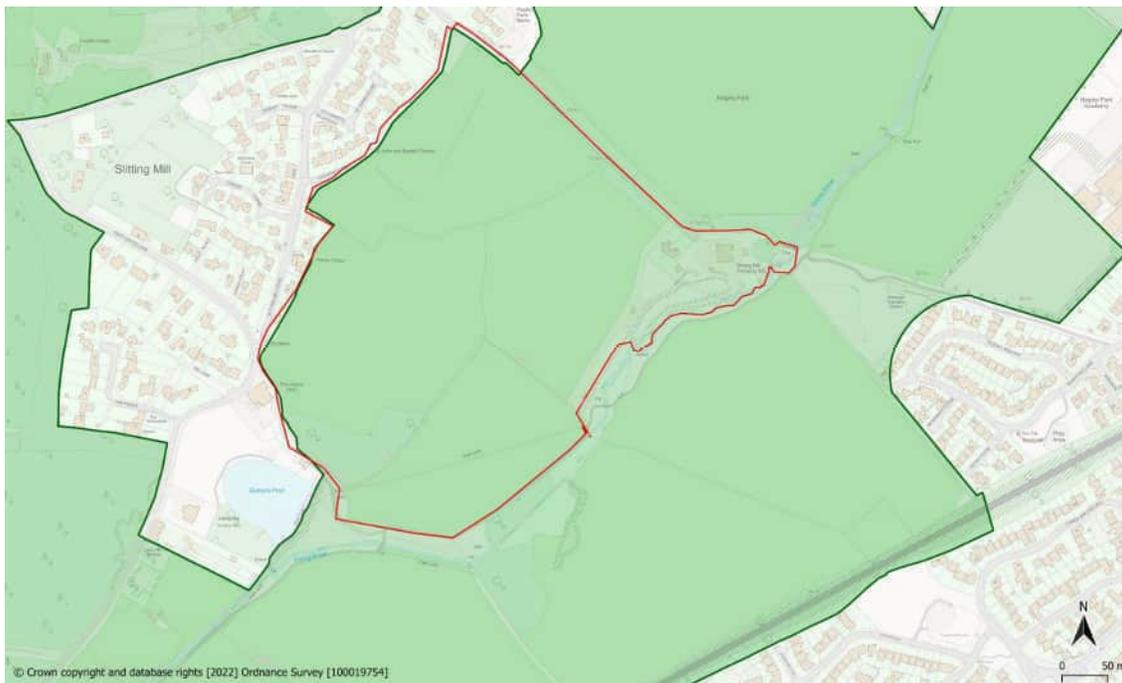
**Character density zone:** 15 – 20dph

**Maximum capacity:** 65

**Site notes/description:**

Sole landowner promoting site, not developer. Site area 16.6ha, net developable area 2.5ha. Site currently in agricultural use and represents greenfield land. Assumes 65 dwellings at 25dph. Unclear which part of wider site is being promoted for 2.5ha of development. No detailed assessments or site promotion work undertaken to date. Greenfield site. Not within the AONB but would effectively form extension to Slitting Mill village boundary so considered appropriate to assume lower density development.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is adjacent to Slitting Mill, within the Green Belt and in the defined rural area and is therefore not in accordance with the Spatial Strategy of the Local Plan.</p>	<p style="background-color: red; color: black; text-align: center;">Red</p>
<p><b>Landscape character</b></p>	<p>A small portion of the corner of the site is located within the Cannock Chase AONB</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. SH09a Slitting Mill (was WE07c)</p> <p>Heathy margins, patches of rough grassland, hedgerows and scattered parkland/ hedgerow trees Mixed arable and pasture. Regular pattern of small to medium sized fields with mixed species hedges. Hedgerow trees in decline. Localised moderate visual impact of Fair Oak School and roadside housing. A landscape in decline with neglected features and urban influences. Sports fields are a detracting feature in this landscape.</p> <p>Public right of way crosses southern part of site.</p>	<p style="background-color: yellow; color: black; text-align: center;">Yellow</p>

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Widespread  Magnitude of change – Low  Visual impact - Moderate  Habitat network – Declining  Cultural pattern – Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of an area of open space and a number of PRoWs. A greenlink is adjacent to the site to the north east. A seminatural greenspace is also adjacent to the site towards the north east. A further area of semi-natural greenspace is located within 130m to the south west of the site at Cannock Chase AONB. A public sports ground is located within 415m of the site to the north east. A number of PRoWs are adjacent to the site to north east and south of the site.</p> <p>This housing site is unlikely to provide more than 100 homes and is therefore not expected to incorporate open space.</p> <p>One of the identified PRoWs passes within the boundaries of the site to the south and as such this use may be lost dependent upon the design of any development which might occur at this location.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.  Flood Zones 2 and 3 at western edge of site. Pumping station at northern corner of site</p>	
<b>Biodiversity</b>	<p>The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Slitting Mill Brook is located partially within the site boundaries and has been identified as a Biodiversity Alert Site. A section of the Cannock Chase SAC lies approximately 1.8km to the northwest of the site.</p>	
<b>Historic Environment</b>	<p>The site is located in close proximity (500m) of a number of designated heritage assets. The Grade II Listed Boundary Stone on the north bank of Rising Brook is located to the south of the site within 100m. Stone House (Grade II Listed) is located to the north west of the site within 180m. Stone House is screened from the site by an area of existing residential development at Slitting Mill Road while a small number of trees screen the identified boundary stone from the site. As such there is potential for development at this location to adversely impact upon the significant of the identified heritage assets and that of their individual settings</p>	
<b>Transport/Public transport</b>	<p>Rugeley Town Train Station is located to the east of the site, whilst the site is less than 1km from the train station if utilising the Heritage Trail this is not a well-lit or fully accessible route to the train station, as such it is considered that the site is more than 1km from a train station.</p> <p>The site is not within 350m of a bus stop. A cycle path is provided at the eastern edge of the site.</p>	
<b>Access</b>	<p>Access options include via Slitting Mill Road  Public right of way crosses southern part of site</p>	

## Proformas in SHLAA Order

<b>Utilities</b>	Electricity supply to the site by Western Power needs to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU18 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not within close proximity of facilities or public transport links. Using the Heritage Trail it is possible to walk to bus stops and facilities on Hednesford Road and the Railway Station.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. The Hart School is located within 700m to the north of the site. The John Bamford Primary School is 1.3km north of the site. Chase View Primary is 2.5km The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is within the defined rural area of the district which is not a priority for growth. The site is not close to facilities or public transport links and is therefore a less sustainable location for development. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and would result in moderate harm if released. A small portion of the site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number:** R43a

**Site location:** Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton

**Site area(ha):** 1.7

**Character density zone:** 35dph

**Maximum capacity:** 70

**Site notes/description:**

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. The site is located within the Brereton Business Park EEA - Overall Site Rating: Average.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is previously developed land located within Brereton which is defined as a Local Centre. The Spatial Strategy prioritises the use of brownfield sites for development.	
<b>Landscape character</b>	The site is located within UR12 which is classified as urban land in the Landscape Character Assessment (2016) for the Cannock Chase District. The site is located within 100m of the Cannock Chase AONB which is located to the west.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. A green link is located adjacent to the site to the south west. Beyond this green link an area of semi-natural green space is located within 35m of the site. The closest area which has been identified within the Green Space Network (2012) is located to the north east of the site within 90m. The closest PRoW is located within 65m of the site to the west by Cherry Tree Road.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	

## Proformas in SHLAA Order

<b>Biodiversity</b>	Chetwynd's Coppice Biodiversity Alert Site is located approx. 50m to the southwest of the site. The Cannock Chase SAC lies approx. 2.7km to the southwest of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public transport</b>	The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 95m to the east at Talbot Road. To the north also within 130m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site is also located within 960m of Rugeley Town Train Station which is to the north. The site is not located within close proximity of a cycle path.	
<b>Access</b>	There is an existing access to the site.	
<b>Other Utilities</b>	The site is supplied by utilities.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land as such the 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 industrial uses.	
<b>Agricultural land</b>	The site is within an urban area and not in agricultural use	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within Brereton (a Local Centre) and potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	The site is well connected to local infrastructure. The site is located within close proximity (600m) of two education facilities. Redbrook Hayes Community Primary School is located within 80m of the site to the north east. Chase View Community Primary School is located within 395m of the site to the north west. The site is located within 385m of the Brereton Surgery which is on Main Road to the east.	
<b>Deliverability</b>	Site indicated as undeliverable as it is in active use for employment.	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (B/C), with further investigation required by the Economic Development Team	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B/C)	
<b>Summary</b>	The site is located in Brereton and is accessible to local services and public transport links. The site is developed and performs well against most criteria. However, the site is in active use for employment. The Local Plan seeks to safeguard employment land in active use.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number:** R43b

**Site location:** Former Milk Depot, Redbrook Lane Industrial Estate, Breerton

**Site area(ha):** 0.7  
**capacity:** 23

**Character density zone:** Suburban Area - 35dph

**Maximum**

**Site notes/description:**

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. The site is located within the Breerton Business Park EEA - Overall Site Rating: Average.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is previously developed land located within Breerton which is defined as a Local Centre. The Spatial Strategy prioritises the use of brownfield sites for development.	
<b>Landscape character</b>	The site is located within UR12 which is classified as urban land in the Landscape Character Assessment (2016) for Cannock Chase District. The site is however located within 210m of the Cannock Chase AONB which is located to the west.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. A green link is located within 145m of the site to the south west. Beyond this green link an area of semi-natural green space is located within 175m of the site. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 40m. The closest PRoW is located within 135m of the site to the west by Cherry Tree Road.	
<b>Flooding</b>	Site entirely located in flood zone 1.	

## Proformas in SHLAA Order

<b>Biodiversity</b>	Chetwynd's Coppice Biodiversity Alert Site is located approx. 250m to the southwest of the site. The Cannock Chase SAC lies approx. 2.9km to the southwest of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public transport</b>	The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 30m to the east at Talbot Road. A bus stop on Birch Lane is located within 125m of the site to the southeast. To the north within 130m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site is also located within 965m of Rugeley Town Train Station which is to the northwest. The site is not located within close proximity of a cycle path.	
<b>Access</b>	There is an existing site access.	
<b>Other Utilities</b>	The site is supplied by utilities.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land as such the site is subject to possible contamination - not considered a major constraint by the landowner. Coal Authority High Risk Development Area. Adjacent industrial uses.	
<b>Agricultural land</b>	The site within an urban area and in agricultural use	
<b>Green Belt &amp; potential mitigation</b>	The site is not in the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is in the settlement boundary of Brereton and in proximity to a limited number of services and facilities	
<b>Infrastructure</b>	The site is located within close proximity (600m) of two education facilities. Redbrook Hayes Community Primary School is located within 20m of the site to the north. Chase View Community Primary School is located within 460m of the site to the west. The site is located within 335m of the Brereton Surgery which is on Main Road to the east.	
<b>Deliverability</b>	Site indicated as undeliverable as it is in active use for employment	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (B/C), with further investigation required by the Economic Development Team	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B/C)	
<b>Summary</b>	The site is located in Brereton and is accessible to local services and public transport links. The site is developed and performs well against most criteria. However, the site is in active use for employment. The Local Plan seeks to safeguard employment land in active use.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R43c, d, e, f, g

Site location: Sites at Redbrook Lane Industrial Estate, Brereton

Site area(ha): 0.73

Character density zone: Suburban Area - 35dph

Maximum capacity: 24

### Site notes/description:

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. The site is located within the Brereton Business Park EEA - Overall Site Rating: Average.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is previously developed land located within Brereton which is defined as a Local Centre. The Spatial Strategy prioritises the use of brownfield sites for development.	
<b>Landscape character</b>	The site is located within UR12 which is classified as urban land in the Landscape Character Assessment (2016) for Cannock Chase District. The site is however located within 265m of the Cannock Chase AONB which is located to the west.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRoWs. A green link is located within 110m of the site to the south west. An area of housing amenity land is located within 125m to the east by St Michael's Road. An area of semi-natural green space is located within 240m of the site to the west. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 115m by Talbot Road. The closest PRoW is located within 220m of the site to the west where it runs to Cherry Tree Road.	

## Proformas in SHLAA Order

<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Chetwynd's Coppice Biodiversity Alert Site is located approx. 210m to the southwest of the site. The Cannock Chase SAC lies approx. 2.9km to the southwest of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets.	
<b>Transport/Public transport</b>	The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 60m to the north at Talbot Road. A bus stop on Birch Lane is located within 65m of the site to the east. To the northwest within 240m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run every 30 minutes. The site however is not located within 1km of a train station. The site is not located within close proximity of a cycle path.	
<b>Access</b>	The site has an existing access	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land as such the site is subject to possible contamination - not considered a major constraint by the landowner. Adjacent industrial uses.	
<b>Agricultural land</b>	The site is in an urban area and not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within the settlement of Brereton which contains a Local Centre and potential residents at the site are likely to be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of a two education facilities Redbrook Hayes Community Primary School is located within 70m of the site to the north. Chase View Community School is located within 570m of the site to the northwest. The site is located within 350m of the Brereton Surgery which is on Main Road to the east.	
<b>Deliverability</b>	Site indicated as undeliverable as it is in active use for employment	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (B/C), with further investigation required by the Economic Development Team	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B/C)	
<b>Summary</b>	The sites are located in Brereton and are accessible to local services and public transport links. The site is developed and performs well against most criteria. However, the sites are in active use for employment. The Local Plan seeks to safeguard employment land in active use.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R43h

Site location: Land at Redbrook Lane, Brereton

Site area(ha): 0.6  
capacity: 20

Character density zone: Suburban Area - 35dph

Maximum

### Site notes/description:

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. The site is located within the Brereton Business Park EEA - Overall Site Rating: Average.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is located within Brereton and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development.	
<b>Landscape character</b>	The site is located within UR12 which is classified as urban land in the Landscape Character Assessment (2016) for Cannock Chase District. The site is however located within 180m of the Cannock Chase AONB which is located to the west.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 70m of the site to the west. Beyond this an area of semi-natural green space is located within 105m of the site also to the west. An area of housing amenity land is located within 195m to the east by St Michael's Road. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 160m by Talbot Road. The closest PRow is located within 120m of the site to the south west where it runs to Cherry Tree Road.	

## Proformas in SHLAA Order

<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Chetwynd's Coppice Biodiversity Alert Site is located approx. 100m to the southwest of the site. The Cannock Chase SAC lies approx. 2.8km to the southwest of the site.	
<b>Historic Environment</b>	The site is not located within proximity of any designated heritage assets	
<b>Transport/Public transport</b>	The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 120m to the east at Birch Lane. A bus stop on Talbot Road is located within 140m of the site to the northeast. To the northwest within 265m of the site another bus stop is located on Setterfield Way. All bus stops on these provide access to bus services which run once every 30 minutes. The site however is not located within 1km of a train station. The site is not located within close proximity of a cycle path.	
<b>Access</b>	The site has an existing access	
<b>Other Utilities</b>	The site is supplied by utilities infrastructure.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land as such the site is subject to possible contamination - not considered a major constraint by the landowner. Adjacent industrial uses.	
<b>Agricultural land</b>	The site is in an urban area and not in agricultural use	
<b>Green Belt &amp; potential mitigation</b>	Site is located not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within the settlement of Brereton which contains a Local Centre and potential residents at the site will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	The site is located within close proximity (600m) of two education facilities. Redbrook Hayes Community Primary School is located within 150m of the site to the north. Chase View Community Primary School is located within 500m of the site to the north. The site is located within 410m of the Brereton Surgery which is on Main Road to the east.	
<b>Deliverability</b>	Site indicated as undeliverable as it is in active use for employment.	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (B/C), with further investigation required by the Economic Development Team	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B/C)	
<b>Summary</b>	The site is located in Brereton and are accessible to local services and public transport links. The site is developed and performs well against most criteria. However, the site is in active use for employment. The Local Plan seeks to safeguard employment land in active use.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R74

**Site location:** Land between Etching Hill Road and Stafford Brook Road, Rugeley

**Site area(ha):** 1.69

**Character density zone:** 15 - 20dph

**Maximum capacity:** 25

**Site notes/description:**

Sole landowner promoting site, not developer. Greenfield site. Lies adjacent to urban edge but also within the AONB therefore considered appropriate to assume lower density development. NDA not provided- assumed at 90%. Potential Constraints: Green Belt and AONB. Adjacent to SBI.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located in the Green Belt and AONB on the Etching Hill edge of Rugeley; closer to Fernwood Drive which is defined as a Local Centre in the Plan. The site is defined as Green Belt and is also within the AONB. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p>The site is located within the Cannock Chase AONB  <b>Landscape Character Assessment (2016)</b>          LDU ref. SH06c Shooting Butts (was WE07)          Narrow heathy verges. Woodland clumps and coverts          Mixed arable and pasture. Regular pattern of small/medium sized fields with scattered hedgerow trees. Localised moderate visual impact of farm/other buildings. An enclosed landscape with patches of secondary woodland and scattered hedgerow trees.</p> <p><b>Landscape condition:</b>          Extent of change - Localised</p>	<p style="background-color: red;"></p>

## Proformas in SHLAA Order

	<p>Magnitude of change – Moderate            Visual impact - Low            Habitat network – Declining            Cultural pattern – Declining            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of areas of open space and a number of PRowS. An area of semi-natural greenspace is located adjacent to the north east of the site and this area has been identified in the Green Space network (2012). A greenlink is located within 390m of the site to the east at Church Lane. Penk Drive North provides access to the nearest area of housing amenity land which is located to the north east of the site within 495m. Two PRowS can be accessed by the north eastern corner of the site where Etching Hill Road and Stafford Brook Road meet.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>Etching Hill Site of Biological interest is adjacent to the site to the east. Stafford Brook SSSI is located to the north of the site within 350m. Cannock Chase SSSI is also located within 810m to the southwest. A section of the Cannock Chase SAC lies approximately 940m to the southwest of the site.</p>	
<b>Historic Environment</b>	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p>	
<b>Transport/Public transport</b>	<p>The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it.</p>	
<b>Access</b>	<p>Access available from the adjacent Etching Hill Road</p>	
<b>Utilities</b>	<p>Electricity supply to the site by Western Power will need to be considered for availability.</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.</p>	
<b>Agricultural land</b>	<p>Agricultural land classification: Grade 3</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt            Green Belt Study: RU1 and RU2            Harm rating: <b>Moderate</b></p>	
<b>Climate change</b>	<p>Potential for on-site dedicated energy generation from renewable sources</p>	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	<p>The closest hub of facilities is located on Fernwood Drive which has been identified as a Local Centre containing limited services and facilities.</p>	
<b>Infrastructure</b>	<p>There is limited infrastructure serving the site. The site is 1km from The John Bamford Primary School and 1.5km from Hart Secondary School. Springfields Health and Wellbeing Centre is 1.4km away.</p>	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	This site has not been identified for further consideration	
<b>Summary</b>	The site is located at the edge of Etching Hill in Rugeley and is closest to local facilities on Fernwood Drive but over 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative options. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and would result in moderate harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R106

**Site location:** Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley

**Site area(ha):** 1.65

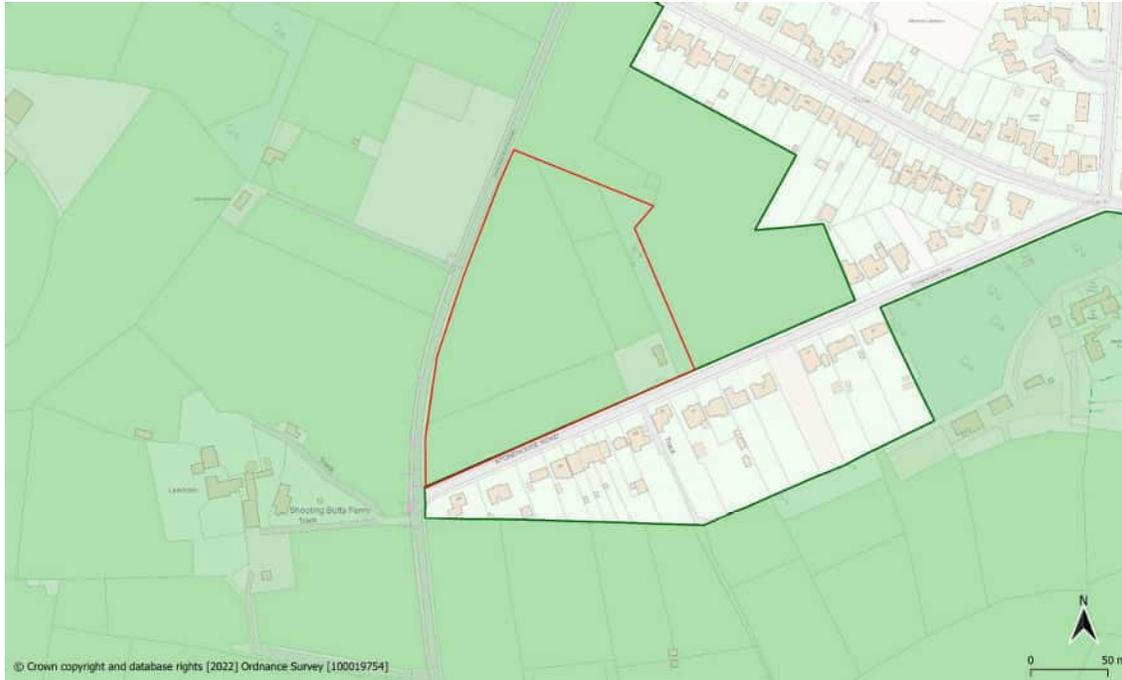
**Character density zone:** 15 - 20dph

**Maximum capacity:** 33

**Site notes/description:**

Sole landowners promoting site, not developer. Site is greenfield, currently in agricultural use. No detailed site assessment or site promotion work undertaken to date. NDA not provided- assumed at 75%. Multiple protected trees (TPOs) within the site and on the boundary.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley; a defined Town Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p>Site located within the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. SH09a Slitting Mill (was WE07c) Heathy margins, patches of rough grassland, hedgerows and scattered parkland/ hedgerow trees. Mixed arable and pasture. Regular pattern of small to medium sized fields with mixed species hedges. Hedgerow trees in decline. Localised moderate visual impact of Fair Oak School and roadside housing. A landscape in decline with neglected</p>	<p style="background-color: red;"></p>

## Proformas in SHLAA Order

	<p>features and urban influences. Sports fields are a detracting feature in this landscape.</p> <p><b>Landscape condition:</b>            Extent of change - Widespread            Magnitude of change – Low            Visual impact - Moderate            Habitat network – Declining            Cultural pattern – Declining            Functional integrity - Moderate            Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of areas of open space and a number of PRoWs. The closest open space to the site is an area of semi-natural greenspace which is located within 135m of the site to the north. An area of land which has been identified within the Green Space Network (2012) is located within 165m to the north east of the site. Much of this area consists of a private sports ground and allotments which are restricted. The northern part of this land is semi-natural greenspace to which access is unrestricted. Further semi-natural greenspace is access within 500m of the site to the south within the Cannock Chase AONB. A PRoW is located at the southern boundary of the site by Stonhouse Road.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>Cannock Chase SSSI is located to the west of the site within 460m. Cannock Chase SAC is located within 745m of the site also to the west. Stafford Brook SSSI is located to the north of the site within 770m.</p>	
<b>Historic Environment</b>	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p>	
<b>Transport/Public transport</b>	<p>The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it.</p>	
<b>Access</b>	<p>Access available from Shooting Butts Road and Stonehouse Road.</p>	
<b>Utilities</b>	<p>Electricity supply to the site by Western Power will need to be considered for availability.</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution.</p> <p>The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.</p>	
<b>Agricultural land</b>	<p>Agricultural land classification: Grade 3</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt            Green Belt Study: Part of RU5            Harm rating: <b>Low - moderate</b></p>	
<b>Climate change</b>	<p>Potential for on-site dedicated energy generation from renewable sources</p>	

## Proformas in SHLAA Order

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The closest hub of facilities is located on Fernwood Drive which has been identified as a Local Centre containing limited services and facilities.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no existing educational facilities within close proximity (600m) of the site. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is located at the edge of Etching Hill in Rugeley and is closest to local facilities on Fernwood Drive but over 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative options. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and has been assessed as low-moderate harm if released, however that rating is only applicable if land to the north was also developed as it would then connect the whole land parcel to the existing urban edge. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R112

