



**Cannock Chase District
Strategic Housing Land Availability
Assessment
2025**



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1. Frequently Asked Questions

What is a SHLAA?

- 1.1 The SHLAA is an evidence base document which is normally produced annually. It supports the Local Plan with a key role in assessing if sites have the potential for housing, to assess their capacity and when they could potentially be developed. The assessment does not itself determine that a site should or should not be allocated for housing development, but it is important in the plan-making process and helps to inform the Local Plan. The SHLAA is also used for evidence and statistical analysis to meet Government requirements such as working out if we have a 5 year supply of housing land and are meeting the housing delivery test.
- 1.2 The preparation of the SHLAA is split into four stages; the first stage is the identification of sites and broad locations. This incorporates a 'call for sites' whereby anyone can submit details regarding the piece of land they either own or are promoting on behalf of the owner. This is then followed by a desk top review incorporating a wide range of sources including monitoring planning application records. The sites are then categorised as per the government guidelines and the results analysed. More detail on the methodology and findings are set out in the rest of the document.

What do the different categories on the map mean?

- 1.3 A map showing all the individual sites is available on the website www.cannockchasedc.gov.uk The map splits the sites into 4 different categories:
- 1.4 **Deliverable:** Sites that are assessed to be suitable and available for development and that development could be achieved within 1-5years. These sites will have already been given planning permission.
- 1.5 **Developable (within and beyond plan period):** Sites that are assessed to be suitable and available and that development could be achieved in 6-15years. These sites will be the subject of a planning application, have a recently expired planning permission, have no planning permission but the landowner or a developer has expressed interest in developing, or sites that have been allocated within a Local or Neighbourhood Plan.
- 1.6 **Green Belt and National Landscape:** Sites that are available (actively promoted) but that are not considered deliverable or developable at present due to the significant constraints of the sites location being considered unsuitable.
- 1.7 **Restricted and Excluded:** Sites that are not considered to be suitable, available or achievable within 15years (a site may be one or more of these). These sites will include Green Belt and National Landscape sites that are not

available (not being actively promoted) and/or have significant environmental constraints wholly affecting the site in addition to Greenbelt/National Landscape constraints, sites which have had planning permission refused or withdrawn and sites that planning permission has been expired for a considerable length of time.

Why does the SHLAA not align with the emerging Local Plan allocations?

- 1.8 The preparation of the SHLAA incorporates a monitoring period from 31st March -1st April of the relevant year (2024-2025 for the current SHLAA period). In November 2024, the emerging Local Plan(eLP) was submitted to the Planning Inspectorate for examination with hearing sessions undertaken between May and July 2025. As the eLP has reached this stage this iteration of the SHLAA will reflect the eLP progress where appropriate; it should be noted that at this stage proposed allocation sites have not been brought forward into the 6-15year developable period as they do not meet the definition as outlined within Table 3.7.
- 1.9 For the latest news on the emerging Local plan please visit <https://www.cannockchasedc.gov.uk/residents/planning-and-building-control/planning-policy/planning-policy-news> and [Cannock Chase Local Plan Examination](#)

Why are there so many sites in the SHLAA?

- 1.10 The number of sites in the SHLAA reflects the number of sites submitted to the Council.

Will they all get built?

- 1.11 No. The SHLAA does not identify which sites will be allocated for development or given planning permission, as this is done through the local plan and planning application process. Visit the website www.cannockchasedc.gov.uk for more details and how you can register your details to be kept informed on the progress of the local plan.

2. Introduction and Policy Background

- 2.1 This report presents the findings from Cannock Chase's 2025 Strategic Housing Land Availability Assessment (SHLAA). It has been prepared from a base date of 1st April 2024. The 2025 SHLAA comprehensively updates the previous 2024 assessment by reviewing the status and conclusions previously reached for sites already within the SHLAA process and assessing new sites which have emerged. The SHLAA supports the Authority Monitoring Report (AMR) process including an up-to-date Housing Trajectory for the plan period.
- 2.2 It is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the District's need for more homes; and to inform housing policies within the Cannock Chase Local Plan Review.
- 2.3 The 2025 SHLAA report is structured around the following sections:
- Introduction and policy background - Identifies what the SHLAA is and why it has been prepared;
 - Methodology - Explains the methodology which has guided the assessment, including the assumptions which may have been applied as part of individual site assessments;
 - Final Evidence Base - Presents the core outputs and wider findings from the assessment;
 - Housing Trajectory and Long Term Delivery of Sites; and
 - Appendices - supplementary information and supporting evidence of relevance to the report, and site information.