**Site location:** Land between the Rising Brook and Hednesford Road, Rugeley

**Site area(ha):** 7

**Character density zone:** 15 - 20dph

**Maximum capacity:** 210

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield, currently in agricultural use with some woodland. Adjacent to urban edge. Replaces former Site R44. Site boundary amended to reflect 2017 representations. Site area 36.5ha. Circa 7ha proposed for development- remainder Country Park proposal. Suggested capacity of 210-245 dwellings. Indicative concept plan undertaken but no detailed site assessment work to date. Lies adjacent to urban edge, however located within AONB- lower density development may therefore be appropriate (currently assumes approx. 30dph). Linked to R112 (a) which is a planning application incorporating part of the northern end of the site including the access route.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley; a defined Town Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p>Site located within the Cannock Chase AONB.  <b>Landscape Character Assessment (2016)</b>            LDU ref. SF07a Flaxley Green/ Rising Brook (was WE07a)            Heathy margins, railway embankments and verges. Rising Brook stream course wet grassland and streamside trees. Arable Enlarged regular pattern; few internal hedgerows. Thinly scattered hedgerow trees. New housing adjacent to Upper Birches farm and at Burnt Hill is visually prominent from</p>	<p style="background-color: red;"></p>

## Proformas in SHLAA Order

	<p>the valley. Pumping station and Fair Oak school are visible. Long views to wooded edges are a feature of this open landscape. The presence of housing visible from the valley is visually intrusive. Chase Heritage Trail provides a linear recreational route through the valley from Rugeley.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact - Low            Habitat network – Declining            Cultural pattern – Declining            Functional integrity - Moderate            Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of areas of open space and a number of PROWs. The housing amenity land at The Birches contains a playground and is located within 50m of the site to the east and Hednesford Road/Rutland Avenue provide further access to housing amenity land within 110m of the site to the east. Both have been identified within the Green Space Network (2012). There is a PROW located along the eastern boundary of the site, which could be lost dependent upon the design of any scheme which might come forward. In addition, the site's location within the AONB is likely to encourage access for outdoor recreation and leisure.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>Slitting Mill Brook, a Biodiversity Alert Site, is located approximately 200m northeast of the site designation. A section of the Cannock Chase SAC lies approximately 1.3km to the southwest of the site.</p>	
<b>Historic Environment</b>	<p>The site is within approximately 250m of Grade II listed Boundary Stone on the North Bank of Rising Brook.</p>	
<b>Transport/Public transport</b>	<p>The site is located over 1km southwest of Rugeley Town Train Station. In addition, there are a number of bus stops within 350m of the site designation. These include several along Hednesford Road along the southern boundary of the site. The bus services along this route run every 30 minutes. Furthermore, there are a number of routes of the Cannock Chase Cycle Network located within approximately 400m from the site. However, due to their location within the SAC it is unlikely this route would be used for commuting and day to day travel.</p>	
<b>Access</b>	<p>Access available from the adjacent Etching Hill Road</p>	
<b>Utilities</b>	<p>Electricity supply to the site by Western Power will need to be considered for availability. High pressure gas pipeline at south of site. Railway line at western boundary of site.</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.</p>	

## Proformas in SHLAA Order

	High pressure gas pipeline at south of site. Noise from the railway line at western boundary of site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: RU8 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the southwestern periphery of Rugeley which has a range of services and facilities.	
<b>Infrastructure</b>	There is limited infrastructure to serve the site. There are no existing educational facilities within close proximity (600m) of the site. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is located on the edge of Rugeley, close to bus stops but over 600m from some services. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and would result in high harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

**SHLAA Number:** R128

**Site location:** Land at Coalpit Lane, Brereton, Rugeley

**Site area(ha):** 15.07

**Character density zone:** 15-20dph

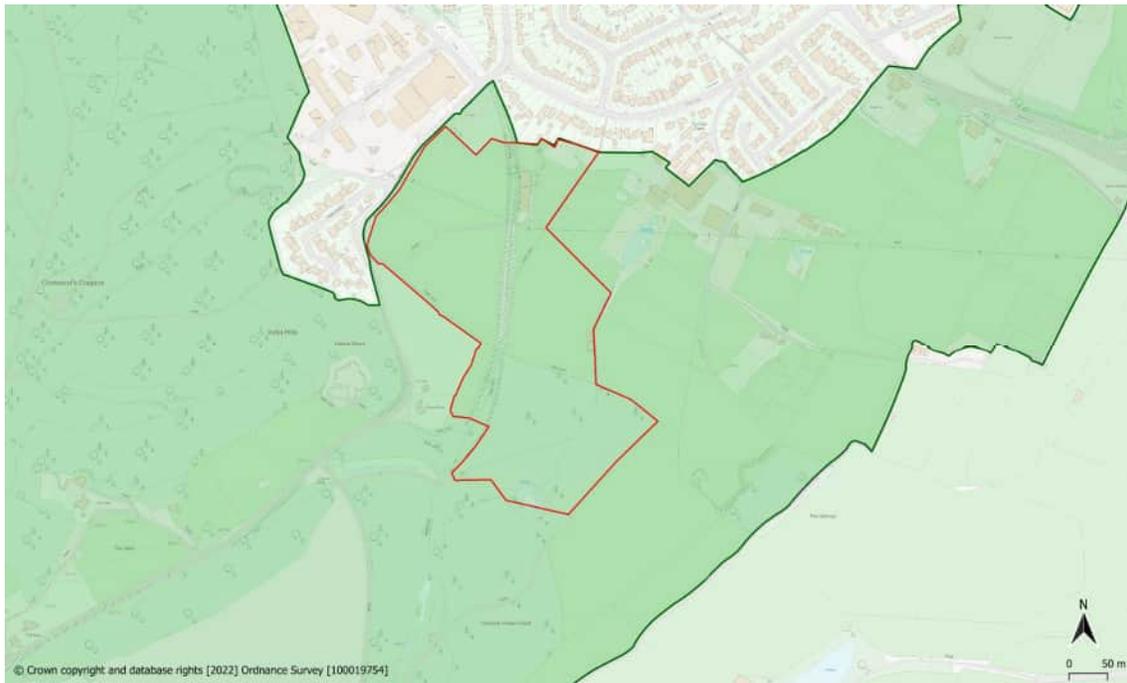
**Maximum capacity:** 113

**Site notes/description:**

Landowner promoting site, not developer. Site is greenfield. Also suggested for mixed use- ELAA Ref RE25. Site is within the Green Belt and abuts the AONB. Some Coal Authority High Risk Development Areas on site. Adjacent to SBI and Ancient Woodland.

Submission through Call for Sites identifying the site for potential use as outdoor recreational country park, nature conservation areas, ancillary visitor centre and holiday lodge caravans.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Brereton which is defined as a Local Centre in the Spatial Strategy of the Local Plan and may be appropriate for some development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Settlement hierarchy</b>	Site located adjacent to or within close proximity to the settlement boundary of Rugeley.	
<b>Landscape character</b>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. no. SH16b and SF15a</p> <p><b>Landscape condition for SH16b:</b> Extent of change - Localised Magnitude of change – Moderate Visual impact – Low Habitat network – Intact</p>	

## Proformas in SHLAA Order

	<p>Cultural pattern - Intact Functional integrity – Strong Overall condition: <b>Very Good</b></p> <p><b>Landscape condition for SF15a:</b> Extent of change - Insignificant Magnitude of change – Low Visual impact – Low Habitat network – Declining Cultural pattern - Intact Functional integrity – Moderate Overall condition: <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of areas of open space and a number of PRoWs. The site is located adjacent to Etching Hill and the Heath semi-natural open space to the south. A greenlink is located adjacent to the site to the north. St Michael's Churchyard is located within 370m of the site to the north east and this area has been identified in the Green Space network (2012). Amenity housing land is located to the north of the site within 480m at St Michael's Road. PRoWs are located at the south western and north eastern corners of the site.</p> <p>A PRoW and green link land fall within the boundaries of the site and as such these uses may be lost as a result of mixed use development at this location dependent on the design of any scheme which might come forward.</p> <p>The number of new homes suggested for this site is 113 and would be expected to provide increased opportunities for the incorporation of new open space.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as result of development that might take place at this location. Brereton Hayes Site of Biological Interest and Ancient Woodland is located adjacent to the site to the south-west. Chetwynd's Coppice is located within 60m of the site to the east and has been identified as a Biodiversity Alert Site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site	
<b>Transport/Public transport</b>	<p>The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site. The closest bus stop is located at Coalpit Lane to the north within 140m. Bus services are accessible once every 30minutes at this bus stop.</p> <p>Public right of way along northern boundary.</p>	
<b>Access</b>	Access available from the adjacent Etching Hill Road	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a	

## Proformas in SHLAA Order

	<p>negligible effect is identified in relation to noise pollution. The site does not lie within a Source Protection Zone.</p> <p>High pressure gas pipeline at south of site. Noise from the railway line at western boundary of site.</p>	
<b>Agricultural land</b>	<p>Agricultural land quality classification: Grade 3/Grade 4</p> <p><b>Site has been identified to have an AMBER/RED rating on Agricultural Land, the site has been given an overall RAG rating of RED to reflect the Grade 3 classification of the site.</b></p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt</p> <p>Green Belt Study: (RU35, RU36, OA3 and abuts an Area of Absolute Constraint(s))</p> <p>The upper part of the site covers RU35 and RU36 as the lower portion moves into OA3 and then the area of Absolute Constraint(s) to the south-west of the site.</p> <p>Harm rating: <b>Low-Moderate (AMBER)/Moderate-High (RED)</b></p> <p>Area of Absolute Constraint: <b>Site of Biological Interest</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the southern edge of Brereton (a Local Centre) and therefore potential residents will be within close proximity to a limited number of services and facilities.	
<b>Infrastructure</b>	<p>There is limited infrastructure to serve the site. The site is located within 540m of the Hob Hill Church of England Primary School which is to the north east. Redbrook Hayes Community Primary School is located within 575m of the site to the north. There are no secondary schools within 600m of the site.</p> <p>The site is located within close proximity of one health facility; Brereton Surgery is located approximately 585m to the north of the site on Main Road. There is no hospital within 600m of the site.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is located in Brereton within walking distance to the local centre. The site performs reasonably against most categories. The scale of development proposed does not accord with the Spatial Strategy which focuses development at Cannock, Hednesford, Heath Hayes and Rugeley (former Power Station). The site is adjacent to the AONB and is in an area where the condition of the landscape is good. Development would result in a loss of good-moderate grade quality agricultural land. The site is in the Green Belt where the harm of release is dependent on which part of the site is developed. The site is adjacent to two areas classed as Sites of Biological Interest.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R156

Site location: Land adjacent to Birchbrae, Chaseley Road, Rugeley

Site area(ha): 2.7

Character density zone: 15 - 20dph

Maximum capacity: 49

### Site notes/description:

Part landowner promoting site in collaboration with other landowners, not developer. Site is greenfield, currently in equestrian use. No detailed site assessment or site promotion work undertaken to date. No NDA provided- assumed at 75%. Capacity suggested as 90 dwellings but does not reflect AONB/edge of settlement location. Capacity reduced accordingly.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley; Etching Hill a defined Local Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p>Site located within the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. SH06c Shooting Butts (was WE07) Narrow heathy verges. Woodland clumps and coverts Mixed arable and pasture Regular pattern of small/medium sized fields with scattered hedgerow trees. Localised moderate visual impact of farm/other buildings. Good An enclosed landscape with patches of secondary woodland and scattered hedgerow trees.</p>	<p style="background-color: red;"></p>

## Proformas in SHLAA Order

	<p>Trees with TPOs located on northern border.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact - Low            Habitat network – Declining            Cultural pattern – Declining            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site lies within 600m of a large site identified in the Green Space Network (2012) and a number of PROWs. This includes a number of amenity greenspaces and areas of semi-natural greenspace proximity to which is likely to help provide new residents with a good level of access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is within approximately 350m from the Cannock Chase SSSI and SAC and 500m of Stafford Brook SSSI. In addition, the site is roughly 440m from locally designated Etching Hill SBI and RIG. Due to this sites proximity to the Cannock Chase SAC, it is within the 15km radius where residential development is likely to increase recreational pressure at the site.	
<b>Historic Environment</b>	The site is not located within close proximity (500m) of any designated heritage assets.	
<b>Transport/Public transport</b>	The site is in excess of 350m to a bus stop and 1km to the nearest railway station. A cycle path does not directly pass the site.	
<b>Access</b>	Access available from the adjacent Stafford Brook Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site lies entirely within Source Protection Zone 3. The site is not situated adjacent to the strategic road network and does not lie within or link directly to an AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: Part of RU4 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is adjoining the settlement edge of Rugeley, one of the District's town centres with a range of services and facilities.	
<b>Infrastructure</b>	The site lies excess of walking distance (600m) to the nearest primary or secondary school, yet there are several located within the town of Rugeley where the site is located on the settlement edge. This site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	

## Proformas in SHLAA Order

	The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.
<b>Recommendation:</b>	The site has not been identified for further consideration
<b>Summary</b>	The site is located at the edge of Etching Hill in Rugeley and is closest to local facilities on Fernwood Drive but over 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative options. The site is close to environmental designated areas. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and has been assessed as moderate harm if released. <b>The site is in the AONB</b> where, in principle, land should be protected to conserve and enhance its natural beauty.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

SHLAA Number: R157

Site location: Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley

Site area(ha): 2.48

Character density zone: 15 - 20dph

Maximum capacity: 49

### Site notes/description:

Joint landowners (under single trust) promoting site, not developer. Site is greenfield currently in agricultural use. No detailed site assessment or site promotion work undertaken to date. Also suggested for C2 use potentially. No NDA provided- assumed at 75%.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley; Etching Hill a defined Local Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p>Site located within the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b> LDU ref. SH06c Shooting Butts (was WE07) Narrow heathy verges. Woodland clumps and coverts Mixed arable and pasture Regular pattern of small/medium sized fields with scattered hedgerow trees. Localised moderate visual impact of farm/other buildings. Good An enclosed landscape with patches of secondary woodland and scattered hedgerow trees. Trees with TPOs located on southern border.</p>	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Moderate  Visual impact - Low  Habitat network – Declining  Cultural pattern – Declining  Functional integrity - Moderate  Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site lies within 600m of a large area of open space identified in the Green Space Network (2012) and a number of PROWs. In addition, the site's proximity to Cannock Chase AONB is also likely to provide new residents with a good level of access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is within approximately 400m of Stafford Brook SSSI and 500m from the Cannock Chase SSSI and SAC. In addition, the site is roughly 250m from locally designated Etching Hill SBI and RIG. Due to this sites proximity to the Cannock Chase SAC, it is within the 15km radius where residential development is likely to increase recreational pressure at the site.	
<b>Historic Environment</b>	The site is not located within close proximity (500m) of any designated heritage assets.	
<b>Transport/Public transport</b>	The site is in excess of 350m to a bus stop and 1km to the nearest railway station. Furthermore, a cycle path does not pass by the sites.	
<b>Access</b>	Access available from the adjacent Etching Hill Road	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	No issues identified.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: RU2 = Moderate Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is adjoining the settlement edge of Rugeley, one of the District's town centres with a range of services and facilities.	
<b>Infrastructure</b>	The site is served by limited infrastructure. The site lies in excess of walking distance (600m) to the nearest primary or secondary school, yet there are several located within the town of Rugeley where the site is located on the settlement edge. This site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	

## Proformas in SHLAA Order

<b>Recommendation:</b>	The site has not been identified for further consideration
<b>Summary</b>	The site is located at the edge of Etching Hill in Rugeley and is closest to local facilities on Fernwood Drive but over 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative options. The site is close to environmental designated areas. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and has been assessed as moderate harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

**SHLAA Number:** R158

**Site location:** Land at Stonehouse Road, Etchinghill, Rugeley

**Site area(ha):** 1.6

**Character density zone:** 15 - 20dph

**Maximum capacity:** 25

**Site notes/description:**

Joint landowners (under single trust) promoting site, not developer. Site is greenfield currently in agricultural use. No detailed site assessment or site promotion work undertaken to date. Also suggested for C2 use potentially. No NDA provided- assumed at 90%.

Planning permission previously refused on site (CH/86/450)

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Rugeley; Etching Hill a defined Local Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. SH09a Slitting Mill (was WE07c) Heathy margins, patches of rough grassland, hedgerows and scattered parkland/ hedgerow trees. Mixed arable and pasture. Regular pattern of small to medium sized fields with mixed species hedges. Hedgerow trees in decline. Localised moderate visual impact of Fair Oak School and roadside housing. A landscape in decline with neglected features and urban influences. Sports fields are a detracting feature in this landscape.</p>	<p style="background-color: red;"></p>

## Proformas in SHLAA Order

	<p>Site is located within the Cannock Chase AONB. Trees with TPOs located adjacent to site on eastern boundary.</p> <p><b>Landscape condition:</b> Extent of change - Widespread Magnitude of change – Low Visual impact - Moderate Habitat network – Declining Cultural pattern – Declining Functional integrity - Moderate Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	The site lies 100m from a large area of open space identified in the Green Space Network (2012) and a number of PROWs. This includes a number of areas of amenity greenspace and semi-natural greenspaces. The proximity of these areas of open space is likely to help encourage access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is within approximately 650m from the Cannock Chase SSSI and SAC and 900m from Stafford Brook SSSI. Due to this sites proximity to the Cannock Chase SAC, it is within the 15km radius where residential development is likely to increase recreational pressure at the site.	
<b>Historic Environment</b>	The site is not located within close proximity (500m) of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is in excess of 350m to a bus stop and over 1km to the nearest railway station. A cycle path does not pass in close proximity to the site.	
<b>Access</b>	Access available from Shooting Butts Road and Stonehouse Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraint</b>	The site lies within Source Protection Zone 3 and is not situated on the strategic road network. It also does not lie within or link directly to an AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU3 Harm rating: <b>Low - moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is adjoining the settlement edge of Rugeley, one of the District's town centres with a range of services and facilities.	
<b>Infrastructure</b>	The site is served by limited infrastructure. The site lies excess of walking distance (600m) to the nearest primary or secondary school, yet there are several located within the town of Rugeley where the site is located on the settlement edge. This site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	

## Proformas in SHLAA Order

<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.
<b>Recommendation:</b>	The site has not been identified for further consideration
<b>Summary</b>	The site is located at the edge of Etching Hill in Rugeley and is closest to local facilities on Fernwood Drive but over 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative options. The site is close to environmental designated areas. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and has been assessed as low-moderate harm if released as part of a larger land parcel with site R106. <b>The site is in the AONB</b> where, in principle, land should be protected to conserve and enhance its natural beauty.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

SHLAA Number: R159

Site location: Land at Greenfields Farm, Rugeley

Site area(ha): 4.8

Character density zone: 15 - 20dph

Maximum capacity: 80

### Site notes/description:

Joint landowners promoting site, not developer. Site is predominately greenfield, currently used for grazing. There are Council owned accesses in two places. The site is predominantly greenfield with some brownfield for the existing dwelling. The site is also being promoted for potential use for an extension to the school for additional capacity/services and a community centre to form a mixed-use development with the residential variant. Th site is also being promoted for the potential to use to meet other provisions based on the holistic and strategic view of the whole community. Power line crosses part of site (serves current property on site). Third party ownership (Council) of potential access route. No detailed site assessment or site promotion work undertaken to date. Site is 4.8ha - no NDA provided - assumed at 75%. Site being brought forward for availability in the short term.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is located on the urban edge of Rugeley; a defined Town Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	The site is located within the Cannock Chase AONB <b>Landscape Character Assessment (2016)</b> LDU ref. SH10a Coppice Lane (north) Some rough ground on sloping land in eastern part. Lines of hedgerow trees and heathy verges in western part Grazing Regular medium sized hedged fields with thorn hedges and	

## Proformas in SHLAA Order

	<p>wire fences Edges of Rugeley visible on skyline. School a feature Moderate Locally valued and visible countryside with well used footpath network; important buffer to Rugeley Trees with TPOs located adjacent to site on eastern boundary.</p> <p><b>Landscape condition:</b>            Extent of change – Widespread            Magnitude of change – Localised            Visual impact - Moderate            Habitat network – Low            Cultural pattern – Intact            Functional integrity - Strong            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012) and PROWs. This includes a number of amenity greenspaces as well as a number of semi-natural greenspaces and the site's close proximity to these areas is likely to help encourage access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site lies adjacent to locally designated Chetwynd Coppice BAS and not within proximity of any internationally or nationally designated biodiversity or geodiversity sites. In addition, this site is located approximately 2km from the Cannock Chase SAC,	
<b>Historic Environment</b>	The site is not located within 500m of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is within 350m of a number of bus stops (including those at Lansbury Road and Chetwynd Close) which offer a range of bus services and routes. The site is also located within approximately 800m of Rugeley Town railway station.	
<b>Access</b>	Access possible via Chase View Community Primary School	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	Half of the site lies within Source Protection Zone 3. The site does not lie adjacent to the strategic road network and it also does not lie within or link directly to an AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: RU32 Harm rating: <b>Moderate - High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site's location is adjoining the settlement edge of Rugeley, one of the District's town centres. It is likely that due to the sites location on the edge of Rugeley, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links.	
<b>Infrastructure</b>	The site is served by limited infrastructure. The site is adjacent to Chase View Primary School but over 600m from a Secondary School. Sandy Lane Health Centre is 950m distance away and the site is not near a hospital.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is located on the edge of Rugeley, close to bus stops and the train station, and a primary school but over 600m from other services. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in the Green Belt and would result in moderate-high harm if released. <b>The site is in the AONB</b> where, in principle, land should be protected to conserve and enhance its natural beauty.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: R187

**Site location:** Land adjacent to Heathfields Farm, Chaseley Road/Stonehouse Road, Etchinghill, Rugeley

**Site area(ha):** 1

**Character density zone:** 15 - 20dph

**Maximum capacity:** 20

**Site notes/description:**

Part landowner promoting, not developer. Promoter suggests other landowners support submission. Site currently constitutes unused overgrown land and represents greenfield land. No detailed assessments or site promotion work undertaken to date. Site area reduced to reflect TPO group. No NDA provided- assumed at 90%.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Etching Hill, Rugeley which is defined as a Local Centre in the Spatial Strategy of the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p>The site is located within the Cannock Chase AONB.  <b>Landscape Character Assessment (2016)</b>          LDU ref. SH09a Slitting Mill (was WE07c)          Heathy margins, patches of rough grassland, hedgerows and scattered parkland/ hedgerow trees Mixed arable and pasture Regular pattern of small to medium sized fields with mixed species hedges. Hedgerow trees in decline Localised moderate visual impact of Fair Oak School and roadside housing. Moderate A landscape in decline with neglected features and</p>	

## Proformas in SHLAA Order

	<p>urban influences. Sports fields are a detracting feature in this landscape.</p> <p>Trees with Group TPO on and adjacent to site</p> <p><b>Landscape condition:</b>            Extent of change – Widespread            Magnitude of change – Low            Visual impact – Moderate            Habitat network – Declining            Cultural pattern – Declining            Functional integrity - Moderate            Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	The site lies 100m from a large area of open space identified in the Green Space Network (2012) and a number of PROWs. This includes a number of areas of amenity greenspace and semi-natural greenspaces. The proximity of these areas of open space is likely to help encourage access to outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	Chaseley Grade II Listed Building is to the east of the site but is screened from the site by trees and existing development.	
<b>Transport/Public Transport</b>	The site is not within 1km of a train station nor is it within 350m of a bus stop.	
<b>Access</b>	Access available from the adjacent Stonehouse Road. Third party agreement may be required	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental constraint</b>	No Issues Identified	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt</b>	Site is located within the Green Belt. Green Belt Study: RU6 Harm rating: <b>Low-Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the urban edge of Rugeley and therefore in proximity to public transport services and a range of services and facilities.	
<b>Infrastructure</b>	The site is served by limited infrastructure. The site is over 600m from the nearest Primary School and Secondary School and is over 600m from any healthcare facility.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is located at the edge of Etching Hill in Rugeley and is closest to local facilities on Fernwood Drive but over 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative	

## Proformas in SHLAA Order

	options. The site is undeveloped and would result in the loss of good-moderate agricultural land. The site is located in the Green Belt and has been assessed as low-moderate harm if released. <b>The site is in the AONB</b> where, in principle, land should be protected to conserve and enhance its natural beauty.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

**SHLAA Number:** R194

**Site location:** Pear Tree Youth Centre, Hislop Road, Rugeley, WS15 1LS

**Site area(ha):** 0.67

**Character density zone:** Suburban Area - 35dph

**Maximum capacity:** 18

**Site notes/description:**

CH/20/002 is a planning application for the erection of 18 dwellings with associated access, parking, open space, and drainage - approved - awaiting Section 106. Part of site forms part of the Green Space Network.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan.	
<b>Landscape</b>	The is located within the settlement boundary of Rugeley.	
<b>Open space</b>	The site is located within close proximity (600m) of several open spaces and PRoWs. Nearby open space primarily consists of amenity greenspace, seminatural greenspace and the private sports ground at Lea Hall Park. A PRoW that can be accessed on Sandy Lane (A460) is located approximately 230m north-west of the site, and a PRoW accessible from Sutton Close is located approximately 280m south-east of the site. The site includes an institutional area of green space which have been identified in the Green Space Network (2012). Therefore, development at this location could result in the loss of this area of open space dependent upon the design of any scheme which might come forward.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	

## Proformas in SHLAA Order

<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	The site is not in proximity to any historical assets	
<b>Transport/Public Transport</b>	The site is located in Rugeley and is within 1km of Rugeley Town Train Station. The nearest bus stops are over 350m from the site.	
<b>Access</b>	The site has an existing access	
<b>Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental constraint</b>	No issues identified	
<b>Agricultural land</b>	The site is an urban area and not in agricultural use	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located within the settlement boundary of Rugeley and therefore in proximity to services and facilities.	
<b>Infrastructure</b>	The site has no known infrastructure constraints.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	The site was allocated at Preferred Options due to it being under construction	
<b>Recommendation:</b>	Development of site completed in SHLAA 2022.	
<b>Conclusion</b>	Completed development	

## Proformas in SHLAA Order

SHLAA number: R223

**Site Location:** Land to the north of Priory Avenue, Rugeley

**Site area(ha):** 3.46

**Character Density Zone:** Suburban - 35dph

**Indicative capacity:** up to 75

### **Site notes/description:**

CH/22/0378 is an outline application for up to 75 dwellings with all matters reserved other than means of access, not yet determined. NDA not provided presumed at 75%.

The southern portion of the site forms part of a wider TPO group extending to the north west and south of the site.

Site was part of original S106 agreement for Open Space as part of the original adjoining development - this open space should have included as LEAP and has not been provided at this time.

### **Site Boundary:**



### **Site Assessment:**

<b>Spatial strategy</b>	The site is located within the settlement boundary of Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. However, the site is also identified as open space to serve the adjacent residential area. The Spatial Strategy stresses the importance of open spaces and seeks to conserve and enhance green infrastructure. Loss of existing high quality open space would not be in accordance with the Local Plan Spatial Strategy.	
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## Proformas in SHLAA Order

<b>Landscape character</b>	The site is not located within 1km of the AONB. The site is within the urban area as classified in the Landscape Character Assessment (2016). A portion of the site is covered by a wider TPO group.	
<b>Open space</b>	The site comprises of unrestricted semi-natural space and the Priory Avenue PA (equipped open space for children and young people). The site is also within close proximity (600m) of a number of unrestricted landscape links.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is more than 250m from a local biodiversity site and more than 1km for an international or national biodiversity site.	
<b>Historic Environment</b>	The site is not in proximity to any heritage assets.	
<b>Transport/Public Transport</b>	The site is not located within 1km of a railway station or within 350m of a bus stop. A designated cycle route included in the Cannock Chase Cycle Network runs parallel to the southwest boundary of the site, along the A51.	
<b>Access</b>	There is an existing access to the site from the A51 leading to Priory Avenue.	
<b>Other Utilities</b>	The availability of the provision of utilities to the site need to be considered.	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. Historic landfill on the site and ground remediation will be required	
<b>Agricultural land</b>	The site is in an urban area and not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). The site is beyond optimum walking distances to facilities, however development of the Rugeley Power Station site may provide new facilities in future. The site is located within Rugeley but is outside of the town centre which is to the west.	
<b>Infrastructure</b>	The site is not located within close proximity (600m) of any education facilities. The site is not located within close proximity (600m) of any existing healthcare facilities. The site is adjacent to the former Rugeley Power Station site which is set to be redeveloped therefore infrastructure and new facilities will be provided as part of this which could benefit other local developments, subject to additional contributions.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation</b>	N/A - Site not known at this stage	

## Proformas in SHLAA Order

<b>Recommendation</b>	The site is located in Rugeley, a preferred area for growth and is adjacent to the former Power Station site which is subject to extensive redevelopment, meaning infrastructure and facilities in the vicinity of the site will improve over time. The site functions as an area of public open space and small woodland, and its loss would be likely to have a negative impact on biodiversity and green linkages in the area.	
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## Proformas in SHLAA Order

SHLAA number: R228

**Site Location:** Brereton Fields Farm, Gorse Lane, Rugeley, WS15 1BD

**Site area(ha):** 2.83

**Character Density Zone:** Suburban - 35dph

**Indicative capacity:** up to 48 dwellings

### **Site notes/description:**

Site is being proposed for residential - 30% affordable with potential for mixed-use up to 48 dwellings. Site currently consists of an agricultural small holding with some built development. Topography and pylons reduce the capacity of the site, site area is 2.83ha provided NDA of 1.6ha. Site is available in the short/medium term on a potential phased basis. Further investigation required on potential for land contamination.

Site abuts Green Belt and is proximity to the AONB. The site is identified to be within the Greenspace network and a small section of the site is within the Coal Authority High Risk Development Area. The site forms part of a Historic Landfill.

### **Site Boundary:**



### **Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located in Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being a settlement suitable for an amount of residential development. However, the site is also identified as part of the strategic green space network. The Spatial Strategy seeks to conserve and enhance green infrastructure. Loss of the green space network would not be in accordance with the Local Plan Spatial Strategy.</p>	<p></p>
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## Proformas in SHLAA Order

<b>Landscape character</b>	The site is located within 1km of the AONB. The site is classified as within the urban area in the Landscape Character Assessment (2016).	
<b>Open space</b>	The site is within close proximity (600m) of a number of open spaces. Areas of unrestricted amenity green space about the site, to the northeast (Queensway Sports Ground) and southwest Hilary Crest. There are a number of amenity green spaces to the north of the site and to the southwest corner of the site is a restricted outdoors sports provision at Chase View Primary School. The site is located within the Green Space Network, development of the site may result in the loss of existing recreational or leisure use within the site boundary but dependent on the design of the development it may be possible to retain or enhance these.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is likely to perform a role in supporting biodiversity. It is within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site. The site is located approx. 245m north of the Chetwynds Coppice Ancient Woodland.	
<b>Historic Environment</b>	The site is not within close proximity of any Heritage Assets.	
<b>Transport/Public Transport</b>	The site is not within 350m of any bus stops nor within 1km of any railway stations.	
<b>Access</b>	There is an existing access to the site from the Gorse Road, though further investigation would be required to assess its suitability.	
<b>Other Utilities</b>	The availability of the provision of utilities to the site need to be considered.	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.	
<b>Agricultural land</b>	The site is not identified to be in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located on the edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). The site is beyond optimum walking distances to services and facilities.	
<b>Infrastructure</b>	The site is not located within close proximity (600m) of any existing education facilities. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation</b>	N/A - Site not known at this stage	
<b>Recommendation</b>	The site is at the edge of Rugeley and Brereton and is one of the few remaining undeveloped areas at the settlement edge which is not designated Green Belt or AONB. The site performs	

## Proformas in SHLAA Order

	relatively well in sustainability terms although is beyond optimal walking distances to some services and facilities. The site is likely to provide a role in supporting biodiversity and is part of the strategic green space network. However the site has no public access for recreational use or public rights of way.	
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## Proformas in SHLAA Order

SHLAA number: R230

**Site Location:** Land known as Scarborough Field, Stafford Brook Road, Etchinghill, Rugeley

**Site area(ha):** 1.14

**Character Density Zone:** 15-20dph

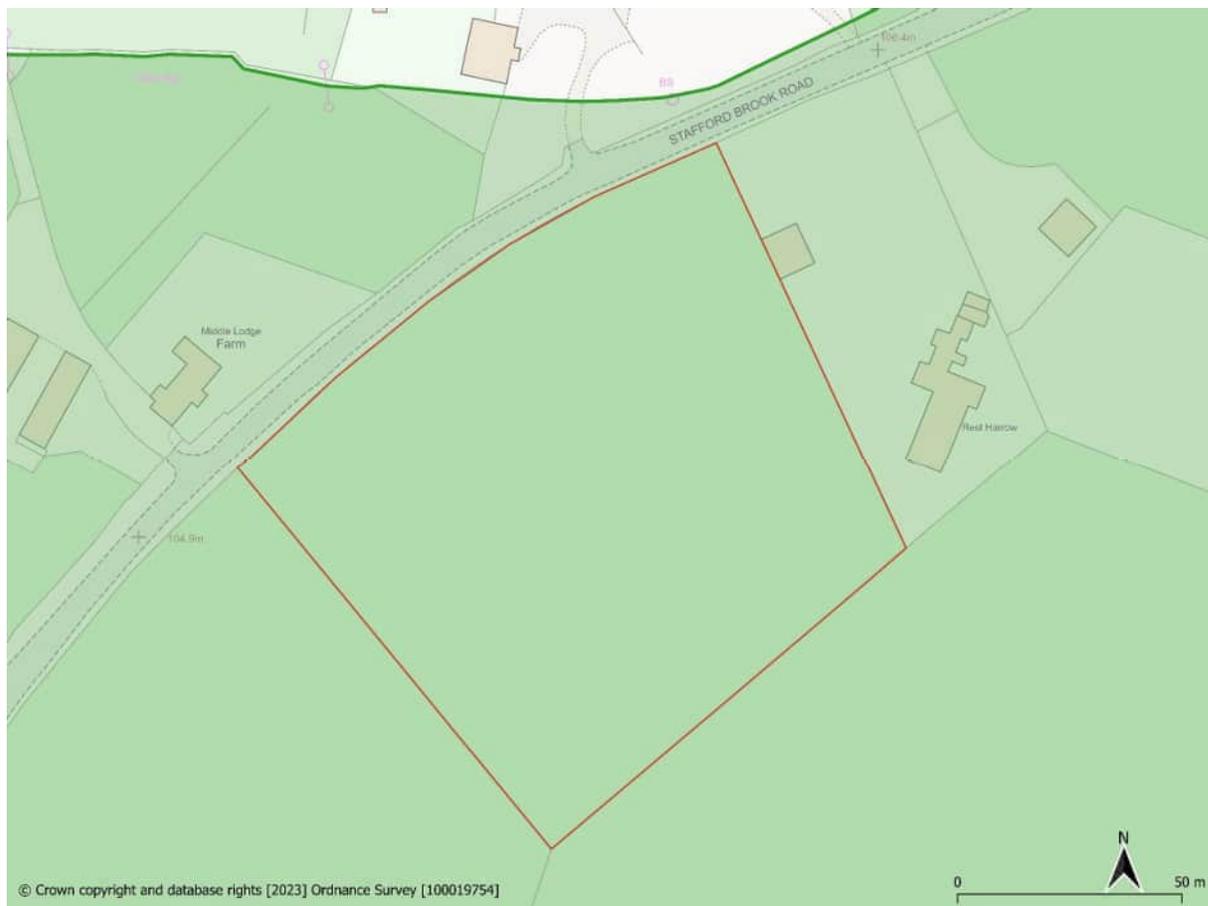
**Indicative capacity:** 35

**Site notes/description:**

The site is under option by Walton Homes Ltd. Current use is agricultural. Site is proposed for potential residential development of market and affordable provision for 35-40 dwellings (depending on mix). No detailed site assessments or site promotion work undertaken to date. Site area is 1.27ha, no NDA provided assumed at 90%.

Potential Constraints: Green Belt and AONB

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Rugeley; Etching Hill a defined Local Centre in the Local Plan. The site is within the Green Belt and is also within the AONB and therefore despite the proximity to Rugeley this would not be a preferred location for development. The site is defined as Green Belt and would	
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## Proformas in SHLAA Order

	only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<p>Site located within the Cannock Chase AONB.</p> <p><b>Landscape Character Assessment (2016)</b>            LDU ref. SH06c Shooting Butts (was WE07)            Narrow heathy verges. Woodland clumps and coverts Mixed arable and pasture Regular pattern of small/medium sized fields with scattered hedgerow trees. Localised moderate visual impact of farm/other buildings. Good An enclosed landscape with patches of secondary woodland and scattered hedgerow trees.            Trees with TPOs located on southern border.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact - Low            Habitat network – Declining            Cultural pattern – Declining            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	<p>The site is within close proximity (600m) of a number of open spaces. An area of unrestricted semi-natural space lies approximately 322m to the north east of the site. An unrestricted outdoor sports provision is also located approximately 483m to the south east of the site.            A number of PRoW are also within close proximity to the site.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The site is likely to perform a role in supporting biodiversity. It is within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site.            Etching Hill SBI is located approx. 274 to the north east of the site.            Cannock Chase SSSI is located within approximately 650m of the site to the south west. The SSSI and Cannock Chase SAC are also located approximately 792m from the site also to the north west.</p>	
<b>Historic Environment</b>	The site is not within close proximity of any designated Heritage Assets.	
<b>Transport/Public Transport</b>	The site is not within 350m of any bus stops nor within 1km of any railway stations.	
<b>Access</b>	Access available from the Stafford Brook Road.	
<b>Other Utilities</b>	The availability of the provision of utilities to the site need to be considered.	
<b>Environmental Constraints</b>	The site is not located within and does not connect to an AQMA. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.	
<b>Agricultural land</b>	The site is in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	<p>The site is located within the Green Belt.            Green Belt Study: RU2            Harm rating: <b>Moderate</b></p>	

## Proformas in SHLAA Order

<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	There is no footpath to services and facilities and limited potential to improve this on Stafford Brook Road	
<b>Infrastructure</b>	The site is served by limited infrastructure. The site lies in excess of walking distance (600m) to the nearest primary or secondary school, yet there are several located within the town of Rugeley where the site is located on the settlement edge. This site is in excess of 600m to the nearest GP or hospital. The site is served by limited infrastructure	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation:</b>	N/A - Site not known at this stage	
<b>Recommendation</b>	The site is located at the edge of Etching Hill in Rugeley and has no safe pedestrian access to services. The site is 600m from all services and not close to public transport links and is therefore a less sustainable location than some alternative options. The site is close to environmental designated areas. The site is greenfield used for agriculture. The site is located in the Green Belt and has been assessed as moderate harm if released. The site is in the AONB where, in principle, land should be protected to conserve and enhance its natural beauty.	

## Proformas in SHLAA Order

**SHLAA Number:** N14

**Site location:** Land adjacent to Norton Canes High School, Norton Canes

**Site area(ha):** 2.5

**Character density zone:** Green Belt Urban Extension - 35dph

**Indicative capacity:** 65

**Site notes/description:**

Landowner promoting site, not developer. Site is greenfield. Site consists wholly of SBI designation so considered significantly constrained. Site not promoted since 2009. Green Belt. Coal Authority High Risk Development Area. Proximity to AQMA. High pressure gas pipeline runs through site. Adjacent to SBI.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. CP21j (Coppice Colliery) Developing woodland on former mining sites. Rough land and secondary woodland. No field pattern. Birch secondary woodland. Localised low impact of built development Pylons. A disturbed formed industrial landscape, with regenerated secondary birch woodland. Provides a valuable buffer to development between Heath Hayes and Norton Canes.</p> <p><b>Landscape condition:</b> Extent of change - Localised</p>	<p style="background-color: lightgreen;"></p>

## Proformas in SHLAA Order

	<p>Magnitude of change – High  Visual impact - Moderate  Habitat network - Intact  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition - <b>Poor</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. An area of open space identified in the Green Space Network (2012) is adjacent to the site to the west. An area of unrestricted semi-natural open space is accessible within 160m to the north. The closest PRoW is located to the east by Burntwood Road.</p> <p>An area of semi-natural open space is within its boundaries. The use of this area for leisure or recreation may be lost dependent upon the design of the scheme.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Chasewater and The Southern Staffordshire Coalfield Heaths SSSI is located 140m to the northeast of the site. Norton Pools Site of Biological Importance (SBI) is located partially within the boundaries of the site.</p> <p>The site is located within 4.4km of the Cannock Chase SAC which is to the north.</p>	
<b>Historic Environment</b>	<p>The site is not located within proximity of any designated heritage assets.</p>	
<b>Transport/Public Transport</b>	<p>The site is located more than 1km from the nearest railway station.</p> <p>A number of bus stops are located in close proximity (350m) to the site however. The closest bus stop is located at Hednesford Road to the west within 135m. To the southeast within 280m another bus stop is located on Burntwood Road. Bus services are accessible once every 30minutes at both of these bus stops.</p> <p>The site is not located within close proximity of an existing cycle path.</p>	
<b>Access</b>	<p>Potential for access off Hednesford Road, further investigation required.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western Power will need to be considered for availability.</p>	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution.</p> <p>The site does not lie within a Source Protection Zone.</p>	
<b>Agricultural land</b>	<p>The land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC).</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt  Green Belt Study: NC1  Harm Rating: <b>High</b></p>	

## Proformas in SHLAA Order

<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the northern edge of Norton Canes within proximity to a limited range of services and facilities in the Local Centre.	
<b>Infrastructure</b>	<p>The site is located adjacent to Norton Canes High School which is to the southeast. Norton Canes Community Primary School is located within 315m of the site also to the southeast. There is no capacity for additional school places in Norton Canes.</p> <p>The site is not located within close proximity (600m) of any existing healthcare facilities.</p>	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is located in the Green Belt and has been assessed as low-moderate harm if released. The site is constrained by its status as a Biological Site of Interest, development is likely to harm its status as semi-natural habitat.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA number: N33

**Site Location:** Land west of Hednesford Road, Norton Canes

**Site area(ha):** 11.24

**Character Density Zone:** Suburban - 35dph

**Indicative capacity:** up to 420 dwellings

### **Site notes/description:**

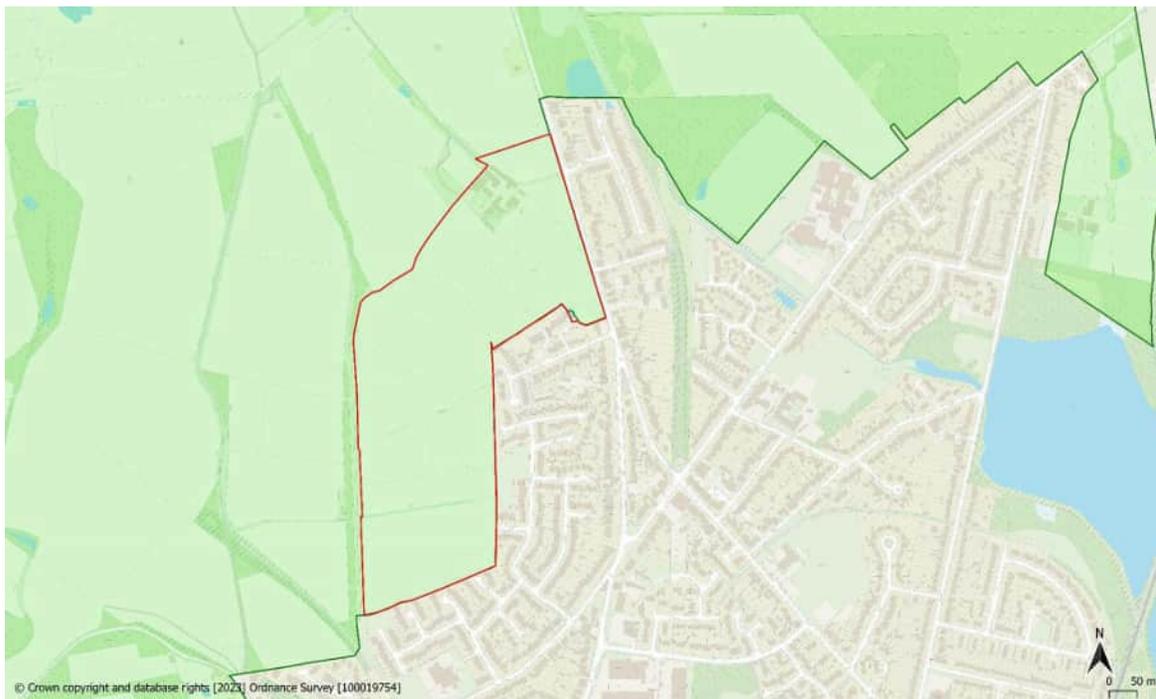
Site comprises of Sites N33a-d which are former N33, N24, 264 and N20. Bloor Homes Ltd as a prospective developer of the site has a formal option agreement in relation to the site. The site comprises a network of regular shaped fields of varied sizes that are in agricultural use, as well as the farm buildings and associated outbuildings of Norton Lodge Farm. The site is bound by Hednesford Road at the northern part of its eastern boundary, with established residential areas to the immediate east and south of the site. Predominantly greenfield site (minor elements of brownfield land relating to Norton Lodge Farm).

There is an existing gas pipeline within the site (that enters near to the southeast corner, running northeast to the east boundary before turning north and running through the centre of the site). There is a 6.1m easement in place to allow free access for the maintenance of the site, which has been taken into account in the emerging masterplan. Site area is 20.67ha, an NDA of 11.24ha has been provided for residential development equating to c.420dwellings.

There is also potential for community uses that would be housed within a retained (and converted) outbuilding at Norton Lodge Farm which will be considered as the scheme for the site's development evolves. An Access Feasibility Report has been undertaken. The site is being actively promoted, and a suite of technical and environmental assessments have been undertaken and provided.

The site is within the Green Belt and in proximity to an AQMA. A high pressure gas pipeline runs through the site and a historic landfill forms part of the site. There is also a Coal Authority High Risk Development Area on the site, and a possibility of a pumping station.