Policy Background

- 2.4 The 2025 SHLAA has been prepared in accordance with the National Planning Policy Framework (2024) and Planning Practice Guidance launched on 6th March 2014 (with subsequent updates).
- 2.5 The NPPF (paragraph 72) requires local planning authorities to undertake a SHLAA and that from this: "planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability."
- 2.6 In addition, paragraph 72 requires local planning authorities, through strategic policies to identify a supply of specific, deliverable sites for five years following the intended date of adoption, and specific deliverable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the remaining plan.
- 2.7 The purpose of the SHLAA, therefore as outlined in the PPG is to understand the level of housing potential within the District and to identify sites which are considered to be suitable for housing and likely to be developed. Its primary role is to:

- Identify sites with potential for housing;
- Assess their suitability for housing;
- Identify any potential constraints to development; and
- Assess whether suitable sites are deliverable and available for allocation if needed.

2.8 The SHLAA informs on the “deliverable” and “developable” aspects of specific sites by providing information and an evidence base. It must be noted that the SHLAA does not allocate sites, that role is filled by the Local Plan. Its purpose is instead to collect and collate information that provides a snapshot of each site’s development potential.

Disclaimer

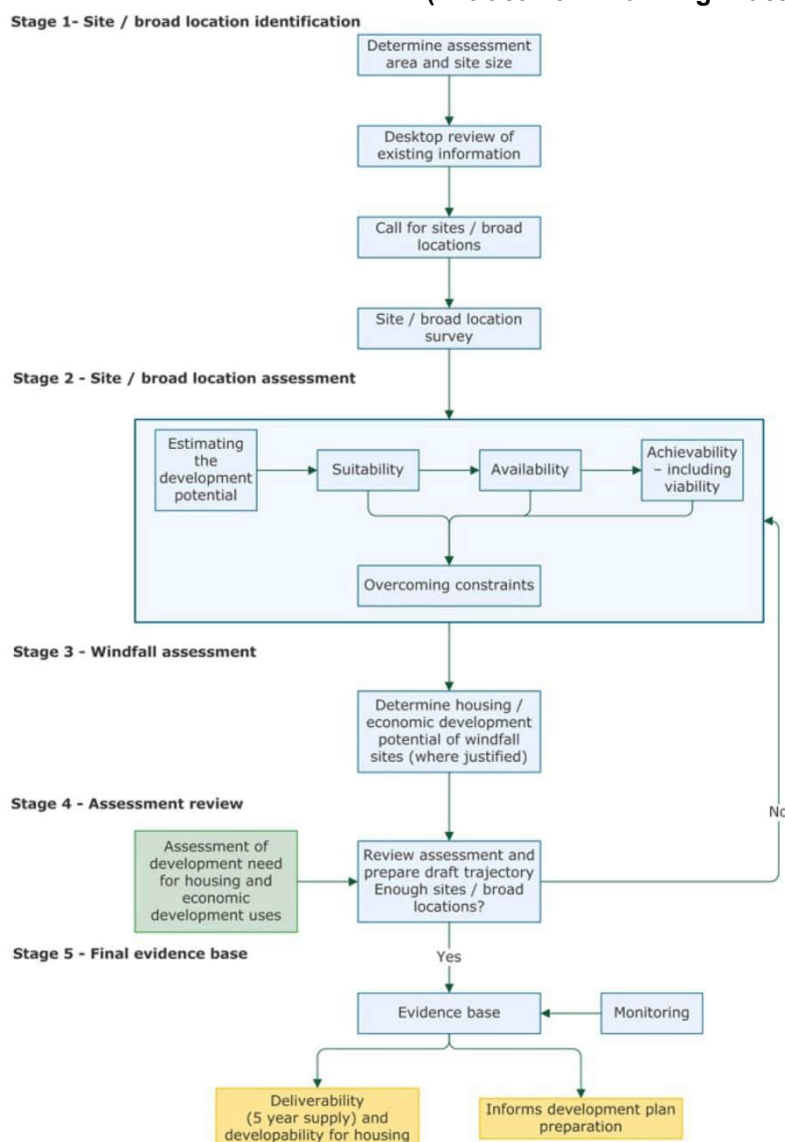
The SHLAA provides evidence, alongside other studies, to inform the allocation of land through the Local Plan. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It also identifies potential constraints to development.

The inclusion of a particular site in the assessment should not, therefore, be taken as an indication that it will be allocated or granted planning permission for housing or any other form of development.

3. Methodology

- 3.1 This section sets out the key methodology and locally specific elements of the methodology applied to this housing land availability assessment. The SHLAA has closely followed the guidance provided within the [PPG](#) to inform the methodology and assessment stages and the format of this SHLAA.
- 3.2 Figure 3.1 (below) is extracted from the PPG and illustrates the approach which is used for land availability assessments. The following section details the approach to be taken under each step of the methodology.

**Figure 3.1 Land availability assessment methodology flowchart
(Extract from Planning Practice Guidance)**



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

Stage 1: Identification of sites and broad locations

What geographical areas should the assessment cover?

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

Who can plan makers work with?

- 3.5 The PPG suggests that land availability assessments should be prepared working with other local authorities within the relevant HMA¹. Alongside this the PPG also states that it is also important to involve other stakeholders and the following will be invited to contribute to assessments; developers; land owners and promoters; local property agents; local communities; Local Enterprise Partnerships; businesses and business representative organisations; parish and town councils; and neighbourhood forums preparing neighbourhood plans (where applicable).
- 3.6 Stakeholders will be able to contribute via the Call for Sites process (see further detail below) and via an invitation to participate in the assessment 'Panel'. The Panel has been established to provide an input into the assessment methodology and provide comments on the draft outcomes of the assessment process (see further details on the Terms of Reference and Panel membership in Appendix B).

Can the assessment be constrained by the need for development?

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

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

- 3.8 The PPG states that assessments should consider all sites and broad locations capable of delivering five or more dwellings or on sites of 0.25 or more (ID: 3-009-2019722). However, it is considered appropriate to consider sites below these thresholds in Cannock Chase District because of the manageable number of site submissions, and the contribution minor sites make towards the overall supply locally. As such, no minimum site threshold (or capacity) is applied for a site's inclusion in the assessment.

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

How can sites/broad locations be identified?

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

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

- 3.11 The PPG provides guidance on the sources of data which can be used to identify potential sites through the assessment. As noted above a desktop review has taken place as part of this process drawing upon a range of sources identified in the PPG.
- 3.12 The data is collected from a wide range of sources, as suggested at Paragraph: 011 Reference ID: [3-011-20190722](#) of the PPG, including local authority planning records, local and neighbourhood plans, other information held by the authority including that collected through the 'call for sites' (see below), engagement with other public sector bodies, ordinance survey mapping and data, and the desktop analysis.

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

- 3.13 Cannock Chase District Council currently maintains an ongoing [call for sites](#) which is an open process all year round enabling landowners and/or developers to submit information on sites they wish to be considered. New submissions are assessed and included within the SHLAA in accordance with the base date of that assessment as set out at paragraph 2.4. A summary of new responses to the Call for Sites is provided at Appendix A.

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

- 3.14 The sites included within the SHLAA are assessed against national policies and designations to establish those which have a reasonable potential for development and should be taken forward for more detailed site surveys.
- 3.15 Sites have been assessed in greater detail to; ratify inconsistent information gathered through the call for sites and desk assessment; get an up to date view on development progress (where sites have planning permission);

obtain a better understanding of what type and scale of development may be appropriate; gain a more detailed understanding of deliverability, any barriers and how they could be overcome; and identify further sites with potential for development that were not identified through data sources or the call for sites.