### **Site Boundary:**



## Proformas in SHLAA Order

### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. CF23e Norton Canes (was CP21n)</p> <p>Recent planting and open water balancing ponds. Grazing and development land. Planned arrangement of large enclosures, new roads and shelterbelts. Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.</p> <p><b>Landscape condition:</b> Extent of change - Widespread Magnitude of change – Moderate Visual impact - Moderate Habitat network – Declining Cultural pattern - Relic Functional integrity - Weak Overall Condition – <b>Poor</b></p> <p>LDU ref. CF23d Long Lane (was CP21o)</p> <p>Hedgerows and trees. Pasture Regular small to medium sized fields bounded by mixed species hedges typically on low banks. Scattered trees in hedgerows. Localised moderate impact of development on the eastern edge of the area. An area of intact landscape with mature trees and mixed species hedgerows. The green lane of Long Lane is a valuable landscape feature. Development would be inappropriate.</p> <p><b>Landscape condition:</b> Extent of change - Insignificant Magnitude of change – Low Visual impact – Very low Habitat network – Declining Cultural pattern - Intact Functional integrity - Moderate Overall Condition – <b>Good</b></p> <p><b>Site has been identified to have a GREEN/AMBER rating on Landscape Character, the site has been given an overall RAG rating of AMBER to reflect the Good classification of the northern portion of the site.</b></p>	
<p><b>Open space</b></p>	<p>The site is within close proximity (600m) of a number of open spaces. An area of unrestricted landscape link abuts the site to the west and an area of amenity green space (Chasewater Way) abuts the site to the east. To the north of the site are areas of unrestricted semi-natural spaces.</p>	

## Proformas in SHLAA Order

	Church Road Park and Penny Cress Green (Chapel Street) play area (equipped open spaces for children and young people) are located to the south of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is likely to perform a role in supporting biodiversity. It is within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site. The site is located approx. 70m south of the Norton Pools Site of Biological Importance (SBI) and is in close proximity of the Burntwood Road (heathland north of), Norton Canes SBI. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approx. 395m northeast to the site (at its closest point).	
<b>Historic Environment</b>	The site is not within close proximity of any Heritage Assets.	
<b>Transport/Public Transport</b>	The site is not located within 1km of a train station and is also not located within close proximity of a cycle path. A number of bus stops are however located within 350m of the wider site. There are a number of bus stops along Hednesford Road accessible from different areas of the site, the services accessible on Hednesford Road operate once every 30 minutes. There is also a bus stop located to the south east within 180m on Chapel Street.	
<b>Access</b>	The site would have the potential for access from the adjacent Hednesford Road (B4154) and from various roads in the residential area located to the east of site including Chasewater Way.	
<b>Other Utilities</b>	The availability of the provision of utilities to the site need to be considered.	
<b>Environmental Constraints</b>	<p>The northern portion of the site is located on the B4154, which leads directly into the AQMA on the A5190, B4154 and Wimblebury Road junction. It is likely that a large development at this site will encourage greater traffic into the AQMA during construction and operation.</p> <p>The site is not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution nor does the site fall within a Source Protection Zone.</p> <p>Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Possible pumping station on site. Historic Landfill.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	<p>The site is located within the Green Belt.</p> <p>The northern portion (N33a): Green Belt Study: NC24 Harm rating: <b>Moderate</b></p> <p>The central sections (N33c &amp; d) Green Belt Study: NC23 Harm rating: <b>Moderate - High</b></p> <p>The southern section (N33b) Green Belt Study: NC22</p>	

## Proformas in SHLAA Order

	Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the western edge of Norton Canes within proximity to a limited range of services and facilities in the Local Centre.	
<b>Infrastructure</b>	<p><b>Northern Portion (N33a):</b> Norton Canes High School is located within 200m of the site to the east of the site. Norton Canes Community Primary School is located within 290m of the site to the south east. The site is not located within close proximity (600m) of any existing healthcare facilities. At present there are no available school places within the catchment area.</p> <p><b>Central Portion (N33c&amp;d):</b> The site is located within walking distance (within 600m) of Jerome Community Primary School, Norton Canes Community Primary School and Norton Canes High School. There is no capacity for additional school places in Norton Canes. The site is in excess of 600m to the nearest GP or hospital.</p> <p><b>Southern Section (N33b):</b> The site is located within 115m of the Jerome Community Primary School which is to the south. Norton Canes Community Primary School is located within 455m of the site to the north east. The site is not located within close proximity (600m) of any secondary schools. There is no capacity for additional school places in Norton Canes.</p> <p>Some of the identified infrastructure constraints may be able to be resolved due to the scale of development proposed and extent of developer contributions.</p>	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development.	
<b>LPPO Recommendation</b>	<p>At this stage the site was assessed as individual parcels formerly N33, N20, N24, N64 (now N33a-d). Sites N20, N24 and N64 (Sites N33b-d) were initially classed as Category C due to their location within the Green Belt, and were identified as Category B for further consideration if land is required to be removed from the Green Belt.</p> <p>Site N33a (formerly N33) was initially classed as Category C due to its Green Belt Location. The site was identified for further consideration as a preferred site for allocation (Category A) if land were required to be removed from the Green Belt.</p>	
<b>Recommendation</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. There is no capacity at schools within the catchment area to accommodate new pupils. The scale of the site would comprise a strategic urban extension and therefore some of the current constraints may be able to be overcome due to the scale of developer contributions to address issues such as infrastructure or highways improvements. However, the scale of development would not accord with the position of Norton Canes as a village in the settlement hierarchy. The site is in the Green Belt and release of the site is assessed to be moderate-high, although the assessment of harm was	

## Proformas in SHLAA Order

	based on smaller parcels within this larger site and therefore the impact may differ if the whole site was assessed. The exceptional circumstances case has been set out in the Green Belt Topic Paper which allocates a portion of the site as safeguarded land.
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## Proformas in SHLAA Order

SHLAA Number: N33b

**Site location:** Land west of Hedgesford Road, Norton Canes (Parcel B - South of Long Lane)

**Site area(ha):** 3.72

**Character density zone:** 35dph

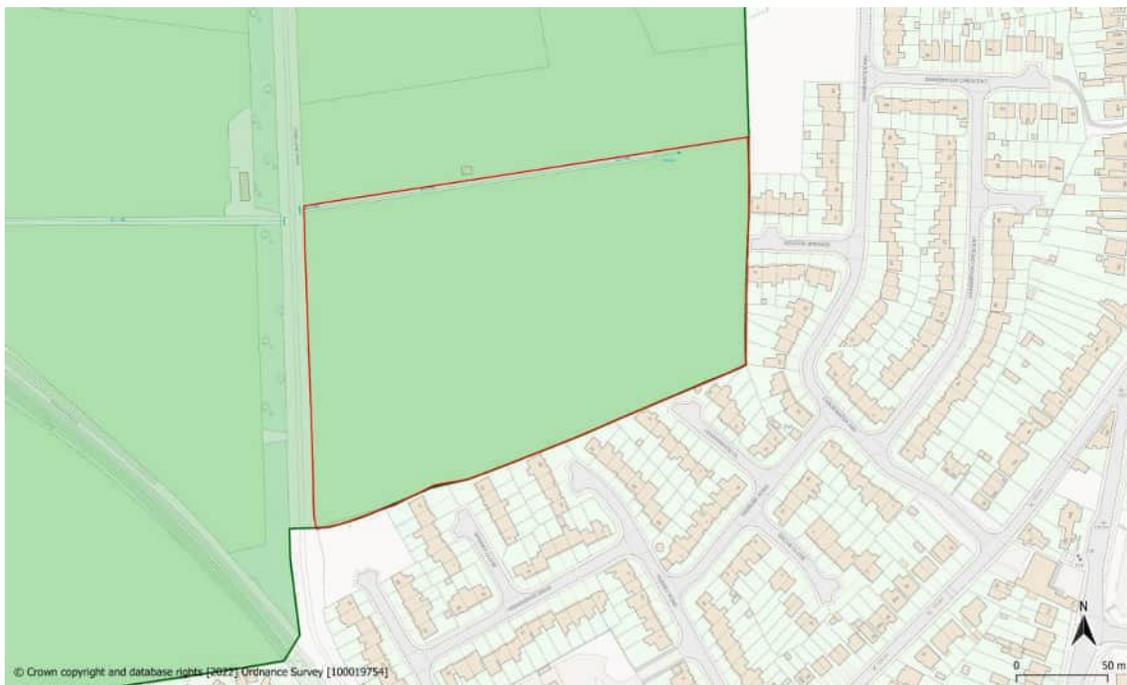
**Maximum capacity:** 60

**Site notes/description:**

Related to N33 Sites - former site N20. Option holder/developer promoting site, with landowner consent. Site currently used for grazing. No detailed assessments undertaken to date. Adjacent to urban edge. Greenfield site. No NDA provided - assumed at 75% - 2.79ha. Proposed for circa 60-70 dwellings. Masterplan of the wider N33 sites provided.

Potential Constraints: Green Belt. Proximity to AQMA. High pressure gas pipeline runs through site. Historic landfill on part of site.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CF23e Norton Canes (was CP21n) Recent planting and open water balancing ponds. Grazing and development land. Planned arrangement of large enclosures, new roads and shelterbelts Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Widespread  Magnitude of change – Moderate  Visual impact - Moderate  Habitat network – Declining  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PROWs. A green link is located adjacent to the site to the west. A PROW is contained within this open space. An area of amenity housing land is located adjacent to the site to the north east by Chasewater Way. A further area of green link land is located within 325m to the east of the site. Part of this area of land is within the Green Space Network (2012).	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Chasewater and The Southern Staffordshire Coalfield Heaths SSSI is located within 870m of the site to the east. The Cannock Chase SAC lies approximately 5.8km to the north of the site.	
<b>Historic Environment</b>	The site is not located within close proximity (500m) of any designated heritage assets.	
<b>Transport /Public Transport</b>	The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the southeast within 180m on Chapel Street. A bus stop on Hednesford Road is located to the east of the site within 240m. The bus services accessible at the stop on Hednesford Road operate once every 30 minutes. The site is not located within close proximity of a cycle path.	
<b>Access</b>	Access from various roads in the residential area located to the east of the site includes Chasewater Way.	
<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Proximity to AQMA.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC22 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the western edge of Norton Canes within proximity to a limited range of services and facilities in the Local Centre.	
<b>Infrastructure</b>	The site is located within 115m of the Jerome Community Primary School which is to the south. Norton Canes Community Primary School is located within 455m of the site to the north east. The site is not located within close proximity (600m) of any secondary schools. There is no capacity for additional school places in Norton Canes. The site is not located within close proximity (600m) of any existing healthcare facilities.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B)	
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is close to environmental designated areas. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as moderate harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N33c

**Site location:** Land west of Hedgesford Road, Norton Canes (Parcel C - North of Long Lane)

**Site area(ha):** 5.56

**Character density zone:** 35dph

**Maximum capacity:** 145

**Site notes/description:**

Related to N33 sites - formerly N24. Option holder/developer promoting site, with landowner consent. Major housebuilder has identified interest in site. Site is greenfield, currently in agricultural use. No detailed site assessment work undertaken to date. No NDA provided assumed at 75% - 4.17ha. Masterplan of the wider N33 sites provided.

Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Access. High pressure gas pipeline runs through site. Proximity to AQMA.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CF23e Norton Canes (was CP21n) Recent planting and open water balancing ponds. Grazing and development land Planned arrangement of large enclosures, new roads and shelterbelts. Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Widespread  Magnitude of change – Moderate  Visual impact - Moderate  Habitat network – Declining  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PROWs. A green link is located adjacent to the site to the west. A PROW is contained within this open space. A further area of green link land is located within 340m to the east of the site. Part of this area of land is within the Green Space Network (2012).	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Chasewater and The Southern Staffordshire Coalfield Heaths SSSI is located within 885m of the site to the east. The Cannock Chase SAC lies approximately 5.3km to the north of the site.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site.	
<b>Transport /Public Transport</b>	The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the east within 220m on Hednesford Road. The bus services accessible at this stop operate once every 30 minutes. The site is not located within close proximity of a cycle path.	
<b>Access</b>	No existing access and may require third party agreement or/other parcels of land being developed.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. Coal Authority High Risk Development Area. Historic Landfill. High pressure gas pipeline runs through site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC23 Harm rating: <b>Moderate - High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the north eastern edge of Norton Canes within proximity to a limited range of services and facilities in the Local Centre.	
<b>Infrastructure</b>	The site is located within 425m of the Jerome Community Primary School which is to the south. Norton Canes High School is located within 430m of the site to the north east. Norton Canes Community Primary School is located within 445m of the site to the east. There is no capacity for additional school places in Norton Canes. The site is not located within close proximity (600m) of any existing healthcare facilities.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. This site has been identified for further consideration (Category B)	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is close to environmental designated areas and has some environmental constraints. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as moderate-high harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N33d

Site location: Land west of Hedgesford Road, Norton Canes (Parcel D -East of Long Lane)

Site area(ha): 4

Character density zone: 35dph

Maximum capacity: 40

### Site notes/description:

Related to N33 sites - former site N64. Option holder/developer promoting site, with landowner consent. Site currently in agricultural use and presents greenfield land. No detailed assessments or site promotion work undertaken to date, but a whole site wide (N33) illustrative masterplan has been provided. Adjacent to urban edge. Site areas is 4ha no NDA provided assumed AT 75% - 3ha.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. CF23e Norton Canes (was CP21n)                  Recent planting and open water balancing ponds. Grazing and development land. Planned arrangement of large enclosures, new roads and shelterbelts. Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.</p> <p><b>Landscape condition:</b>                  Extent of change - Widespread</p>	<p style="background-color: lightgreen;"></p>

## Proformas in SHLAA Order

	<p>Magnitude of change – Moderate  Visual impact - Moderate  Habitat network – Declining  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	<p>The site lies within 600m of a number of open green spaces and a PROW which passes the western boundary of the site, which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. The scale of the site would mean new open space would be delivered on site to serve new residents.</p>	
<b>Flooding</b>	<p>Site is located entirely within Flood Zone 1.</p>	
<b>Biodiversity</b>	<p>This site is within approximately 800m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is within 250m of a number of local biodiversity and geodiversity sites including Washbrook Lane and Stoke's Lane BAS and Newlands Brook Woodland and Fields SBIs.</p>	
<b>Historic Environment</b>	<p>There are no heritage assets within or in proximity to the site</p>	
<b>Transport/Public transport</b>	<p>The site is within 350m of a number of bus stops and routes in Heath Hayes and Norton Canes yet it is in excess of 1km to the nearest railway station.</p>	
<b>Access</b>	<p>No existing access and would depend on other parcels of land coming forward first and possibly third party agreement.</p>	
<b>Other Utilities</b>	<p>Electricity supply to the site by Western power is available  High pressure gas pipeline runs through site.</p>	
<b>Environmental constraint</b>	<p>The site does not lie within or connect directly to an AQMA. It also does not lie adjacent to the strategic road network nor does it fall within a Source Protection Zone.  Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Possible pumping station on site.</p>	
<b>Agricultural land</b>	<p>Agricultural land classification: Grade 3</p>	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt  Green Belt Study: NC23  Harm rating: <b>Moderate - High</b></p>	
<b>Climate change</b>	<p>Potential for on-site dedicated energy generation from renewable sources</p>	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	<p>The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services.</p>	
<b>Infrastructure</b>	<p>The site is located within walking distance (within 600m) of Jerome Community Primary School, Norton Canes Primary School and Norton Canes High School. There is no capacity for additional school places in Norton Canes.  The site is in excess of 600m to the nearest GP or hospital.</p>	
<b>Deliverability</b>	<p>Site indicated as deliverable but may be some barriers to development which may be addressed.</p>	
<b>LPPO Recommendation:</b>	<p>Site initially classed as Category C due to Green Belt location.</p>	

## Proformas in SHLAA Order

	The site has been identified for further consideration (Category B) Not allocated in LPP0
<b>Recommendation:</b>	This site has not be identified for further consideration (Category C)
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is close to environmental designated areas. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as moderate-high harm if released.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

SHLAA Number: N49

**Site location:** Land at Norton Canes between the A5 and M6 Toll

**Site area(ha):** 25.5

**Character density zone:** 35dph

**Maximum capacity:** 530

**Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield. Small parcel to south of site recently granted planning permission to accommodate extension of adjacent cemetery (July 2015)- CH/15/0003. Site area is 28ha. No NDA provided- assumed at 60% given site size.

Potential Constraints: Green Belt. Proximity to M6 Toll. In proximity to Cannock Extension Canal SAC. In proximity to SBI.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located south of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is segregated from Norton Canes Local Centre by the M6 Toll Motorway and therefore would not be a preferred location for development and it would discourage walking/cycling access to the Local Centre. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: red; color: black; text-align: center;">Red</p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. CP22f Common side (was CP22e) Permanent pasture, wet flashes, overgrown hedges. Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of</p>	<p style="background-color: yellow; color: black; text-align: center;">Yellow</p>

## Proformas in SHLAA Order

	<p>traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Moderate  Visual impact - Low  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS. A greenlink is adjacent to the site to the east. A semi-natural open space is located within 35m of the site to the south east at Wyrley Common. A number of PRow are located to the south of the site on the opposite side of Watling Street.</p> <p>This housing site is likely to provide more than 500 homes which would generate a requirement for substantial on site publically accessible open space to serve the new development.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>A Site of Biological Interest is located adjacent to the site at the south A5 which includes an area of the rough grassland. Watling Street Site of Biological Interest is located within 40m of the site to the southwest.</p> <p>The site is located within 7.3km of the Cannock Chase SAC.</p>	
<b>Historic Environment</b>	<p>The site has been identified through the Cannock Chase HIA as being likely to impact a non-designated asset (85 Albutts Road). The asset in question is wholly contained within the site which is part of its rural setting and contributes to its significance. A buffer, screening and rerouting of vehicular access is recommended to mitigate harm.</p>	
<b>Transport /Public Transport</b>	<p>The site is located more than 1km from the nearest railway station. No bus stops are located within 350m of the site and an existing cycle path does not pass within its boundaries.</p>	
<b>Access</b>	Potential access from A5 and B4154.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site is located directly adjacent to the A5 to the south. AQMA No. 2 has been declared along the A5 (Watling Street), and the site's eastern boundary lies approx. 30m from the Walsall AQMA. Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic.</p> <p>As the site is adjacent to the A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of the site.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	

## Proformas in SHLAA Order

<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC10 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is not located within any of the centres as identified in the hierarchy in the Local Plan. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield.	
<b>Infrastructure</b>	Brownhills West Primary School is to the east of the site but there are no nearby Secondary Schools. The site is not located within close proximity (9600m) of any existing healthcare facilities. The location of the site means development could also have an impact on infrastructure the neighbouring authority area.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is less likely to support Norton Canes Local Centre than alternative options, and is likely to have an impact on infrastructure and services in neighbouring Brownhills West. Development may have an impact on a heritage asset within the site. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having good landscape character, and the site is also within the Green Belt and has been assessed as high harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N51

**Site location:** Land between Greyhound Stadium and M6 Toll, Norton Canes

**Site area(ha):** 4

**Character density zone:** 35dph

**Maximum capacity:** 140

**Site notes/description:**

Richborough Estates promoting site, with consent of landowner. Site is greenfield, currently in agricultural use. Overall site circa 6.6ha. Assumes developable area of circa 4ha based upon 35dph, taking account of constraints and potential need for onsite play area and attenuation ponds. Indicative concept plan produced, with some supporting technical assessment work.

Potential Constraints: Green Belt. Historic Landfill. Proximity to AQMA. Adjacent to M6 Toll. Overhead power lines and on-site electricity pylon. Existing on site pond. Potential offset from nearby pumping station required.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CP22f Common side (was CP22e) Permanent pasture, wet flashes, overgrown hedges. Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick-built cottage. Elsewhere, a modified landscape with extensive	

## Proformas in SHLAA Order

	<p>urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact - Low            Habitat network – Intact            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRowS. Norton Canes green link is located adjacent to the west of the site. An area of semi-natural open space is located adjacent to the green link further to the west; however access to this area has been identified as being limited. Further semi-natural open space is accessible within 60m of the site to the east. The closest area of current housing amenity land is located to the north west of the site within 410m by Knights Court (a new play area/amenity land is under construction approximately 200m to north of site). The footpath along the shore of the Chasewater waterbody is located within 180m of the site to the east.</p> <p>New open space would be required to be provided on site.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>The site is located within 180m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI which is to the east. Brownhills Road Biodiversity Alert Site is adjacent to the site to the east. Commonsides Disused Railway Biodiversity Alert Site is adjacent to the site to the west.</p> <p>The site is located within 7.1km of the Cannock Chase SAC.</p>	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site	
<b>Transport /Public transport</b>	The site is located more than 1km from the nearest railway station. Two bus stops are located adjacent to the site to the east on Brownhills Road. Bus services accessible at this bus stop operate once every 30 minutes.	
<b>Access</b>	Existing access from Brownhills Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available Overhead power lines and on-site electricity pylon.	
<b>Environmental Constraints</b>	<p>The southeast corner of the site is directly links to the Walsall AQMA so a significant negative effect is expected on air quality as development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. The site is also located adjacent to the M6 Toll motorway which is to the south. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution.</p> <p>Historic Landfill. Overhead power lines and on site electricity pylon.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	

## Proformas in SHLAA Order

<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC8 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the south eastern periphery of Norton Canes (particularly when considering the urban edge at this location will be extended by other sites currently under construction- site N29) which has been identified as a Local Centre with limited services and facilities.	
<b>Infrastructure</b>	There are no existing educational facilities within close proximity (600m) of the site. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B)	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B/C)	
<b>Summary</b>	The site is at the south-western edge of Norton Canes. There are no facilities in close walking distance to the site. The site is greenfield used for agriculture (good to moderate - grade 3). The site is subject to environmental constraints which could adversely impact residents health and amenity. The location is adjacent to areas with environmental designations. The site is within the Green Belt and has been assessed as high harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N52

**Site location:** Land north of Norton Hall Lane, Norton Canes

**Site area(ha):** 16.62

**Character density zone:** 35dph

**Maximum capacity:** 570

**Site notes/description:**

Sole landowner promoting site, not developer. Site is greenfield. Small parcel to south of site recently granted planning permission to accommodate extension of adjacent cemetery (July 2015)- CH/15/0003. Site area is 28ha. No NDA provided- assumed at 60% given site size. **High pressure gas pipeline runs through site.**

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. CF24b Washbrook Lane (was part CF24b)            Fragments of lanes, verges and hedgerows. Mixed arable and pasture. Pattern of enlarged fields bounded by redundant mixed species hedgerows and scattered hedgerow trees. Widespread moderate impact of urban edge around Norton Canes. M6 toll road to South. A landscape where the pattern has become degraded due to arable intensification and removal of hedges.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – High            Visual impact - Moderate            Habitat network – Declining</p>	

## Proformas in SHLAA Order

	Cultural pattern - Declining Functional integrity - Moderate Overall Condition – <b>Moderate</b>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of open spaces and PRoWs. St James the Great Churchyard is located adjacent to the site to the east. An area of semi-natural green space is located adjacent to the site to the west. The housing amenity land at Church Road Green is the closest area of land which is in the Green Space Network (2012) and is located within 150m of the site to the east; the site would provide nearby access to a number of open spaces and a PRoW.</p> <p>This housing site is likely to provide more than 500 homes and therefore would be required to provide substantial publically accessible open space on site to serve new residents.</p> <p>The site contains a PRoW and land within a green link and as such development at this location may impact adversely upon access to open spaces for leisure and recreation dependent upon the design of the scheme.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	<p>Washbrook Lane Biodiversity Alert Site is located adjacent to the site to the west.</p> <p>The Cannock Chase SAC lies approximately 5.9km to the north of the site.</p>	
<b>Historic Environment</b>	The Church of St James, a Grade II* Listed Building is located approximately 455m to the south of the site.	
<b>Transport/Public transport</b>	<p>The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Church Road which is to the east within 160m. North Green Lane provides access to a bus stop within 210m of the site to the east. A bus stop is accessible on Chapel Street also to the east of the site within 350m.</p> <p>A cycle path is accessible at the southern boundary of the site at Norton Hall Lane.</p>	
<b>Access</b>	Existing access via Washbrook Lane and possible access options off Norton Hall Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site is located along Washbrook Lane which leads to the A5 within 135m to the south. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume.</p> <p>As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution.</p> <p>The site is not located within a Source Protection Zone.</p> <p>Coal Authority High Risk Development Areas. <b>High pressure gas pipeline runs through site.</b> In proximity to cemetery.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	<p>Site is located within the Green Belt</p> <p>Green Belt Study: NC14, NC15 and NC16</p> <p>Harm rating: NC14/N16 = <b>Moderate/High</b>, NC15 = <b>High</b></p>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	

## Proformas in SHLAA Order

<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the western edge of Norton Canes within proximity to a limited range of services and facilities in the Local Centre.	
<b>Infrastructure</b>	Jerome Community Primary School is located within 350m of the site to the north east. The site is not located within close proximity (600m) of a secondary school. There is no capacity for additional school places in Norton Canes. The site is not located within close proximity (600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no know barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has been identified for further consideration (Category B) Not allocated in the LPPO	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is at the south-eastern edge of Norton Canes. The primary school is in close walking distance to the site but there is a shortage of school places in Norton Canes. Other facilities are accessible in the Local Centre but most are more than 600m away. The site is greenfield used for agriculture (good to moderate - grade 3). The site is subject to some environmental constraints and there is a gas pipeline running through the site. The location is adjacent to areas with environmental designations as well as the heritage asset St James the Great Church. The site is within the Green Belt and has been assessed as moderate-high harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N57

Site location: Wyrley Grove, Lime Lane, Little Wyrley

Site area(ha): 2.48

Character density zone: 15-20dph

Maximum capacity: 50

### Site notes/description:

Sole landowner promoting site, not developer. Site represents largely brownfield land with areas of hardstanding and industrial buildings. Suggested for mixed use development, including potential residential and employment alongside leisure/tourism uses. See also ELAA Site ref. NE8. No NDA provided assumed at 75%.

Potential Constraints: Green Belt. Currently partly occupied by existing business and travelling showpeople (on temporary planning permission). Lies adjacent to Cannock Canal Extension SAC. Some Coal Authority High Risk Development Areas on site. Historic Landfill. Proximity to AQMA.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is detached from the main built-up area of Norton Canes in the Green Belt. Despite the priority to reuse previously developed land where possible, development in this location would not accord with the overall Spatial Strategy.</p>	<p style="background-color: red; color: white; text-align: center;">X</p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. – CP22i Wyrley Bridge Common (was CF24a) Wet grassland and canal with patches of secondary woodland on old spoil tips. Mixed pastoral. Medium to large scale field pattern with thorn hedgerows. Insignificant impact of urban development, but mine workings, spoil heaps and canal wharf prominent.</p>	<p style="background-color: yellow; text-align: center;">X</p>

## Proformas in SHLAA Order

	<p>A degraded, pastoral landscape with extensive historic industrial scars. Opportunities for creation of new habitats to link with adjoining sites.</p> <p><b>Landscape condition:</b>  Extent of change – Localised  Magnitude of change – High  Visual impact – Moderate  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located in close proximity of a number of open spaces which might be used by new residents and by employees during breaks and outside of working hours for leisure and recreation. The closest open spaces to the site are a green link adjacent to the east and an area of semi-natural open space adjacent to the north west. Wyrley Common is another semi-natural open space and is located within 50m of the site to the east. A number of PRowS can be accessed to the north east of the site within 65m by Pelsall Road Bridge.</p> <p>The site would provide nearby access to a number of open spaces and PRowS. The site contains parts of a green link and a semi-natural green space as well as a PRow. As such dependent upon the design of the scheme and the nature of any recreation/ tourism facilities are provided for this site, the provision of mixed use development may impact upon access to open space for recreational and leisure uses in the District. The site would be required to provide new open space.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is adjacent to and covers a portion of the Cannock Extension Canal SAC and SSSI. The site is 20m from an SBI to the east.	
<b>Historic Environment</b>	The site is within 590m of a Grade II* Listed Building and 611m of a Grade II Listed Building.	
<b>Transport /Public transport</b>	The site is in a detached location from the southern urban edge of Norton Canes separated by the A5 – Watling Street. The site is adjacent to the B4154 with no bus stop in proximity (350m) and the train station at Norton Canes is over 3 km in distance from the site.	
<b>Access</b>	Access is proposed directly off Gorsey Lane; a narrow highway access. A PRow crosses the site.	
<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution.</p> <p>The site is not located within a Source Protection Zone.</p> <p>The site is covered by a Historic Landfill, a portion of the southern end of the site is within a Coal Authority High Risk Development Area.</p>	
<b>Agricultural land</b>	<p>Agricultural land classification: Grade 4/Non-Agricultural Land</p> <p><b>Site has been identified to have a GREEN/AMBER rating on Agricultural Land, the site has been given an overall RAG</b></p>	

## Proformas in SHLAA Order

	<b>rating of AMBER to reflect the Grade 4 classification of part of the site</b>	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: OA14 (Outer Area) The site was not assessed in the Green Belt study due to its detached location from the main settlements.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is in allocation that is detached from the nearest settlement of Norton Canes with no local amenities and with no bus stop or train station in proximity the residents of any development would be reliant on motor cars.	
<b>Infrastructure</b>	The site is not located in close proximity (600m) of any existing education facilities. The site is not located in close proximity (9600m) of any existing healthcare facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The location of the site is distant from the Local Centre and detached from the settlement boundary. There is no access to public transport and the current access to the site is poor. It is therefore not a sustainable location for development. The site is within the Green Belt. Development could have an adverse impact on biodiversity as it is adjacent to and covers a portion of the Cannock Extension Canal SAC and SSSI.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N59

Site location: Land north of Washbrook Lane, Norton Canes

Site area(ha): 3

Character density zone: 35dph

Maximum capacity: 95

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. Site area is 4ha. No NDA provided- assumed at 75%. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. CF23e Norton Canes (was CP21n)            Recent planting and open water balancing ponds. Grazing and development land. Planned arrangement of large enclosures, new roads and shelterbelts. Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.</p> <p><b>Landscape condition:</b>            Extent of change - Widespread            Magnitude of change – Moderate            Visual impact - Moderate            Habitat network – Declining</p>	<p style="background-color: lightgreen;"></p>

## Proformas in SHLAA Order

	Cultural pattern - Relic Functional integrity - Weak Overall Condition – <b>Poor</b>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces and PRowS. A PRow and green link area are adjacent to the site to the north. An area of semi-natural green space is located within 310m of the site to the west by Washbrook Lane. St James the Great Churchyard is located to the south west of the site within 395m. The land within Castlecroft / Badgers Lane green link is the closest area of land which is in Green Space network (2012) and is located 230m to the south west. The site would provide nearby access to a number of open spaces and a PRow.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located adjacent to Washbrook Lane Biodiversity Alert Site which is to the south. Stoke's Lane Biodiversity Alert Site is located to the north of the site within 80m. The Cannock Chase SAC lies approximately 5.7km to the north of the site.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site	
<b>Transport /Public Transport</b>	The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Church Road which is to the south within 275m. A bus stop is accessible on Chapel Street to the south east of the site within 290m.	
<b>Access</b>	Access possible from adjacent but narrow single lane Washbrook Lane. Widening of lane would be required or alternative access required. Access from Castlecroft would need to be investigated.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is located along Washbrook Lane which leads to the A5 within 135m to the south. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. Coal Authority High Risk Development Area. Historic Landfill.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC20 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the western edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities.	
<b>Infrastructure</b>	Jerome Community Primary School is located within 265m to the east. The site is not located within close proximity (600m) of any secondary schools. There is no capacity for additional school places in Norton Canes. The site is not located within close proximity (600m) of any existing healthcare facilities.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. This site has been identified for further consideration (Category B) Not allocated in LPPO	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is slightly detached from the urban area, and is surrounded by countryside on all sides. Washbrook Lane is a narrow country road without footpaths and is unlikely to be suitable to serve major development. The site is close to environmental designated areas and has some environmental constraints. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as moderate harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N63

Site location: Land at Commonside, Norton Canes

Site area(ha): 4

Character density zone: 35dph

Maximum capacity: 100

### Site notes/description:

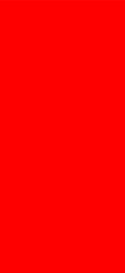
Joint landowners promoting site, not developer. Site currently in mixed agricultural and residential use. Parts of site brownfield, but largely greenfield site (including areas occupied by agricultural buildings). No detailed assessments or site promotion work undertaken to date. Note- overlaps Site N49. Site area is 4ha. No NDA provided- assumed at 75%.

Landowner has promoted for residential development or for Gypsy and Traveller Pitches through the LPPO consultation reps.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located south of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is segregated from Norton Canes Local Centre by the M6 Toll Motorway and therefore would not be a preferred location for development and it would discourage walking/cycling access to the Local Centre. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b> LDU ref. CP22f Common side (was CP22e) Permanent pasture, wet flashes, overgrown hedges. Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of</p>	

## Proformas in SHLAA Order

	<p>industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Moderate  Visual impact - Low  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site designation is within 600m of a number of green open spaces, including some identified in the Green Space Network (2012) and a PROW. It is likely that a residential development within proximity to outdoor spaces will encourage their use for leisure and recreation. Given that the site is expected to provide 100 new homes it would require the incorporation of new open space onsite.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site lies approximately 200m from the Commonsides Disused Railway Biodiversity Alert Site (BAS). In addition, Cannock Extension Canal SSSI and SAC is less than 400m from the site and Chasewater and the Southern Staffordshire Coalfield Heath SSSI in neighbouring district Lichfield is approximately 800m from this site designation.	
<b>Historic Environment</b>	There are no designated heritage assets in or within proximity to the site. The HIA has identified a non-designated asset at 85 Albutts Road to the west of the site.	
<b>Transport /Public transport</b>	This site is not within 1km of a railway station. The site is located 550m from a number of bus stops on Brownhills Road.	
<b>Access</b>	Existing access via Albutts Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available Overhead power lines and on-site electricity pylon.	
<b>Environmental Constraints</b>	The site lies between the A5 and the M6 Toll Motorway, where potential residential development is likely to be impacted by noise and air pollution from high volumes of traffic. The site is not within or directly linked to an AQMA, despite its close proximity on the A5. Historic Landfill.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC29 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	The site is in excess of 600m to any existing schools in the District. The site is in in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is less likely to support Norton Canes Local Centre than alternative options, and is likely to have an impact on infrastructure and services in neighbouring Brownhills West. Development may have an impact on a non-designated heritage asset to the west of the site. There are potential environmental constraints which would require assessment. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having good landscape character, and the site is also within the Green Belt and has been assessed as moderate harm if released. The identified constraints mean the site is not considered suitable for use as a Gypsy and Traveller site, or for residential use.	
<b>Conclusion</b>	Rejected.	

## Proformas in SHLAA Order

**SHLAA Number: N65**

**Site location:** Land west of Long Lane, Norton Canes

**Site area(ha): 15**

**Character density zone:** 35dph

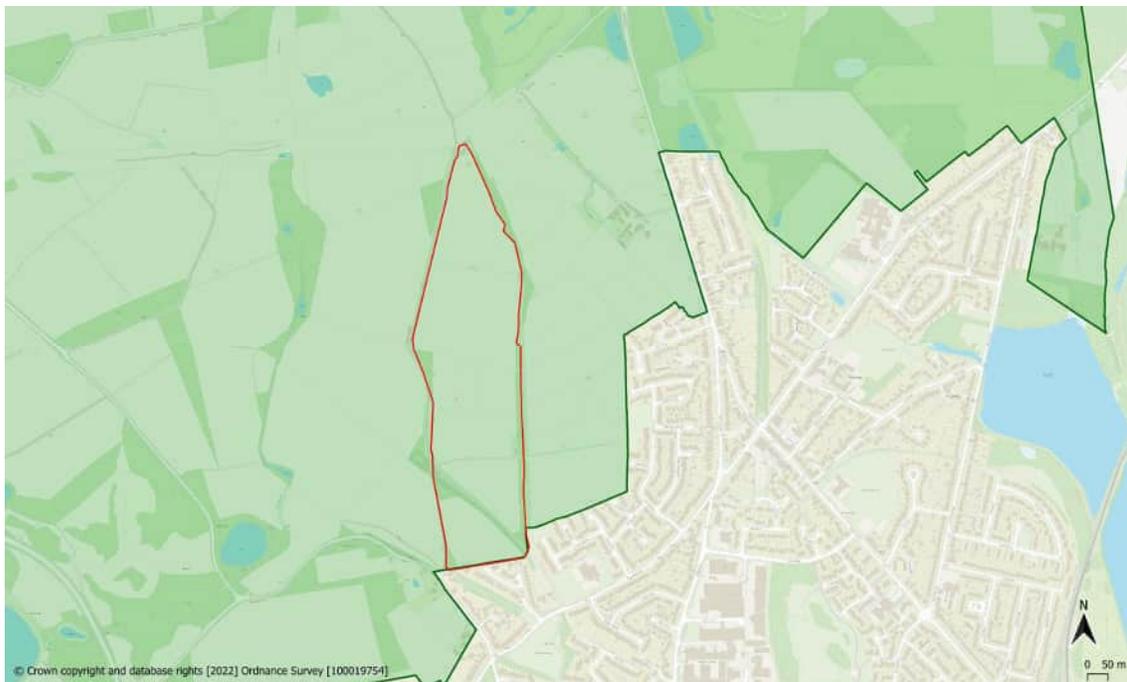
**Maximum capacity:** 500

**Site notes/description:**

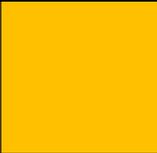
Covers former site N16. Sole landowner promoting site, not developer. Site currently in agricultural use and represents greenfield land. No detailed assessments or site promotion work undertaken to date. Adjacent to urban edge. Site area is 20ha. No NDA provided- assumed at 75%. Bloor Homes highlight interest in land in Local Plan Issues and Options 2019.

Potential Constraints: Green Belt. Coal Authority High Risk Development Area. Historic Landfill. High pressure gas pipeline runs through site. Proximity to AQMA. PRoW around boundary of site. TPOs at southern boundary of site.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>          LDU ref. CF23e Norton Canes (was CP21n)          Recent planting and open water balancing ponds. Grazing and development land. Planned arrangement of large enclosures, new roads and shelterbelts. Large distribution sheds have high widespread impact. M6 toll road. A large scale restored opencast landscape with modern distribution sheds and other infrastructure. A vacant landscape with no settlement.</p>	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Widespread  Magnitude of change – Moderate  Visual impact - Moderate  Habitat network – Declining  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	The site lies within 600m of a number of open green spaces and is bounded by several PROWs, which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. There is potential for the incorporation of green space on site. However, due to development at this site it may lead to the loss of existing green space and outdoor recreation space.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	This site is within approximately 900m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is within 250m of a number of local biodiversity and geodiversity designations including Washbrook Lane and Stoke's Lane BAS' and Newlands Brook Woodland and Fields SBIs.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site	
<b>Transport /Public transport</b>	The site is within 350m of a number of bus stops and routes in Heath Hayes and Norton Canes yet it is in excess of 1km to the nearest railway station.	
<b>Access</b>	No existing access and would depend on other parcels of land coming forward first and possibly third party agreement.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental constraint</b>	The site designation is located on Washbrook Lane which links directly to the AQMA declared at the A5. Access to the site may also be provided via Stoke's Lane from Hednesford Road to the east and this route is covered in part by AQMA 3. As such there is potential for traffic associated with the development to exacerbate existing air quality issues within these AQMAs. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Possible pumping station on site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC23 and NC27 Harm rating: <b>Moderate-High and High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services.	
<b>Infrastructure</b>	The site is approx. 100m from Jerome Community Primary School and is just in excess of 600m from Norton Canes Primary School and High School. There is no capacity for additional school places in Norton Canes. The site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed.	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site is identified for further consideration (Category B)	

## Proformas in SHLAA Order

	Not allocated in LPPO
<b>Recommendation:</b>	The site is not identified for further consideration (Category C)
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. Development of the site without surrounding agricultural fields to the east would appear as encroachment of development in the countryside as the site is adjacent to fields on 3 boundaries. The site is close to environmental designated areas. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as moderate-high harm if released.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

SHLAA Number: N66

Site location: Land north of Norton Hall Lane, Norton Canes

Site area(ha) : 0.8

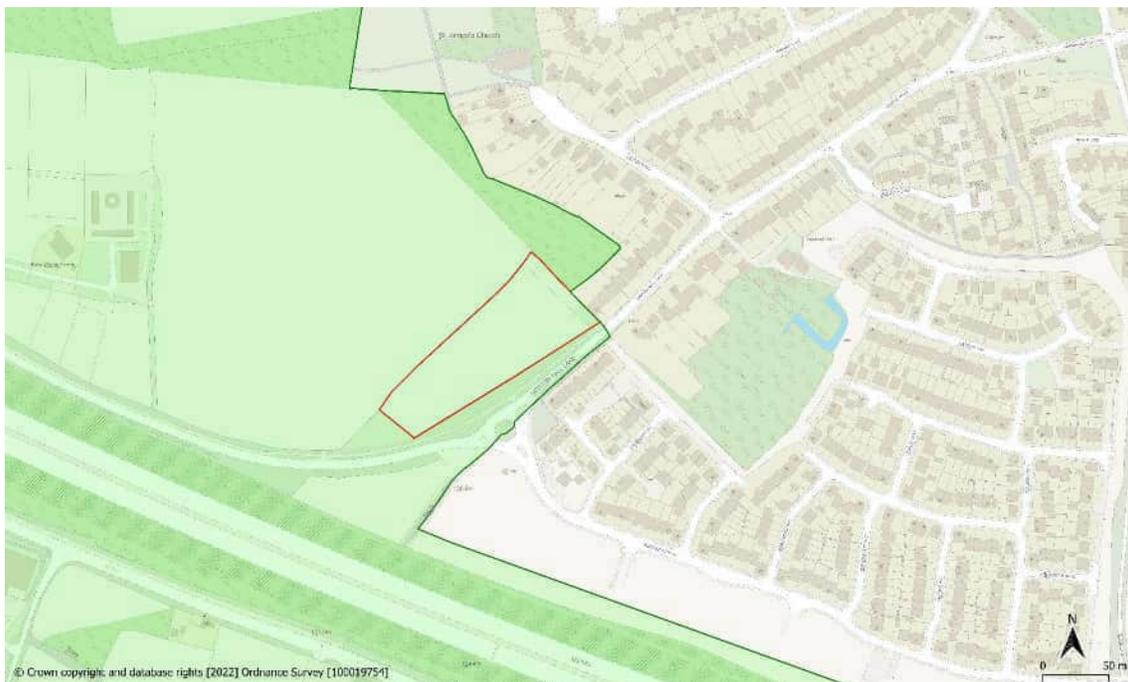
Character density zone: 35dph

Maximum capacity: 20

### Site notes/description:

Developer promoting site: Hampton Oak Developments. Current and historic land use is agricultural, the field is currently used for grazing horses. The adjacent fields are also agricultural and farmed. The site is being promoted for residential development of 28 dwellings. An informal traffic review has been undertaken which confirms access from the existing roundabout is suitable. The site is being promoted for availability in the short term. No further detailed assessments or site promotion work undertaken to date. Situated adjacent to urban extension site N13 at Norton Canes. Site area is 0.88ha, NDA of 0.8ha has been provided. Formerly parcel of land to north of Norton Hall Lane, Norton Canes.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. CF24b Washbrook Lane (was part CF24b)            Fragments of lanes, verges and hedgerows. Mixed arable and pasture. Pattern of enlarged fields bounded by redundant mixed species hedgerows and scattered hedgerow trees. Widespread moderate impact of urban edge around Norton Canes. M6 toll road to South. A landscape where the pattern has become degraded due to arable intensification and removal of hedges.</p>	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – High  Visual impact - Moderate  Habitat network – Declining  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	The site is within 600m of a number of open green spaces and PROWs. This includes Church Road Park and a number of open spaces identified in the Green Space Network (2012). The close proximity of these features is likely to encourage their use for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site. The site is within approx. 500m of Washbrook Lane BAS, a locally designated biodiversity site.	
<b>Historic Environment</b>	The site is around 160m south of the Grade II* Listed Building St James the Great Church but is screened from the asset by existing development and trees.	
<b>Transport /Public transport</b>	This site boundary lies on the Cannock Chase Cycle Network but is not within 350m of a bus stop. There is no railway station within 1km of the site.	
<b>Access</b>	Access possible from Washbrook Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available Overhead power lines and on-site electricity pylon.	
<b>Environmental Constraints</b>	The site is located along North Hall Lane which leads to the A5 within 400m to the south west. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. The site also lies just north of the M6 Toll Motorway, where the residential site is likely to be impacted by noise and air pollution as a result of high volume of traffic. However, the site does not lie within a Source Protection Zone. Historic Landfill. Overhead power lines and on-site electricity pylon.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt</b>	Site is located within the Green Belt Green Belt Study: NC13 and NC14 Harm rating: <b>Moderate and High</b>	
<b>Climate change</b>	Potential for in-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services.	
<b>Infrastructure</b>	The site is in excess of 600m to any existing schools in the District. This site is in excess of 600m to the nearest GP or hospital.	
<b>Deliverability</b>	Site is indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration	

## Proformas in SHLAA Order

<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is subject to environmental constraints due to its location near strategic roads. The site is greenfield used for agriculture (good to moderate - grade 3). The site is within the Green Belt and has been assessed as moderate-high harm if released.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

**SHLAA Number: N68**

**Site location:** Lime Lane/Watling Street, Norton Canes (Land at York's Bridge)

**Site area(ha): 2.78**

**Character density zone:** 35dph

**Maximum capacity:** 60

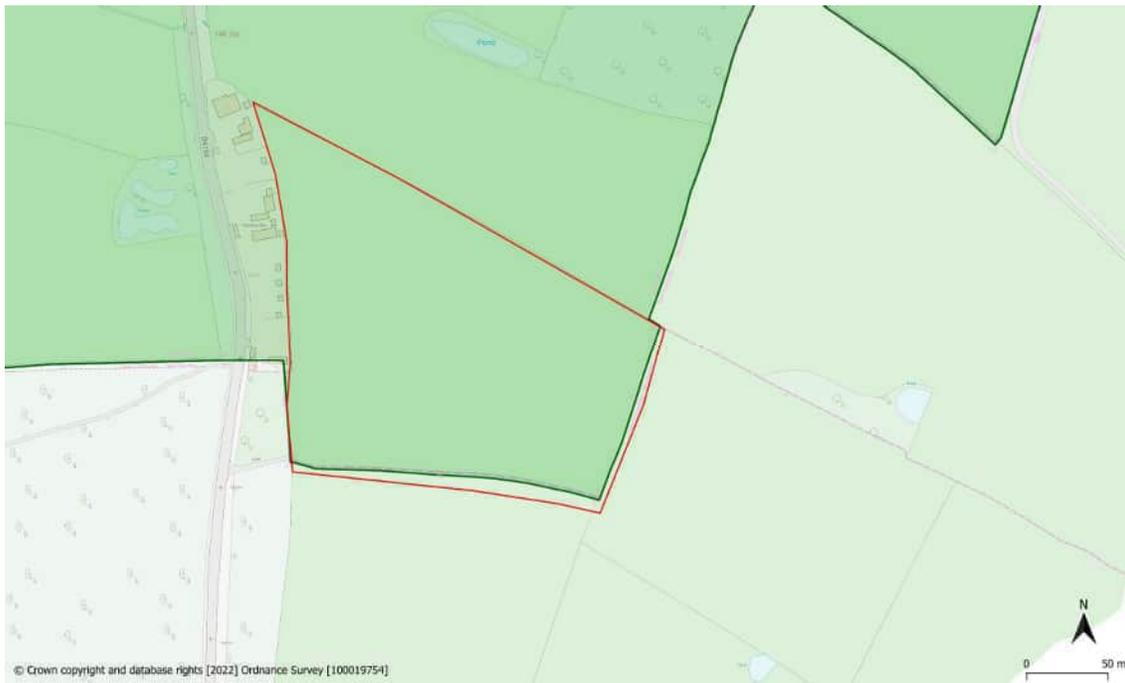
### **Site notes/description:**

Site originally highlighted to Cannock Chase Council by Black Country Authorities, following cross boundary site submission at York's Bridge in response to 2017 Black Country Call for Sites. Site submitted as part of the LPPO and subsequent call for sites at Land at York's Bridge, Pelsall. Site would represent part of an urban extension to Brownhills in neighbouring Walsall MBC.

Site being promoted for residential development circa 60 dwellings (CCDC Area) and the provision of community open space and a new 1FE primary school. Vision document submitted. CCDC part of site cannot be brought forward in isolation and the land in Walsall would need to be allocated and come forward for development first.

Part of the site bordering the existing traveller site has been previously considered as an option for traveller pitch provision. Site area 3.45ha, no NDA provided assumed at 75%.