How detailed does the initial survey need to be?

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

What information should be recorded during the survey?

- 3.18 The following characteristics² will be identified where possible, as per the PPG:
- Site size, boundaries, and location;
 - Current land use and character;
 - Physical constraints which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location or buildings or pylons, and contamination;
 - Potential environmental constraints;
 - Proximity to services and other infrastructure, such as public transport;
 - Where relevant, development progress for example ground works completed, number of units started/completed;
 - Consistency with the development plan's policies; and
 - Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- 3.19 All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply. The assessment will follow guidance set out in [Housing Supply and Delivery](#).
- 3.20 The assessment will also count housing provided for older people, including residential institutions in Use Class C2, as part of the housing land supply. This contribution is based on the amount of accommodation released in the

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

housing market. The assessment will follow guidance set out in [Housing for Older and Disabled People](#).

Stage 2: Site/broad location assessment

How can the development potential be calculated?

- 3.21 Site assessments are undertaken in accordance with the guidance contained at stage 2 of the PPG. There are a number of locally distinctive criteria which are incorporated into the assessment when determining the development potential of a particular site. These being density and the timescale and rate of development.
- 3.22 These criteria have been developed in accordance with the Panel and they will be used in the absence of any specific further information from landowners or agents on individual sites. These criteria will be used to 'sense check' individual proposals too.
- 3.23 **Site Density:** The following site density assumptions are to be used; sites with planning permission (including sites which are under construction) will use the permitted number of dwellings and density of the scheme; where information such as a site layout and/or proposed yield for a scheme has been submitted this will be considered and used as the site density where it is considered appropriate and realistic; and where there has been no representation on sites, the site densities and potential net capacity have been calculated using the 'Character Area Density Zones' and 'Site Area Thresholds'. In order to identify which density zone applies to a site, reference is made to the 'character area' within which the site lies (see the Design SPD³).
- 3.24 In general terms, the following minimum site densities will be used where site layout and/or proposed yield for a scheme has not been submitted; 35 dwellings per hectare (dph) in suburban areas; 50dph in urban town centres; 20dph in rural areas – established; and 15-20dph in rural area –dispersed. (see Appendix D for more detail).
- 3.25 **Net Capacity:** The net developable area of a site needs to be considered to ensure that an accurate estimation of the development potential can be ascertained. Table 3.1 sets out the net developable area calculations which will be used where there is no information on the area of the site which is to be developed or where any such detail is not considered appropriate by the Council. These calculations are designed to take into account ancillary uses of land within a development, for example roads, routes and pathways, open spaces and play areas.

³ [Supplementary Planning Policy Documents | Cannock Chase District Council \(cannockchasedc.gov.uk\)](#)

- 3.26 This helps to give a more accurate reflection of the anticipated land take up from housing development, particularly on larger sites. Again, sites will be considered on a case by case basis where further information is available to complement these threshold assumptions.

Table 3.1: Site Area Thresholds (Net Capacity)

Gross Site Area (ha)	Net Developable Area (%)	District Examples (2024/25)
Less than 0.5ha	100%	C377 – Land adjacent former Oakley Garage McGhie Street, Hednesford Site Area: 0.06ha Capacity: 3 dwellings (Under Construction)
0.5-2ha	90%	R23 – Main Road, Brereton (between Cedar Tree Hotel and Library) Site Area: 0.53ha Capacity: 27 dwellings (Under Construction)
Over 2ha	75%*	R221 – Former Hart School, Burnthill Road, Rugeley Site Area: 4.90ha Capacity: 145 dwellings (6-15 year Developable Sites)

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

What can be considered by plan-makers when assessing whether sites/broad locations are likely to be developed?

- 3.27 **Implementation Timescales:** The Implementation rates assist in assessing the anticipated rates of delivery and overall trajectory. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developed over a longer period (ID: 3-017-20190722). The following implementation rates will be applied to sites where no further information is available in terms of when development will commence. These rates have been informed by local examples and recommendations from the SHLAA Panel.

Table 3.2: Implementation Timescales

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

Note: Larger sites (100+ dwellings) developed by single major developer may exceed 25 dwellings p.a. build out rate. Assume maximum of 50 dwellings p.a. Significant sites with 2 or more major developers may exceed 50 dwellings p.a. to be considered on case by case basis – assume 50 dwelling p.a. maximum for each developer.

Table 3.3: Delivery Rates for Major Sites (over 5 year period)

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

Note: Indicative only – to be amended as per individual information on sites.

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

- 3.28 The PPG provides further guidance in relation to assessing the suitability of sites/broad locations for development within the SHLAA. A site/location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The following paragraphs set out the approach to assessing suitability through the housing land availability assessment.
- 3.29 The PPG states that when considering constraints the information collected as part of the initial site survey, as well as other relevant information, such as those below should be considered:
- National policy;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority areas;
 - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 3.30 The assessment of suitability will note the development plan, emerging planning policy and national policy; a site should be assessed as suitable if it offers a suitable site or location for the specific development type. To assess general suitability, information provided by the site promoters via the call for sites or planning application is drawn upon and cross checked by the Council e.g. by using GIS mapping available on key constraints, site visits and other information where available; including where appropriate any corresponding ELAA references for sites also being assessed for employment development.
- 3.31 In line with the PPG key national and local policy designations and potential physical/environmental constraints are taken into account along with the site characteristics previously identified in order to inform an overall assessment of suitability (reflecting key local issues).
- 3.32 Regard will also be paid to the overall appropriateness of the site for housing development e.g. taking into account the current land use, surrounding uses and land allocations. Taken together these criteria will help determine the suitability of sites and broad locations for housing development and help to identify any significant constraints which mean individual sites are not deliverable or developable.

- 3.33 Site assessments will be taken on an individual basis and other factors could demonstrate that a site is considered to not offer a suitable location for development irrespective of a perceived alignment with the spatial strategy.
- 3.34 Where constraints to a site are identified this will not mean that a site is removed from the assessment, rather that the constraints are recorded. Further detailed survey work as part of a pre-application/planning application may identify further constraints. Further work will also be required to establish the extent of the impact the identified constraints may have on the scheme, which could be minimal.
- 3.35 There is the potential for some of these constraints to be overcome by appropriate site design, early consideration of the issues in the scheme's development and mitigation measures. In addition, some constraints, may be opportunities for the development - for example heritage assets can be used as a key focal point and/or inspiration for site design as well as enhancing wider public understanding of the assets. Where sites are not identified to fall within, or are not directly adjacent to significant constraints, the field within the SHLAA will be left blank.
- 3.36 The PPG requires local planning authorities to consider constraints, such as Green Belt, when carrying out assessments. It states that the assessment process should reflect the policies in the NPPF which sets out the areas where there would be strong reasons for restricting development (Identified in [Footnote 7 of the NPPF](#)).
- 3.37 The NPPF at paragraph 49 states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework [NPPF], the greater the weight that may be given).
- 3.38 Paragraph 50 states however, in the context of the Framework [NPPF] - and in particular the presumption in favour of sustainable development - arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