### **Site Boundary:**



### **Site Assessment:**

<b>Spatial strategy</b>	The site is detached from existing settlements and within the Green Belt. This location is not in accordance with the spatial strategy.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CP22f Common side (was CP22e) Permanent pasture, wet flashes, overgrown hedges. Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of	

## Proformas in SHLAA Order

	<p>traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – Moderate            Visual impact - Low            Habitat network – Intact            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	This site is located within 600m of a PROW, which is likely to encourage residents to use nearby outdoor space for leisure and recreation. The Cannock Chase Extension Canal which functions as a green link in the area, is also located within 300m of the site. If the site is to provide in excess of 100 dwellings, it is likely that open green space would be incorporated into the design of such sites.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site. Wyrley Hayes Wood, and SBI, both lie within approximately 300m of the site.	
<b>Historic Environment</b>	The site is located within 500m of Wyrley And Essington Canal Footbridge at Pelsall Junction Grade II Listed Building to the south west.	
<b>Transport /Public transport</b>	This site does not lie within 1km of a railway station, 350m from a bus stop or have an adjacent existing cycle route.	
<b>Access</b>	Existing access from Lime Lane (B4154)	
<b>Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is not located within or directly linked to an AQMA. It is also not located adjacent to the strategic road network or within a Source Protection Zone. Coal Authority High Risk Development Area.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: The site was not assessed in the Green Belt study due to its detached location from the main settlements.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	This site is not located within close proximity of any of the District's town centres or local centres nor is it within 350m of bus stop or 1km of a railway station. It is likely that access to community services will only be achieved through the use of private car and as such there is potential for new residents to be isolated at this location.	
<b>Infrastructure</b>	This site does not lie within 600m of an existing school or educational facilities. The site does not lie within walking distance (600m) of either a hospital or GP.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. The site has not been identified for further consideration (Category C) if land is required to be removed from the Green Belt.	
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)	
<b>Summary</b>	Site is within the Green Belt and on Grade 3 agricultural land, it is not located within the existing urban area and is not in close proximity to any of the District town or local centres. The site is adjacent to a Gypsy and Traveller site and has been considered for additional pitches, however the site is not a sustainable location for development and would promote use of the car to access services and facilities.	
<b>Conclusion</b>	Rejected.	

## Proformas in SHLAA Order

SHLAA Number: N73

Site location: Land off Hednesford Road, Norton Canes

Site area(ha): 17.3

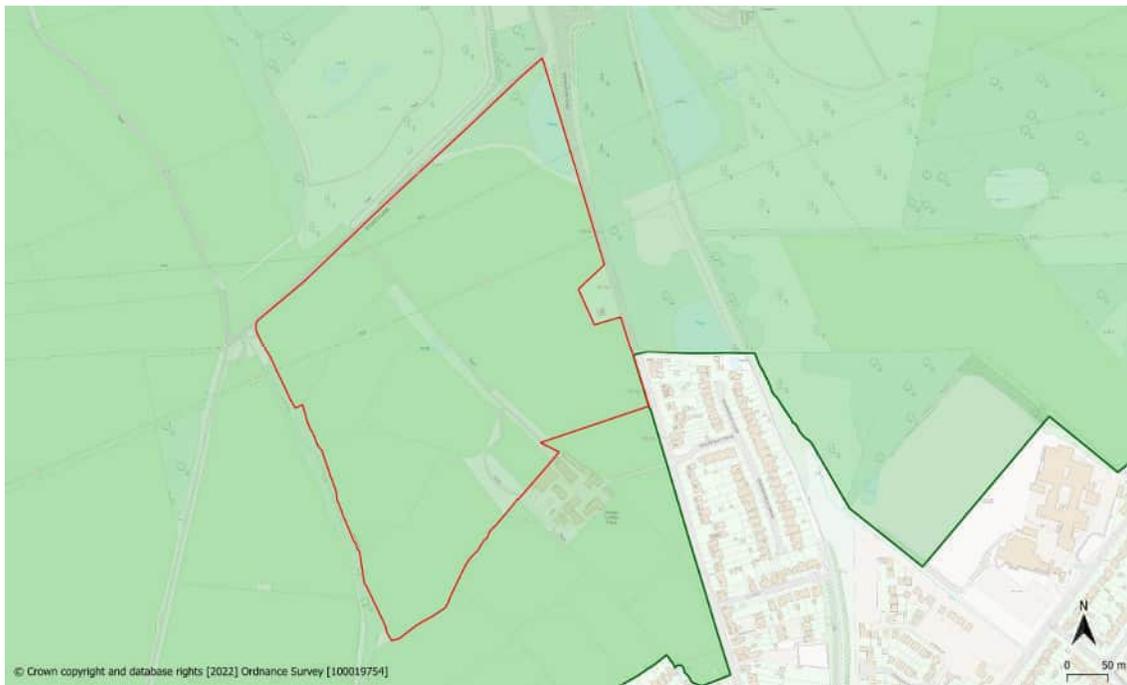
Character density zone: 35dph

Maximum capacity: 445

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. No detailed assessments or site promotion work undertaken to date. No site capacity suggested or NDA provided- assumed at 75%. Green Belt. Proximity to AQMA. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. CP21j Coppice Colliery            Developing woodland on former mining sites. Rough land and secondary woodland. No field pattern. Birch secondary woodland Localised low impact of built development. Pylons. A disturbed former industrial landscape, with regenerated secondary birch woodland. Provides a valuable buffer to development between Heath Hayes and Norton Canes.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – High            Visual impact - Moderate</p>	<p style="background-color: lightgreen;"></p>

## Proformas in SHLAA Order

	Habitat network – Intact Cultural pattern - Relic Functional integrity - Weak Overall Condition – <b>Poor</b>	
<b>Open space</b>	The site lies within 600m of a number of open green spaces and PROWs which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. In addition, as the site is expected to provide 445 new homes there is potential for the incorporation of new green space on site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is within approx. 360m of Chasewater and The Southern Staffordshire Coalfield Heath SSSI. In addition, the site is within 250m two local biodiversity designations which are Newlands Brook Fields, Fields and Pool at Newlands Brook SBI and Norton Pool SBI. The Cannock Chase SAC lies approximately 5.1km to the north of the site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport /Public Transport</b>	The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Hednesford Road which is to the east within 10m. These bus stops are served once every 30 minutes.	
<b>Access</b>	Access possible from Stokes Lane and B4154	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is located adjacent to AQMA3 (Five Ways Island). As such residential development at this location may have a significant negative effect on air quality due to local increase in traffic volume. It is not located within a Source Protection Zone and is not adjacent to the strategic road network. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: HE10 Harm rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is at the northern edge of Norton Canes. It is within relatively close proximity of that local centre location and development here could provide access to some services and facilities nearby.	
<b>Infrastructure</b>	The site is located within walking distance (600m) of Norton Canes Primary School and Norton Canes High School. There is no capacity for additional school places in Norton Canes. The site does not lie within walking distance (600m) of either a hospital or GP.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location.	

## Proformas in SHLAA Order

	The site has been identified for further consideration (Category B) Not allocated in LPPO
<b>Recommendation:</b>	The site has not been identified for further consideration (Category C)
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. Development of the site without surrounding agricultural fields to the south would appear as encroachment of development in the countryside as the site is adjacent to fields on all boundaries. The site is close to environmental designated areas and is subject to some environmental constraints. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as high harm if released.
<b>Conclusion</b>	Rejected

## Proformas in SHLAA Order

SHLAA Number: N74

Site location: Land off Burntwood Road, Norton Canes

Site area(ha): 6.8

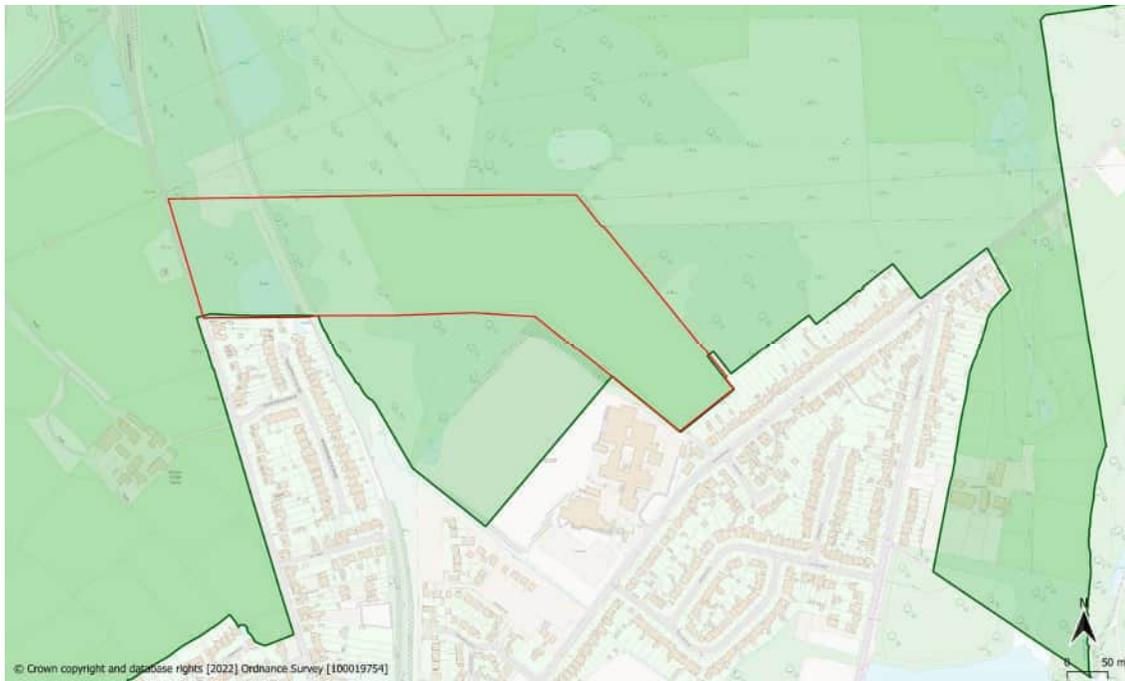
Character density zone: 35dph

Maximum capacity: 180

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. No detailed assessments or site promotion work undertaken to date. No site capacity suggested or NDA provided- assumed at 75%. Overall site area is 9.8ha. Area of SBI removed from site area to calculate NDA based on 6.8ha site area.

### Site Boundary:



### Site Assessment:

<p><b>Spatial strategy</b></p>	<p>The site is located not on the urban edge of Norton Canes but in proximity to it and is therefore partly in accordance with the Spatial Strategy of the Local Plan. Norton Canes has been identified as having limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: yellow;"></p>
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. CP21j Coppice Colliery            Developing woodland on former mining sites. Rough land and secondary woodland. No field pattern. Birch secondary woodland Localised low impact of built development. Pylons. A disturbed former industrial landscape, with regenerated secondary birch woodland. Provides a valuable buffer to development between Heath Hayes and Norton Canes.</p> <p><b>Landscape condition:</b>            Extent of change - Localised            Magnitude of change – High</p>	<p style="background-color: lightgreen;"></p>

## Proformas in SHLAA Order

	Visual impact - Moderate Habitat network – Intact Cultural pattern - Relic Functional integrity - Weak Overall Condition – <b>Poor</b>	
<b>Open space</b>	The site lies within 600m of a number of open green spaces and two PRoWs which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. In addition, as the site is expected to provide 180 new homes there is potential for the incorporation of green space on site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is adjacent to the boundary of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI and Burntwood Road (heathland north of), Norton Canes SBI. The site also lies partially within Norton Pools SBI. The site is located within 4.0km of the Cannock Chase SAC which is to the north.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site	
<b>Transport /Public transport</b>	The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Hednesford Road which is to the west within 10m. These bus stops are served once every 30 minutes.	
<b>Access</b>	Access possible from Stokes Lane and B4154	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available High pressure gas pipeline runs through site.	
<b>Environmental Constraints</b>	The site is located adjacent to AQMA3 (Five Ways Island). As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. It is also not located adjacent to the strategic road network or within a Source Protection Zone. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: HE11 and HE13 Harm rating: <b>High and Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the northern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to limited nearby community services and facilities.	
<b>Infrastructure</b>	The site is located within walking distance (within 600m) of Norton Canes Primary School and Norton Canes High School. There is no capacity for additional school places in Norton Canes. The site does not lie within walking distance 9600m) of either a hospital or GP.	

## Proformas in SHLAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	This site has not been identified for further consideration (Category C) Not allocated in LPPO	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is adjacent to environmental designated areas and forms part of Norton Pools SBI. The site is subject to environmental constraints. The site is greenfield used for agriculture (good to moderate - grade 3). The site is located in an area assessed as having poor landscape character, however the site is also within the Green Belt and has been assessed as high-moderate harm if released.	
<b>Conclusion</b>	Rejected	

## Proformas in SHLAA Order

SHLAA Number: N75

Site location: Land off Lime Lane, Little Wyrley

Site area(ha): 14

Character density zone: 35dph

Maximum capacity: 360

### Site notes/description:

Sole landowner promoting site, not developer. Site is greenfield. No detailed assessments or site promotion work undertaken to date. Suggested as part of wider cross boundary site with Walsall Council and would represent an urban extension of the Brownhills urban area. Not adjacent to any urban area within Cannock Chase District. No site capacity suggested or NDA provided- assumed at 75%.

Also suggested potential for additional gypsy and traveller provision related to nearby existing pitches at Lime Lane.

### Site Boundary:



### Site Assessment:

<b>Spatial strategy</b>	The site is detached from any settlement within the Green Belt. It is therefore not a sustainable location for development and not in accordance with the Spatial Strategy	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CP22f Common side (was CP22e) Permanent pasture, wet flashes, overgrown hedges. Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.	

## Proformas in SHLAA Order

	<p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Moderate  Visual impact - Low  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Good</b></p>	
<b>Open space</b>	This site is located within 600m of a PROW, which is likely to encourage residents to use nearby outdoor space for leisure and recreation. The Cannock Chase Extension Canal which functions as a green link in the area, is also located within 300m of the site. The site is expected to provide 360 new dwellings which means it is likely that open green space would be incorporated into the design of such sites.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Cannock Extension Canal SSSI and SAC, lies approx. within 250m of the site. Wyrley Hayes Wood SBI, lies approximately within 35m of the site.	
<b>Historical environment</b>	The site is located within 500m of Wyrley And Essington Canal Footbridge at Pelsall Junction Grade II Listed Building to the south west. There is little intervening development between these locations.	
<b>Transport /Public transport</b>	This site does not lie within 1km of a railway station or 350m of a bus stop and it is not passed by an existing cycle route.	
<b>Access</b>	Existing access from Lime Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available Overhead power lines and on-site electricity pylon.	
<b>Environmental Constraints</b>	The site is located along Lime Lane which directly leads to the A5 within 1.6km to the north. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. It is not located within a Source Protection Zone or adjacent to the strategic road network. Historic Landfill.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: NC8 Harm rating: High	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	This site is not located within the existing urban and is not within close proximity of any of the District's town centres or local centres. It is also not within 350m of bus stop or 1km of a railway station. It is likely that access to community services will only be achieved through the use of private car and as such there is potential for new residents to be isolated at this location.	
<b>Infrastructure</b>	This site does not lie within 600m of an existing school or educational facilities. The site does not lie within walking distance (600m) of either a hospital or GP. Site would rely on	

## Proformas in SHLAA Order

	cross boundary facilities and infrastructure in Walsall Council area.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Summary</b>	Site is within the Green Belt and on Grade 3 agricultural land, it is not located within the existing urban area and is not in close proximity to any of the District town or local centres. The site is adjacent to a Gypsy and Traveller site and has been considered for additional pitches, however the site is not a sustainable location for development and would promote use of the car to access services and facilities.	
<b>Conclusion</b>	Rejected.	

## Proformas in SHLAA Order

**SHLAA Number: N78**

**Site location:** Land at South Acres Farm, 228 Norton East Road, Norton Canes

**Site area(ha):** 4.65      **Character density zone:** 35dph (Green Belt Urban Extension)

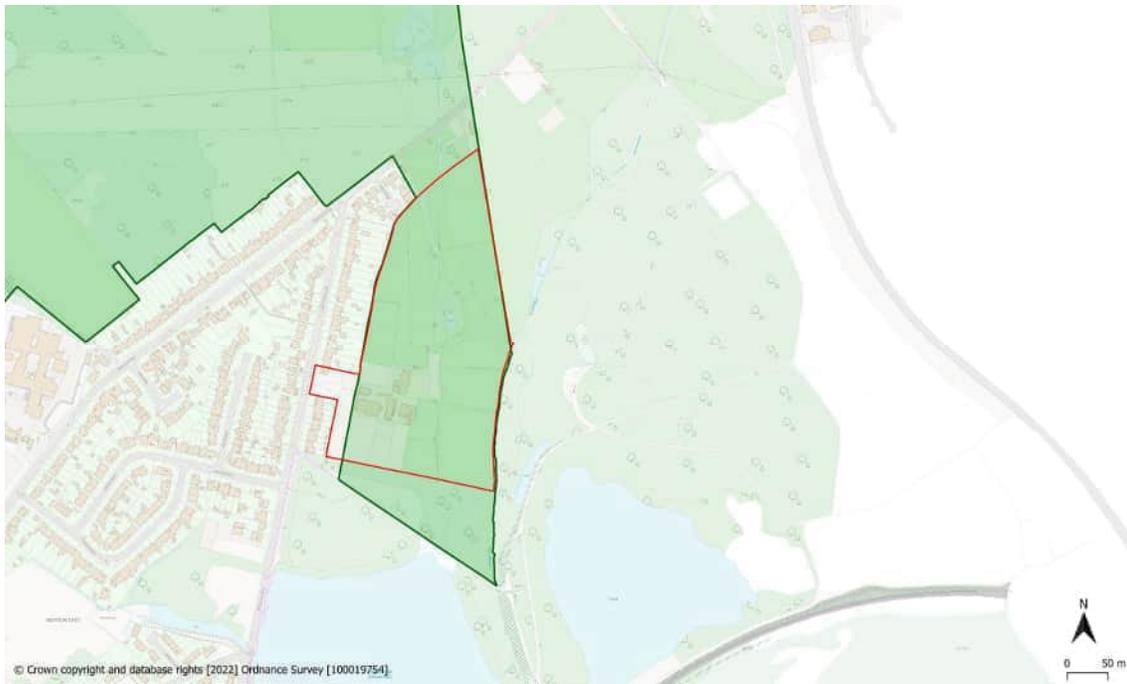
**Maximum capacity:** 212

**Site notes/description:**

Sole landowner promoting site. Site is greenfield with 0.9ha brownfield. Proposed for residential - mixed tenure development. Site has direct access to Norton Road East. Utilities available on site. No NDA provided assumed at 75% - site area 6.2ha before NDA reduction.

Site is also in ELAA as NE18 (228 Norton East Road, Norton Canes): CH/23/0052 is a lawful development certificate for the continued use of land for: open storage of vehicles/plant in paddock. Storage units & containers, car parking for customers, stables & associated grazing and livery for horses, not yet determined.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes. Norton Canes has been identified as having limited capacity for growth in the Spatial Strategy of the Local Plan. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape character</b>	<b>Landscape Character Assessment (2016)</b> LDU ref. CP22a Southacres Farm Trees along stream corridor. Pasture (horse grazing). Mainly wire fences. Scattered mixed age trees along stream corridor. Localised impact of development. Views of pylons, horse paddock shacks and sheds. A degraded urban fringe landscape	

## Proformas in SHLAA Order

	<p>that could accommodate some development provided a new landscape framework is established along the stream corridor.</p> <p><b>Landscape condition:</b>            Extent of change - Insignificant            Magnitude of change – Low            Visual impact - Low            Habitat network – Declining            Cultural pattern - Intact            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site abuts the unrestricted semi-natural space of the Chasewater and Southern Staffordshire Coalfield Heaths to the south and east of the site. A further area of unrestricted semi-natural space is located to the north of the site approximately 322m. The site is in close proximity (600m) to two PROWs.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The majority of the site is covered by Southacres Farm Site of Biological Interest. The site is adjacent to the boundary of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI and Burntwood Road (heathland north of), Norton Canes SBI. The site is located within 5.4km of the Cannock Chase SAC which is to the northwest.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site	
<b>Transport /Public transport</b>	The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Burntwood Road which is to the north within 160m. There are two bus stops to the south of the site on Norton East Road within 322m.	
<b>Access</b>	Access possible from Norton East Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site is located along Norton East Road which leads to the A5 (Cannock Road) via Burntwood Road within 1.2km to the north. An AQMA has been declared along the A5. As such residential development at this location may have a negative effect on air quality due to local increases in traffic volume. It is also not located adjacent to the strategic road network. Small part of site Coal Authority High Risk Development Area. High pressure gas pipeline runs to the north of the site.	
<b>Agricultural land</b>	Agricultural land classification: Non-Agricultural Land	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: NC4 and NC5 NC4 = <b>Low-Moderate</b> NC5 = <b>Moderate-High</b> and <b>High</b> Harm rating: <b>Moderate-High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities to meet people's needs and avoid isolation</b>	The site is located at the northern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to limited nearby community services and facilities.	

## Proformas in SHLAA Order

<b>Infrastructure</b>	The site does not lie within walking distance (600m) of Norton Canes High School and Norton Canes Primary School. There is no capacity for additional school places in Norton Canes. The site does not lie within walking distance (600m) of either a hospital or GP.	
<b>Deliverability</b>	Site is indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to Green Belt location. This site has been identified for further consideration (Category B/C)	
<b>Recommendation:</b>	Site initially classed as Category C due to Green Belt location. This site has been identified for further consideration (Category B/C)	
<b>Summary</b>	The site is within Norton Canes close to services and facilities in the Local Centre, however there is no capacity for school places in the village. The site is subject to some environmental constraints. The site is within the Green Belt and the extent of harm is dependent on how much land is released. The site is subject to an absolute constraint as it is a Site of Biological Importance.	
<b>Conclusion</b>	Rejected	

# Site Selection Methodology

## Appendix C(iv)

## Proformas in ELAA Order

### Remaining Proformas by ELAA Number Order

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## Proformas in ELAA Order

**ELAA Number:** CE15b

**Site location:** Former Porcelain Works, Old Hednesford Road, Hednesford

**Site area(ha):** 0.54

**Site notes/description:**

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

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Hednesford and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development.	
<b>Landscape Character</b>	The site is within the urban area and was not considered in the Landscape Character Assessment.	
<b>Open space</b>	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A landscape link runs along the south and west of the site. There are also two areas to the south west of the site within close proximity the Old Hednesford Park Amenity Green Space and an area of unrestricted sei-natural space.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	

## Proformas in ELAA Order

<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets within or in proximity to the site.	
<b>Transport/Public Transport</b>	The site is located within 1.5 km of Hednesford Train Station. The site is also located within 350m of a number of bus stops. This bus stop provides access to a bus service which runs once every 30 minutes.	
<b>Access</b>	Existing access from the A460.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	The site adjacent to an historical landfill and adjacent to the A460 and therefore noise and air quality would need to be considered.	
<b>Agricultural land</b>	The site is totally developed and not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not in the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is located in Hednesford and therefore potential occupants will be within close proximity to a range of services and facilities.	
<b>Infrastructure</b>	The site is developed and therefore already served by necessary infrastructure.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (Category A)	
<b>Recommendation:</b>	The site has not been taken forward into Reg 19	
<b>Summary</b>	The site is in a location suitable for employment development, within Hednesford urban area and situated within an industrial estate. The site is in use as a metal working yard serving the adjacent metal recycling centre and there is no indication the site is available or deliverable for other uses.	
<b>Recommendation</b>	Rejected	

## Proformas in ELAA Order

**ELAA Number:** CE17

**Site location:** Kingswood Lakeside Extension 1

**Site area(ha):** 3.8

**Site notes/description:**

Sole landowner promoting site, not developer. Public owned land (Staffordshire County Council). Green Belt. Shape and levels of site could restrict full development of the site. Site size reduced to reflect that northern area is reserved for high quality landscaping. Flood Zones 2 and 3 runs alongside western site boundary. Coal Authority High Risk Development Area. Proximity to AQMA.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the urban edge of Norton Canes and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. – CF23c Kingswood Lakeside (was CP21n)</p> <p>Recent planting and open water balancing pond.</p> <p>Grazing land. Planned arrangement of large enclosures, new roads and shelterbelts M6 toll road has high widespread impact. A large scale restored opencast landscape This is a vacant landscape with no settlement.</p>	

## Proformas in ELAA Order

	<p><b>Landscape condition:</b>  Extent of change – Widespread  Magnitude of change – Moderate  Visual impact – Moderate  Habitat network – Declining  Cultural pattern – Relic  Functional integrity – Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	The site is abutted by an area of unrestricted semi-natural space and a landscape link to the south. The site is also in close proximity (600m) to several PRoWs. At least one of these features is also included within the site's boundary. As such the recreational or leisure use within the site boundary might be lost, retained or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1. Flood Zones 2 and 3 runs alongside western site boundary	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	The site is not located within close proximity (500m) of any designated heritage assets.	
<b>Transport/Public Transport</b>	The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it.	
<b>Access</b>	Existing access into field from adjacent Washbrook Lane.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental health</b>	Site adjacent to M6 Toll with noise and air quality issues.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: CA11 Harm rating: <b>Very high</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Proximity to services and facilities</b>	The site is not adjacent to existing residential areas of Norton Canes or Cannock and is not in proximity of public transport, services and facilities.	
<b>Infrastructure</b>	The site has good links to the strategic road network. Power, water and foul sewerage connections would require investigation. Potential to connect to infrastructure serving Kingswood Lakeside Business Park.	