- 3.39 The PPG states that when assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites/broad locations and whether such constraints may be overcome. When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or factors which could impact the suitability of the site/broad location. For example, an emerging site allocation may enable development to come forward. This will have to be reflected in the assessment of achievability.
- 3.40 Sites will therefore be assessed and categorised with reference to the most recently adopted planning policies, having regard to emerging policies. In general, those development sites that are considered 'deliverable' or 'developable' in suitability terms benefit from planning permission; planning permission has recently expired; or they are the subject of current planning applications or pre application enquiries. This means that the site constraints, including accordance with policy considerations, will have been considered in more detail. These sites will generally have no or only a few constraints and they are ones that can be overcome. They are generally not the subject of 'significant' constraints. However, there may be sites where 'significant' constraints apply but planning permission has been granted following a detailed assessment of the proposals. In these cases such sites can be considered 'deliverable' or 'developable'.
- 3.41 'Significant' constraints as set out in the [NPPF Footnote 7](#) and other locally relevant designations as identified in the combined list below will be considered as part of site suitability. Sites that are wholly affected by the following constraints will not be considered suitable for development (unless planning permission has been granted):
- Green Belt (including Safeguarded Land);
 - National Landscape;
 - Ancient Woodland;
 - Scheduled Monuments (SM);
 - Special Areas of Conservation (SAC);
 - Sites of Special Scientific Interest (SSSI);
 - Local Nature Reserves (LNR) and Sites of Biological Interest (SBI);
 - Regionally Important Geological Sites (RIGS);
 - Flood Zone 3;
 - Where development would involve the total loss of a designated heritage asset e.g. demolition of a listed building;
 - Local Green Spaces; and
 - Green Space Network sites, unless evidence demonstrates their loss is in accordance with the criteria set out in Policy CP5 of the Local Plan (Part 1).
- 3.42 Where portions of the site are affected by such designations this will be noted and the site will be assessed accordingly. Where planning permission has been refused then sites are categorised accordingly and the site specific

constraints that have resulted in the refusal of a planning application (e.g. access) will also be considered 'significant' at this stage, unless there is evidence that they can be overcome in the future.

- 3.43 Key re-occurring constraints in this District are the Green Belt and National Landscape designations. Therefore where the over-riding 'significant' constraint is one (or both) of these designations, the site will be categorised within a separate 'Green Belt and National Landscape' section.
- 3.44 A summary of how sites will be assessed in relation to their suitability and subsequent SHLAA site categorisation (based on suitability alone i.e. whilst a site may be 'suitable' it may not be 'available', resulting in an alternative SHLAA site categorisation), can be found at Appendix E.

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

What factors can be considered when assessing availability?

- 3.45 The PPG outlines that land controlled by a developer or landowner who has expressed an intention to develop may be considered available. The assessment of availability has been informed by correspondence with landowner/developers, including their assessment as to when the site could be developed, and consideration of the current planning status of the site.
- 3.46 In the case of major schemes which are assessed as generally suitable for housing development (10+ dwellings) follow up correspondence with the site promoter i.e. via telephone calls/emails is undertaken to clarify the position in relation to landownership, landowner intentions and interested developers. The Council has sought to agree a series of 'Position Statements' with such landowners/developers so as to formalise the most up to date agreed delivery position of major sites. This approach is consistent with the PPG.
- 3.47 In determining what constitutes a 'deliverable' or 'developable' site, the considerations set out in the PPG will be taken into account. In line with the NPPF definition of 'deliverable' all non-major sites with planning permission and major sites with detailed planning permission are assumed to be available and commencing within the next five years, unless information indicates otherwise. Major sites with outline planning permission, permission in principle, or the subject of a Local Plan allocation are only considered 'deliverable' where there is clear evidence that development will commence in the next five years, which is derived via correspondence with the landowner/developer and by a review of other available evidence.

- 3.48 All sites that are not considered 'deliverable' but have reasonable prospect of being available within the envisaged timeframe (typically 6-15years) will be considered 'developable'. Evidence of this will include the current planning status and supporting correspondence with the landowner/developer.
- 3.49 In relation to minor sites, where a planning consent has expired and no new activity has taken place within the last three years it is assumed that the site is no longer available due to a lack of current landowner/developer interest. In relation to other sites which have not been the subject of a planning permission, where the landowner/developer has not expressed an interest in taking the site forward within the last five years (e.g. via Call for Sites) then this is also assumed to be no longer available due to a lack of current landowner/developer interest. All sites identified within these timeframes will be reassessed against the parameters outlined in Appendix E and moved within the SHLAA accordingly.
- 3.50 In order to inform the trajectory for individual sites, regard will be had to evidence submitted by the landowner/developer; evidence of progress on site; and with reference to the local criterion for implementation. This may result in a single site being 'phased' over both the 'deliverable' and 'developable' site categories, which is more typical for the larger scale development sites.
- 3.51 A summary of how sites will be assessed in relation to their availability and subsequent SHLAA categorisation (based on availability alone i.e. whilst a site may be 'available' it may not be 'suitable', resulting in an alternative SHLAA categorisation), can be found in Appendix E.