## Proformas in ELAA Order

<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation for LPPO:</b>	The site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B) with the potential for allocation following consideration of mitigation for view and access, and impact for residents. Officer added for mitigation of view etc. from car park by the Lake used by residents and whether there would be compensation for impact on public access.	
<b>Summary</b>	The site could form an extension to Kingswood Lakeside Business Park, however it is in a more isolated position, not directly adjacent to existing units. The site is distant to services although it is possible to walk to supermarkets to the west of the site. The site is not accessible by public transport, however the viability of new bus routes could be reviewed dependent on the scale of potential extension to the business park. The site is located in the Green Belt and has been assessed to result in very high harm if land is released.	
<b>Conclusion</b>	Rejected	

## Proformas in ELAA Order

**ELAA Number:** CE19

**Site location:** Site between A5 and M6 Toll, Norton Canes

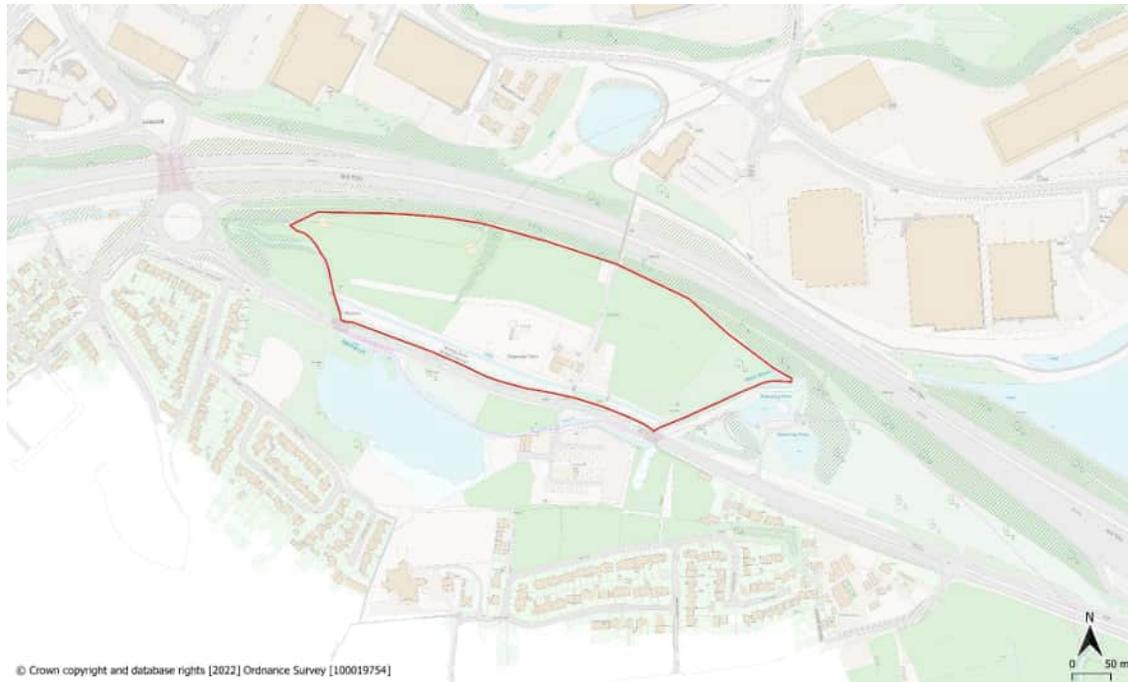
**Site area(ha):** 9.4

**Site notes/description:**

Sole landowner promoting site, not developer. Public owned land (Staffordshire County Council). Green Belt. Possible highway constraints as access would be directly off A5 (Trunk Road). Site since assessed further via landowner (County Council) investigations into feasibility of development. Not currently considered viable (in longer term) due to number of constraints including access, ground conditions, and other environmental features. Coal Authority High Risk Development Area. Historic Landfill. Flood zones 2 and 3 to southern area of site. Hatherton Branch canal safeguarded route runs via site. Proximity to AQMA

SCC last advised the site is not deliverable as per notes so not promoting actively at present.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
<b>Landscape Character</b>	The site is within the urban area and was not considered in the Landscape Character Assessment.	
<b>Open space</b>	The site is bounded by a landscape link to the north of the site. A PRow also runs through the eastern portion of the site. As such the recreational of leisure use within the site boundary might be lost, retained or enhanced dependent upon how the	

## Proformas in ELAA Order

	site is developed, which is unknown until specific site proposals come forward.	
<b>Flooding</b>	Flood zones 2 and 3 to southern area of site.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	The site is not in proximity to heritage assets.	
<b>Transport/Public Transport</b>	Although the site is located on the urban edge of Cannock it is not within walking distance (350m) of a bus stop nor within 1km of a train station.	
<b>Access</b>	There is an existing farm track access into the site via bridge over the A6 from Blakeney Way (to the north) which would be considered unsuitable to serve a residential development. Access would need to come from the adjacent A5 - Watling Road to the south.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Proximity to adjacent A6 and A5 would need to be considered in relation to noise and air quality.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt</b>	Site is located within the Green Belt, however, it was not assessed in the Green Belt Study due to its detached location from any settlement.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	Although the site is located on the urban edge of Cannock it is in a detached and not easily accessible and not within walking distance of a bus stop, train station, services and facilities.	
<b>Infrastructure</b>	The site is crossed by two pylons which may affect the layout of development. Limited infrastructure serving the site at present, this would require further investigation.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>LPPO Recommendation:</b>	The site was identified for further consideration (Category B), the landowner removed the site from availability during the process.	
<b>Recommendation:</b>	The site was not brought forward into Reg 19	
<b>Summary</b>	Site withdrawn/unavailable.	
<b>Conclusion</b>	Withdrawn	

## Proformas in ELAA Order

**ELAA Number:** CE61

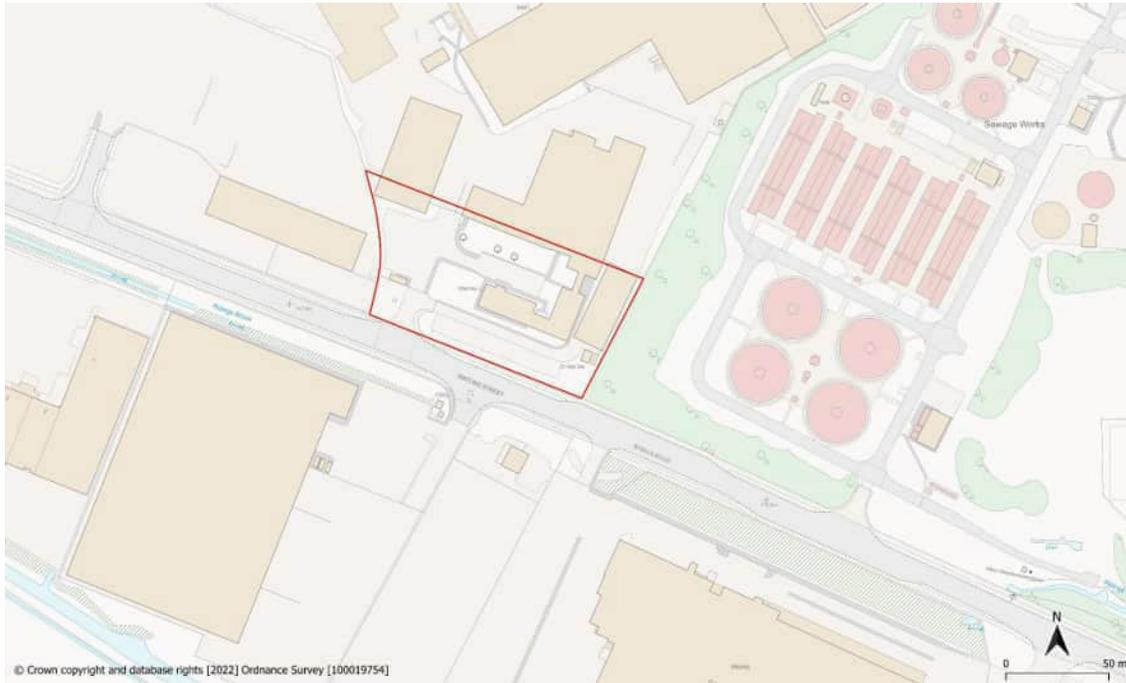
**Site location:** Gestamp, Watling Street/Wolverhampton Road, Cannock

**Site area(ha):** 0.8

**Site notes/description:**

Site to be vacated by current occupier and was being proposed for redevelopment (residential led with element of employment- CH/17/323) - Withdrawn June 2019. However, site is no longer being promoted for this redevelopment. May be future opportunities for employment led redevelopment. Site also proposed for residential under SHLAA site C432. -

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development.	
<b>Landscape</b>	The site is within the urban area and was not considered in the Landscape Character Assessment.  The site is an existing employment site. Contains numerous trees including some with TPOs.	
<b>Open space</b>	The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012). This includes a number of allotments, amenity greenspace, areas of semi-natural greenspace and a playground at IvyClose. The close proximity of these areas of open space is likely to help encourage residents of new development to make use of outdoor spaces for leisure and recreation.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	

## Proformas in ELAA Order

<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is located within 350m of two bus stops located on Wolverhampton Road that provide in frequent services to Wolverhampton, Slade Heath and Cannock Town Centre. The site is not located within 1km of a train station.	
<b>Access</b>	The site has an existing access from the A5.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Proximity to AQMA and roads with noise/air quality from traffic on A5 needing to be considered.	
<b>Agricultural land</b>	The site is developed land within Cannock.	
<b>Green Belt &amp; potential mitigation</b>	Site is not located within the Green Belt	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is in Cannock in proximity to public transport, services and facilities.	
<b>Infrastructure</b>	The site is developed and therefore already served by necessary infrastructure.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed.	
<b>LPPO Recommendation:</b>	The site has been identified for further consideration (Category B)	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B)	
<b>Summary</b>	The site is in Cannock adjacent to employment uses. The site performs well against most categories and would represent the re-use of previously developed land. The site is currently in alternative use and has previously been proposed for residential development.	
<b>Conclusion</b>	Rejected	

## Proformas in ELAA Order

**ELAA Number:** RE7

**Site location:** Power Station Road (Land South of Rugeley Eastern Bypass), Rugeley

**Site area(ha):** 0.37 ha

**Site notes/description:**

Full Planning Permission for office development granted in April 2009 (CH/09/0041). Has now expired. No indications at present that site will again come forward for redevelopment in short-medium term. Flood Zone 2 around site. Old CCDC Site Ref ELA029. No further promotion by the landowner since the original application.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for residential development.	
<b>Landscape</b>	<b>Landscape Character Assessment (2016)</b> The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase AONB.	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces. The closest green space to the site is within 50m to the north, which has been identified as part of the Green Space Network (2012). The Trent and Mersey Canal green link is also within 230m of the site as well as PRoW outside of the District boundary.	
<b>Flooding</b>	Site is mainly in Flood Zone 1. Small portions of the site are in or abut Flood Zones 2 and 3.	

## Proformas in ELAA Order

<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public transport</b>	The site is located within 350m of a number of bus stops, the closest bus stop is adjacent to the site on Power Station Road. The site is also located approximately 820m south of Rugeley Trent Valley Train Station. The site is in close proximity to a cycle path.	
<b>Access</b>	Site access possible from Power Station Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. However, the site is adjacent to an 'A' road, therefore a minor negative effect with uncertainty is identified in relation to noise pollution. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality	
<b>Agricultural land</b>	The site is not in Agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is situated within the urban area of Rugeley and therefore within walking distance of public transport, services and facilities.	
<b>Infrastructure</b>	No known infrastructure constraints.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>Recommendation for LPPO:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: E7	
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: E7	
<b>Summary</b>	The site is located in the urban area of Rugeley, in an area consisting of business and industrial development with good access to the strategic road network. The site scores positively against most categories and there are no barriers to employment development in this location.	
<b>Conclusion</b>	Rejected: Site identified as undeliverable	

## Proformas in ELAA Order

**ELAA Number:** RE8

**Site location:** Power Station Road, Rugeley

**Site area(ha):** 0.28

**Site notes/description:**

Full Planning Permission for office development granted in September 2005 (CH/05/0324)- has now expired. Extension to time limit application withdrawn (CH/10/0206) due to Flood Risk Assessment issues. No indications at present that site will come forward for redevelopment in short-medium term. Flood Zone 2. Old CCDC Site Ref ELA067. The landowner has not further promoted the site since the original applications.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located in Rugeley and is therefore in accordance with the Spatial Strategy of the Local Plan being one of the main priority areas for new development.	
<b>Landscape character</b>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU Ref: RM14a Rugeley By-Pass (Was RM13a)</p> <p>Meandering river channel and associated canal. Hedgerow and thinly scattered riverside trees. Pasture. Medium/large regular fields, modified by by-pass route. Some wire fences. Urban edge at Trent Farm is locally high impact. Industrial estate is visible from by-pass. The by-pass is a new feature in this River Meadowlands landscape causing significant recent change. Protect remaining pasture.</p> <p><b>Landscape condition for RM14a:</b></p> <p>Extent of change – Localised</p>	

## Proformas in ELAA Order

	<p>Magnitude of change – Moderate</p> <p>Visual impact – Low</p> <p>Habitat network – Declining</p> <p>Cultural pattern – Intact</p> <p>Functional integrity – Moderate</p> <p>Overall condition: <b>Good</b></p>	
<b>Open space</b>	The site is located within close proximity (600m) of a number of open spaces. There are two green spaces adjacent to the site which have been identified as part of the Green Space Network (2012). The Trent and Mersey Canal green link is also within 390m of the site as well as PRoW outside of the District boundary.	
<b>Flooding</b>	Site is located entirely within Flood Zone 2.	
<b>Biodiversity</b>	The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity site, and over 250m from a local biodiversity site.	
<b>Historic Environment</b>	There are no historical assets in proximity of the site.	
<b>Transport/Public transport</b>	The site is located within 350m of a number of bus stops, the closest bus stop is 150m from the site on Power Station Road. The site is also located approximately 780m south of Rugeley Trent Valley Train Station. The site is located within close proximity to a cycle path.	
<b>Access</b>	The site has existing access from the A51.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power would need consideration.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. However, the site is adjacent to an 'A' road, therefore a minor negative effect with uncertainty is identified in relation to noise pollution. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.	
<b>Agricultural land</b>	The site is not in agricultural use.	
<b>Green Belt &amp; potential mitigation</b>	The site is not within the Green Belt.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Sustainability Appraisal</b>	The site is situated within the urban area of Rugeley and therefore within walking distance of public transport, services and facilities.	
<b>Infrastructure</b>	Infrastructure may be required to alleviate risk of flooding.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>Recommendation for LPPO:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A)	

## Proformas in ELAA Order

	Site Allocation: E8
<b>Recommendation:</b>	The site has been identified for further consideration but as a preferred site for allocation (Category A) Site Allocation: E8
<b>Summary</b>	The site is located in the urban area of Rugeley, in an area consisting of business and industrial development with good access to the strategic road network. The site scores positively against most categories. The site is within Flood Zone 2 and will therefore be subject to a Flood Risk Assessment.
<b>Conclusion</b>	Rejected: Site identified as undeliverable

## Proformas in ELAA Order

**ELAA Number:** RE25

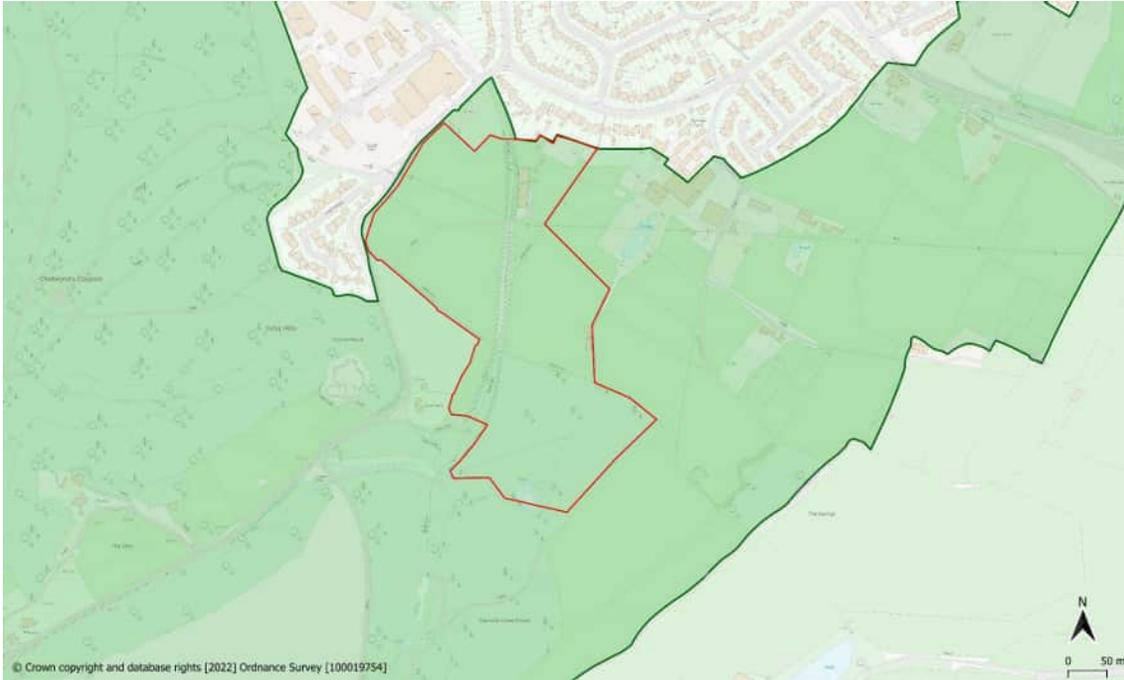
**Site location:** Land at Coalpit Lane, Brereton, Rugeley

**Site area(ha):** 10

**Site notes/description:**

Site proposed for residential/mixed use development (SHLAA site R128). Site is within the Green Belt and abuts the AONB. Some Coal Authority High Risk Development Areas on site. Adjacent to SBI and Ancient Woodland.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>Brereton is categorised as a Local Centre. The Spatial Strategy for Rugeley prioritises commercial development in the Town Centre and at the former Rugeley Power Station site. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. no. SH16b and SF15a</p> <p><b>Landscape condition for SH16b:</b></p> <p>Extent of change - Localised</p> <p>Magnitude of change – Moderate</p> <p>Visual impact – Low</p> <p>Habitat network – Intact</p> <p>Cultural pattern - Intact</p> <p>Functional integrity – Strong</p>	

## Proformas in ELAA Order

	<p>Overall condition: <b>Very Good</b></p> <p><b>Landscape condition for SF15a:</b></p> <p>Extent of change - Insignificant</p> <p>Magnitude of change – Low</p> <p>Visual impact – Low</p> <p>Habitat network – Declining</p> <p>Cultural pattern - Intact</p> <p>Functional integrity – Moderate</p> <p>Overall condition: <b>Good</b></p>	
<b>Open space</b>	<p>The site is located within close proximity (600m) of a number of areas of open space and a number of PRoWs. The site is located adjacent to Etching Hill and the Heath semi-natural open space to the south. A greenlink is located adjacent to the site to the north. St Michael's Churchyard is located within 370m of the site to the north east and this area has been identified in the Green Space network (2012). Amenity housing land is located to the north of the site within 480m at St Michael's Road. PRoWs are located at the south western and north eastern corners of the site.</p> <p>A PRoW and green link land fall within the boundaries of the site and as such these uses may be lost as a result of mixed use development at this location dependent on the design of any scheme which might come forward.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as result of development that might take place at this location. Brereton Hayes Site of Biological Interest and Ancient Woodland is located adjacent to the site to the south-west. Chetwynd's Coppice is located within 60m of the site to the east and has been identified as a Biodiversity Alert Site.	
<b>Historic Environment</b>	There are no historical assets in proximity of the site.	
<b>Transport/Public Transport</b>	The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site. The closest bus stop is located at Coalpit Lane to the north within 140m. Bus services are accessible once every 30minsutes at this bus stop.	
<b>Access</b>	Access available from the adjacent Etching Hill Road	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability.	
<b>Environmental Constraints</b>	The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road. The site does not lie within a Source Protection Zone High pressure gas pipeline at south of site.	

## Proformas in ELAA Order

	Small eastern portion of site within Coal Authority High Risk Development Area.	
<b>Agricultural land</b>	Agricultural land quality classification: Grade 3/Grade 4  <b>Site has been identified to have an AMBER/RED rating on Agricultural Land, the site has been given an overall RAG rating of RED to reflect the Grade 3 classification of the site.</b>	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt Green Belt Study: (RU35, RU36, OA3 and abuts an Area of Absolute Constraint(s)) The upper part of the site covers RU35 and RU36 as the lower portion moves into OA3 and then the area of Absolute Constraint(s) to the south-west of the site. Harm rating: <b>Low-Moderate (AMBER)/Moderate-High (RED)</b> Area of Absolute Constraint: <b>Site of Biological Interest</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources.	
<b>Proximity to services and facilities</b>	The site location would enable walking and cycling access to limited local services on Main Road, Brereton as well as public transport links.	
<b>Infrastructure</b>	Limited infrastructure serving the site at present, this would require further investigation. There may be potential to connect to infrastructure serving Redbrook Lane Industrial Estate	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	The site has not been identified for further consideration. (Category C)	
<b>Recommendation:</b>	The site has not been identified for further consideration.	
<b>Summary</b>	The site is located in Brereton within walking distance to the local centre. The site performs reasonably against most categories. The scale of development proposed does not accord with the Spatial Strategy which focuses development at Cannock, Hednesford, Heath Hayes and Rugeley (former Power Station). The site is adjacent to the AONB. The site is in the Green Belt where the harm of release is dependent on which part of the site is developed. Part of the site is subject to an absolute constraint: Site of Biological Interest.	
<b>Conclusion</b>	Rejected	

# Proformas in ELAA Order

**ELAA Number:** NE5

**Site location:** Turf Field, Watling Street/Walsall Road, Norton Canes

**Site area(ha):** 2.21

**Site notes/description:**

Sole landowner promoting site, not developer. Green Belt site put forward as potential development opportunity. Site is greenfield, currently in agricultural use. Suggested for A1-A5/B2/B8/Sui generis uses. Owners consider Green Belt revision should be considered given the sites relationship to existing road network and that the land no longer performs a Green Belt function. Proximity to AQMA. Proximity to Cannock Chase Extension Canal SAC and SBIs. TPOs.

Site also being considered for Gypsy, Traveller & Travelling Showpeople Site.

**Site Boundary:**



**Site Assessment:**

<b>Spatial strategy</b>	The site is located on the urban edge of Norton Canes and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.	
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## Proformas in ELAA Order

<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>CP22f Common side (was CP22e)</p> <p>Permanent pasture, wet flashes, overgrown hedges.</p> <p>Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b></p> <p>Extent of change – Localised</p> <p>Magnitude of change – Moderate</p> <p>Visual impact – Low</p> <p>Habitat network – Intact</p> <p>Cultural pattern - Declining</p> <p>Functional integrity - Moderate</p> <p>Overall Condition – <b>Good</b></p>	
<p><b>Open space</b></p>	<p>The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. Greenlinks are located within 120m of the site to the north east and within 190m of the site to the south east. A semi-natural open space is located within 170m of the site to the north east; however this area has been identified as having limited access. The closest PRow to the site is located to the north within 350m where it connects to Walsall Road.</p>	
<p><b>Flooding</b></p>	<p>Site is located entirely within Flood Zone 1.</p>	
<p><b>Biodiversity</b></p>	<p>The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Commonsides Disused Railway Biodiversity Alert Site is located to the north of the site within 75m and a Biodiversity Alert Site is located to the south of the A5 is located to the south of the site within 460m.</p>	
<p><b>Historic Environment</b></p>	<p>There are no heritage assets in proximity to the site.</p>	
<p><b>Transport/Public Transport</b></p>	<p>The site is in a detached location from the southern urban edge of Norton Canes separated by the A5. The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop.</p>	
<p><b>Access</b></p>	<p>Access possible from B4151.</p>	
<p><b>Other Utilities</b></p>	<p>Electricity supply to the site by Western power is available</p>	
<p><b>Environmental Constraints</b></p>	<p>The site is located along the M6 Toll motorway which connects to the A5 which is located within 440m to the south. AQMA No.2 has been declared along the A5 (Watling Street) and as</p>	

## Proformas in ELAA Order

	such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway development at this location could result in noise pollution affecting users of the site. The site is not located within a Source Protection Zone.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3/Non-Agricultural <b>Site has been identified to have a GREEN/RED rating on Agricultural land, the site has been given an overall RAG rating of RED to reflect the Grade 3 classification of part of the site.</b>	
<b>Green Belt</b>	Site is located within the Green Belt Green Belt Study: NC12 Harm rating: <b>Moderate</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is located on the southern periphery of Norton Canes within which a Local Centre lies. It is separated from the existing urban edges of this settlement by the M6 Toll. The site is not well related to sustainable transport links either.	
<b>Infrastructure</b>	The site has direct access to the strategic road network and could potentially connect to infrastructure such as power, water and sewerage serving the adjacent restaurant and small business. The capacity of infrastructure would require investigation, depending on intended usage of the site. The site is over 600m from schools and health facilities.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>Recommendation LPPO:</b>	This site has been identified for further consideration (Category A) as a preferred employment allocation site LPPO Allocation: E10	
<b>Recommendation:</b>	This site has been identified for further consideration (Category B) for employment purposes or for gypsy and traveller allocation.	
<b>Summary</b>	The site is located in Norton Canes, and although distant from the centre is close to facilities on the A5 and the strategic road network. The site is adjacent to a pub and single business unit, but otherwise detached from an existing established employment area. The site is in agricultural use. The site was also considered for Gypsy and Traveller Accommodation but this is not the preferred use of the landowner and may not be deliverable for this use. Additionally the site is likely to be subject to noise pollution from the A5 and adjacent uses, and is detached from the main settlement of Norton Canes. The site is in the Green Belt and there would be moderate harm if released.	
<b>Conclusion</b>	Rejected.	

## Proformas in ELAA Order

**ELAA Number:** NE8

**Site location:** Wyrley Grove, Lime Lane, Little Wyrley

**Site area(ha):** 3.2

**Site notes/description:**

Sole landowner promoting site, not developer. Green Belt site suggested for mixed use development – SHLAA site N57. Currently partly occupied by travelling showpeople. Lies adjacent to Cannock Canal Extension SAC. Some Coal Authority High Risk Development Areas on site. Historic Landfill. Proximity to AQMA.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the periphery of the District and is not in proximity of the urban edge of a settlement, it is therefore not in accordance with the Spatial Strategy of the Local Plan and the main priority areas of new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. – CP22i Wyrley Bridge Common (was CF24a)</p> <p>Wet grassland and canal with patches of secondary woodland on old spoil tips. Mixed pastoral. Medium to large scale field pattern with thorn hedgerows. Insignificant impact of urban development, but mine workings, spoil heaps and canal wharf prominent.</p> <p>A degraded, pastoral landscape with extensive historic industrial scars. Opportunities for creation of new habitats to link with adjoining sites.</p>	

## Proformas in ELAA Order

	<p><b>Landscape condition:</b>  Extent of change – Localised  Magnitude of change – High  Visual impact – Moderate  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is located in close proximity of a number of open spaces which might be used by new residents and by employees during breaks and outside of working hours for leisure and recreation. The closest open spaces to the site are a green link adjacent to the east and an area of semi-natural open space adjacent to the north west. Wyrley Common is another semi-natural open space and is located within 50m of the site to the east. A number of PRoWs can be accessed to the north east of the site within 65m by Pelsall Road Bridge.</p> <p>The site contains parts of a green link and a semi-natural green space as well as a PRoW. As such dependent upon the design of the scheme and the nature of any recreation/ tourism facilities are provided for this site, the provision of mixed use development may impact upon access to open space for recreational and leisure uses in the District.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site contains part of the Cannock Extension Canal SSSI and SAC. Wyrley Common Site of Biological Interest is located adjacent to the site to the east approximately 20m.	
<b>Historic Environment</b>	The site is within 590m of a Grade II* Listed Building and 611m of a Grade II Listed Building.	
<b>Transport/Public Transport</b>	The site is in a detached location from the southern urban edge of Norton Canes separated by the A5 – Watling Street. The site is adjacent to the B4154 with no bus stop in proximity (350m) and the train station at Norton Canes is over 3 km in distance from the site.	
<b>Access</b>	Access is proposed directly off Gorse Lane; a narrow highway access. A PRoW crosses the site.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	<p>The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution.</p> <p>The site is not located within a Source Protection Zone.</p> <p>The site is covered by a Historic Landfill, a portion of the southern end of the site is within a Coal Authority High Risk Development Area.</p>	
<b>Agricultural land</b>	Agricultural land classification: Grade 4/Non-Agricultural Land	

## Proformas in ELAA Order

	Site has been identified to have a GREEN/AMBER rating on Agricultural Land, the site has been given an overall RAG rating of AMBER to reflect the Grade 4 classification of part of the site	
<b>Green Belt &amp; potential mitigation</b>	The site is within the Green Belt. Green Belt Study: OA14 (Outer Area) The site was not assessed in the Green Belt study due to its detached location from the main settlements.	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is in a detached location from Norton Canes, separated by the A5 Watling Street. The site is not adjacent to, nor in proximity to public transport, services and facilities.	
<b>Infrastructure</b>	The site is connected to the road network and appears to be served by infrastructure to the existing business on site and adjacent to the site. The capacity is not known and would require investigation.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	This site has not been identified for further consideration (Category C)	
<b>Recommendation:</b>	This site has not been identified for further consideration (Category C), defer to masterplan/Neighbourhood Plan discussions	
<b>Summary</b>	The location of the site is distant from the Local Centre and detached from the settlement boundary. There is no access to public transport and the current access to the site is poor. It is therefore not a sustainable location for development. The site is within the Green Belt. Development could have an adverse impact on biodiversity as it is adjacent to and covers a portion of the Cannock Extension Canal SAC and SSSI.	
<b>Conclusion</b>	Rejected.	

## Proformas in ELAA Order

**ELAA Number:** NE9

**Site location:** Land at Norton Canes between the A5 and M6 Toll

**Site area(ha):** 0.3

**Site notes/description:**

Site is Green Belt land. Site proposed for industrial use. Site also proposed for residential use- SHLAA Site Ref N49(a). Landowner promoting site, not developer.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial Strategy</b></p>	<p>The site is located within Norton Canes Parish and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. - CP22f Common side (was CP22e)            Permanent pasture, wet flashes, overgrown hedges.            Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with</p>	

## Proformas in ELAA Order

	<p>extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>            Extent of change – Localised            Magnitude of change – Moderate            Visual impact – Low            Habitat network – Intact            Cultural pattern - Declining            Functional integrity - Moderate            Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site abuts a Landscape Link to the eastern boundary and is in close proximity of an area of unrestricted semi-natural space and several PROWs.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	Whilst separated by the A5, the site is within approx. 15m of the Watling Street SBI.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	Site adjacent to residential area of Norton Canes and within 350 metres of a bus stop. The site is not within 1km of a train station	
<b>Access</b>	Access would be required through third party land.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Adjacent to A5 and therefore the issues of noise and air quality would need to be considered.	
<b>Agricultural Land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; Potential Mitigation</b>	Site is located within the Green Belt Green Belt Study: BW1 Harm rating: <b>High</b>	
<b>Climate Change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is in proximity to public transport, services facilities in neighbouring Brownhills, but is not as easily accessible by walking/cycling to Norton Canes Local Centre	
<b>Infrastructure</b>	The site has access to the strategic road network. Connection to infrastructure in neighbouring Brownhills would require investigation.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed.	
<b>Recommendation for LPPO:</b>	This site has been identified for further consideration (Category B)	
<b>Recommendation:</b>	The site has been identified for further consideration (Category B)	
<b>Summary</b>	The site is adjacent to Brownhills West Primary School, separated by a tree belt and public footpath. It is not adjacent	

## Proformas in ELAA Order

	to any existing employment site and is relatively small for employment uses. It is distant from Norton Canes Local Centre. The site does have good access to the strategic road network. The site is adjacent to an Area of Biological Importance and the A5 Watling Street AQMA. The site is located in the Green Belt and has been assessed to result in high harm if land is released.
<b>Conclusion</b>	Rejected.

## Proformas in ELAA Order

**ELAA Number:** NE10

**Site location:** Land south of A5, Norton Canes

**Site area(ha):** 8.8

**Site notes/description:**

Site is Green Belt land. Historic Landfill, some Coal Authority High Risk areas on site, adjacent to SBI. Proximity to AQMA. Existing business on site- machinery hire firm. Third party right of access.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the edge of Norton Canes Parish and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	<p style="background-color: #92d050;"></p>
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. - CP22f Common side (was CP22e)                  Permanent pasture, wet flashes, overgrown hedges.                  Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 toll, power lines. A</p>	<p style="background-color: #ffc107;"></p>

## Proformas in ELAA Order

	<p>relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>  Extent of change – Localised  Magnitude of change – Moderate  Visual impact – Low  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Good</b></p>	
<b>Open space</b>	The site is within walking distance of a number of open space and PRowS. At least one of these features is also included within the site boundary. As such the recreational or leisure use within the site boundary might be lost, retained or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site abuts the Watling Street SBI to the north.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is in a detached location from the southern urban edge of Norton Canes separated by the A5 – Watling Street. The site is not within 350m of a bus stop nor within 1km of a train station.	
<b>Access</b>	Existing access from A5 – Watling Street. Third party right of access.	
<b>Other Utilities</b>	Electricity supply to the site by Western power is available	
<b>Environmental Constraints</b>	Historical landfill. Proximity to A5 and issues of noise and air quality need to be considered	
<b>Agricultural land</b>	Agricultural land classification: Grade 3	
<b>Green Belt &amp; potential mitigation</b>	The site is within the Green Belt. Green Belt Study: OA14 (Outer Area)	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is in a detached location from Norton Canes, separated by the A5 Watling Street. Site is near to public transport, services and facilities in Brownhills West which in the neighbouring authority area, however there is no safe means of crossing the A5 to the pedestrian footpath.	
<b>Infrastructure</b>	The site is located adjacent to the strategic road network. Infrastructure serves the business on site but would require investigation if the capacity were increased for more intensive, larger scale employment development.	
<b>Deliverability</b>	Site indicated as deliverable but may be some barriers to development which may be addressed.	

## Proformas in ELAA Order

<b>Recommendation for LPPO:</b>	This site has been identified for further consideration (Category B)
<b>Recommendation:</b>	The site has been identified for further consideration (Category B) with mitigation considerations
<b>Summary</b>	The site currently comprises a crane operations business, agricultural fields and a small part of a larger woodland area. The site is not directly adjacent to an existing business park or industrial area and is not connected to any settlement boundary. Local services are available in Brownhills West but there is no safe crossing of the A5. The third party access rights require investigation and may affect deliverability of the site. The site is adjacent to an Area of Biological Importance and the A5 Watling Street AQMA. The site is in the outer area of the Green Belt.
<b>Conclusion</b>	Rejected

## Proformas in ELAA Order

**ELAA Number:** NE11

**Site location:** Land at Former Grove Colliery, Little Wyrley

**Site area(ha):** 8.1

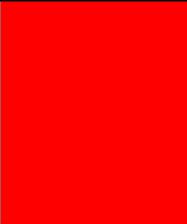
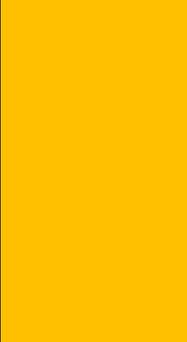
**Site notes/description:**

Site is Green Belt Land. Historic Landfill. Proximity to AQMA. Adjacent to Cannock Extension Canal SAC. Part of site Coal Authority High Risk Development Area. Site suggested for leisure related/tourism uses in previous 1997 Local Plan.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the periphery of the District and is not in proximity of the urban edge of a settlement, it is therefore not in accordance with the Spatial Strategy of the Local Plan and the main priority areas of new development. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>                  LDU ref. – CP22i Wyrley Bridge Common (was CF24a)                  Wet grassland and canal with patches of secondary woodland on old spoil tips. Mixed pastoral. Medium to large scale field pattern with thorn hedgerows. Insignificant impact of urban development, but mine workings, spoil heaps and canal wharf prominent. A degraded, pastoral landscape with extensive historic industrial scars. Opportunities for creation of new habitats to link with adjoining sites.</p>	

## Proformas in ELAA Order

	<p><b>Landscape condition:</b>  Extent of change – Localised  Magnitude of change – High  Visual impact – Moderate  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Moderate</b></p>	
<b>Open space</b>	<p>The site is in proximity to the towpath of the Cannock Extension Canal. Development of this site could, however, result in potential harm to the quality of this resource (through damage caused by additional use), which could harm existing access.</p> <p>A significant portion of the site is covered by an area of unrestricted semi-natural spaces. A PRoW also goes through a small section of the site. As such the recreational or leisure use within the site boundary might be lost, retained or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is adjacent to the west of the Canal Extension SAC & SSSI (5m). The site is 114m from an SBI to the east.	
<b>Historic Environment</b>	The site is within 500m of a Grade II* Listed Building and 515m of a Grade II Listed Building.	
<b>Transport/Public Transport</b>	The site is in a detached location from the southern urban edge of Norton Canes separated by the A5 – Watling Street and not in within 1km of a train station or 350m of a bus stop.	
<b>Access</b>	Access is proposed directly off Gorse Lane; a narrow highway access. A PRoW is sited to the southern boundary of the site.	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability	
<b>Environmental Constraints</b>	The site is covered by a Historic Landfill, a portion of the southern end of the site is within a Coal Authority High Risk Development Area.	
<b>Agricultural land</b>	Agricultural land classification: Grade 4/Non-Agricultural Land <b>Site has been identified to have a Green/Amber rating on Agricultural Land, the site has been given an overall rating of Amber to reflect the Grade 4 Classification of part of the site.</b>	
<b>Green Belt &amp; potential mitigation</b>	The site is within the Green Belt. Green Belt Study: OA14 (Outer Area)	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is in a detached location from Norton Canes, separated by the A5 Watling Street. The site is not adjacent to, nor in proximity to public transport, services and facilities.	

## Proformas in ELAA Order

<b>Infrastructure</b>	The site is connected to the road network. There is an abandoned property on site but the site is largely undeveloped. Potential for infrastructure to serve site is unknown.	
<b>Deliverability</b>	Site indicated as undeliverable and no longer being promoted by agent/landowner	
<b>LPPO Recommendation:</b>	This site is not identified for further consideration (Category C)	
<b>Recommendation:</b>	This site is not identified for further consideration (Category C) defer to Masterplan/Neighbourhood Plan discussions	
<b>Summary</b>	The location of the site is distant from the Local Centre and detached from the settlement boundary. There is no access to public transport and the current access to the site is poor. It is therefore not a sustainable location for development. The site is within the Green Belt. Development could have an adverse impact on biodiversity as it is adjacent to the Cannock Extension Canal SAC and SSSI. The site is not available for development.	
<b>Conclusion</b>	Rejected	

## Proformas in ELAA Order

**ELAA Number:** NE15

**Site location:** Land south of A5, Norton Canes

**Site area(ha):** 3

**Site notes/description:**

Sole landowner promoting site, not developer. Green Belt, site is greenfield. Suggests could form an extension to Watling Street Business Park. Access off trunk road. Proximity to AQMA. Circa 2ha of site is SBI designation, site area reduced from 5ha to 3ha accordingly. Adjacent to SBI.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the edge of Norton Canes Parish and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Landscape</b></p>	<p><b>Landscape Character Assessment (2016)</b>            LDU ref. – CP22g East of Yorks Bridge (was CP22f)            Hedgerows, secondary woodland, healthy verges. Arable. Large regular field pattern bounded by thorn hedges. Localised insignificant impact of industrial estate off A5. Monitor impact of expansion to industrial area and mitigate with woodland planting.</p>	

## Proformas in ELAA Order

	<p><b>Landscape condition:</b>  Extent of change – Widespread  Magnitude of change – Moderate  Visual impact – Moderate  Habitat network – Relic  Cultural pattern - Relic  Functional integrity - Weak  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	<p>The north-west corner of the site is covered by an area of unrestricted semi-natural space. The site is also in close proximity to an area of semi-natural space to the east and south.  A PRoW also crosses from the southern boundary of the site to the north-west corner.  As such the recreational or leisure use within the site boundary might be lost, retained or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward.</p>	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The site is located to the east of the Canal Extension SAC & SSSI (752m). The north of the site is covered by an SBI.	
<b>Historic Environment</b>	There are no heritage assets in proximity to the site.	
<b>Transport/Public Transport</b>	The site is in a detached location from the southern urban edge of Norton Canes separated by the A5 – Watling Street. The site is not within 350m of a bus stop nor within 1km of a train station.	
<b>Access</b>	Possible highway constraints to intensification of development on site as access proposed is directly off A5 (Trunk Road).	
<b>Other Utilities</b>	Electricity supply to the site by Western Power will need to be considered for availability	
<b>Environmental Constraints</b>	Adjacent to A5 and therefore the issues of noise and air quality would need to be considered.	
<b>Agricultural Land</b>	Agricultural land classification: Grade 4/Non-Agricultural Land <b>Site has been identified to have a GREEN/AMBER rating on Agricultural Land, the site has been given an overall RAG rating of AMBER to reflect the Grade 4 classification of part of the site</b>	
<b>Green Belt &amp; potential mitigation</b>	The site is within the Green Belt. Green Belt Study: OA14 (Outer Area)	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is in a detached location from Norton Canes, separated by the A5 Watling Street. The site is not adjacent to nor in proximity to public transport, services and facilities.	
<b>Infrastructure</b>	The site has direct access to the strategic road network. The site is undeveloped and there is currently a lack of infrastructure serving the site. Extensions and connections to infrastructure	

## Proformas in ELAA Order

	serving the neighbouring industrial area and business would require investigation.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	This site has been identified for further consideration (Category B)	
<b>Recommendation:</b>	This site has been identified for further consideration (Category B) with further information required on the deliverability of the site	
<b>Summary</b>	The site is distant from the settlement boundary of Norton Canes although services are available in Brownhills West and to the west in the service station. There is no footpath on the south side of the A5. The road frontage and north west part of the site is a wooded semi natural area, and this is the part of the site which adjoins the Business Park to the west reducing the potential to extend the park without adverse impact on biodiversity. The site is partly within an Area of Biological Importance and the A5 Watling Street AQMA. The site is in the Green Belt.	
<b>Conclusion</b>	Rejected.	

## Proformas in GT Order

SHLAA/ELAA Number: N/A - Current Adopted LP (2014) Ref: GT1

**Site location:** Land at Albutts Road, Commonside, Norton Canes

**Site area(ha):** 1.7      **Estimated capacity:** 4-13 pitches

**Site notes/description:**

Site submitted by landowner to accommodate relocation of traveller family. Landowner willing to sell/lease site. Narrow Access Road. No Planning Permission. Greenfield site within the Green Belt.

**Site Boundary:**



**Site Assessment:**

<p><b>Spatial strategy</b></p>	<p>The site is located on the edge of Norton Canes Parish and is therefore in accordance with the Spatial Strategy of the Local Plan as residential and commercial development opportunities will be prioritised within Norton Canes where they can make a positive and sustainable contribution to the growth of the district.</p> <p>The site is located within the area of search for Gypsies, travellers and travelling showpeople accommodation of the Local Plan Policy CP7. The site is defined as Green Belt and would only accord with the development strategy in the case that exceptional circumstances could be demonstrated.</p>	
<p><b>Noise Sensitivity</b></p>	<p>Proximity to M6 Toll</p>	
<p><b>Landscape character</b></p>	<p><b>Landscape Character Assessment (2016)</b></p> <p>LDU ref. CF22f (was CF22e)</p> <p>Permanent pasture, wet flashes, overgrown hedges. Pasture and industrial estate. A declining pattern of small to medium sized regular fields bounded by thorn hedges. Scattered oak and overgrown thorn trees. Localised moderate impact of industrial estate, A5 corridor, M6 Toll, power lines.</p>	

## Proformas in GT Order

	<p>A relic of traditional small holding land with grazing animals and brick built cottage. Elsewhere, a modified landscape with extensive urban influences and pressure for additional new development.</p> <p><b>Landscape condition:</b>  Extent of change - Localised  Magnitude of change – Moderate  Visual impact - Low  Habitat network – Intact  Cultural pattern - Declining  Functional integrity - Moderate  Overall Condition – <b>Poor</b></p>	
<b>Open space</b>	The site is bounded to the north and east by a landscape link. There is also a PRoW to the north-eastern corner and along the eastern boundary as well as a PRoW to the southern boundary of the site.	
<b>Flooding</b>	Site is located entirely within Flood Zone 1.	
<b>Biodiversity</b>	The Cannock Extension Canal SSSI and SAC is approx. 490m south-west from the site.	
<b>Historic Environment</b>	There are no heritage assets in or within proximity to the site. A potential non-designated heritage asset has been identified on Albutt's Road in the HIA.	
<b>Transport/Public Transport</b>	The site is not within 350m of a bus stop nor is the site within 1km of a Train Station.	
<b>Access</b>	Existing Access from Albutts Road.	
<b>Other Utilities</b>	Electricity supply to the site by Western power would require further investigation	
<b>Environmental Constraints</b>	The site lies between the A5 and the M6 Toll Motorway, where potential residential development is likely to be impacted by noise and air pollution from high volumes of traffic. The site is not within or directly linked to an AQMA, despite its close proximity on the A5.	
<b>Agricultural land</b>	Agricultural land classification: Grade 3 and 4 <b>Site has been identified to have an AMBER/RED rating on Agricultural Land, the site has been given an overall RAG rating of RED to reflect the Grade 3 classification of part of the site</b>	
<b>Green Belt &amp; potential mitigation</b>	Site is located within the Green Belt. Green Belt Study: BW1. Harm Rating: <b>High</b>	
<b>Climate change</b>	Potential for on-site dedicated energy generation from renewable sources	
<b>Proximity to services and facilities</b>	The site is adjacent to Brownhills West local facilities. The site is within walking distance to bus stops, but there are no footpaths on parts of Albutts Road.	
<b>Infrastructure</b>	The site is in excess of 600m to any existing schools in the District. The site is in in excess of 600m to the nearest GP or hospital.	

## Proformas in GT Order

	The site is not directly connected to the strategic road network. There is limited infrastructure serving the properties and businesses adjacent to the site which new development may be able to connect to. Capacity is not known.	
<b>Deliverability</b>	Site indicated as deliverable with no known barriers to development	
<b>LPPO Recommendation:</b>	Site initially classed as Category C due to its Green Belt location	
<b>Recommendation:</b>	Recommendation for Gypsy and Traveller Accommodation Category C - Site is considered to be least likely to be suitable for allocations as it is within the Green Belt and likely to be negatively impacted by noise. It is on Grade 3 agricultural land and in excess of 600m to infrastructure.	
<b>Summary</b>	The site has been proposed for use by Gypsy and Travellers. The site is not directly adjacent to Norton Canes village and may have more of an impact on infrastructure and services in neighbouring Brownhills West. Albutts Road is a single track lane with no footpaths or street lighting, the site is not easily accessible to local services. The site is directly adjacent to the M6 Toll Road, noise and pollution may adversely affect the amenity and health of residents. Development may have an impact on a non designated heritage asset on Albutt's Road. The site is greenfield used for agriculture (good to moderate - grade 3 and 4). The site is located in an area assessed as having good landscape character, and the site is also within the Green Belt and has been assessed as high harm if released.	
<b>Conclusion</b>	Rejected.	