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

- 3.52 A site will be considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time (generally considered as either 0-5years or 6-15years, or where a significant constraint exists not being considered currently achievable). This is essentially a judgement on the economic viability of a site as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development.
- 3.53 The PPG also outlines that the capacity of the developer to complete the development over a certain period can be considered. Given the large number of sites within the SHLAA it is not possible to test viability on individual sites.
- 3.54 The District Council has and will update viability evidence to support the progression of the Local Plan and the Community Infrastructure Levy (CIL). The most recent studies from 2014 conclude that residential development

(as tested on a number of policy compliant scenarios) is viable across the District. Evidence from recent planning applications identifies that whilst fully policy compliant schemes may not be viable this is an exception and tends to relate to schemes that have site-specific issues to address (e.g. land contamination). As such the SHLAA assumes that policy-compliant residential development within the District remains a viable option overall.

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

Stage 3: Windfall Assessment

- 3.56 Windfall sites are defined as sites not specifically identified in the development plan. NPPF paragraph 75 states that an allowance may be made for windfall sites as part of anticipated supply by LPAs if they have compelling evidence that they will provide a reliable source of supply, having regard to the SHLAA, historic windfall delivery rates and expected future trends. In the context of Cannock Chase, where significant windfall developments have continued to occur over a number of years, it is appropriate to consider a windfall allowance going forward. The PPG also advises that LPAs have the ability to identify broad locations in years 6-15, which could include a windfall allowance, the SHLAA does not identify any such broad locations, and therefore a windfall allowance is applied only to years 0-5.

Windfalls in Cannock Chase

- 3.57 The Council's previous windfall allowance has been based on a positive consideration of sites not currently identified in the SHLAA (windfalls) as considered within Policy CP6 of the Local Plan (Part 1) (2014). This was informed by historic windfalls identified as new sites within the SHLAA on non-residential garden land and had regard to national policy, guidance, and best practice at that point in time. However, the methodology behind this allowance and the historic monitoring information used to inform the allowance has not been revisited since and it is therefore considered appropriate to revisit the Council's approach to ensure it reflects the latest data on windfall allowances, national policy and guidance, and the latest expected future trends. It is also considered appropriate to revisit the methodology to ensure it aligns with the approach to calculating windfalls for the plan period under the Local Plan Review, which considers windfall dwellings per annum(dpa) across the Local Plan Review Trajectory.
- 3.58 In reviewing future expected windfall rates, a key action is to review and update the historic windfall rates achieved in the District. To inform this,

historic windfall rates have been examined over the 2014-2023 period. This period has been selected to ensure historic windfall completions are largely reflective of the policies adopted in the Local Plan (Part 1) (2014), such as existing policies relating to the re-use of existing developed land (e.g. employment sites or schools/community facilities surplus to supply) and small infill sites. This is important as the current version of the Local Plan Review proposes to retain elements of the existing policy approaches set out in the Local Plan (Part 1) on these issues.

3.59 The historic windfall rates achieved within this period are set out below.

Table 3.4: Windfalls in Cannock Chase 2014-2023

Annual Windfall Rate	324	Dwellings per annum (dpa)
% Residential Land ⁴	5	%
% Non-Residential Land ⁵	95	%
Total windfalls	3241	Dwellings
Total Residential Land	155	Dwellings
Total Non-Residential Land	3090	Dwellings
Annual Windfall Rate Non-Residential Land	309	dpa

3.60 It is clear from the above that there has been a large amount of windfall completions delivered within the District in the last 10 years. The figures set out above are significantly above the historic windfall rates as set out in Appendix F of the 2022 SHLAA. In part this is because the above figures include the historic windfall rates through major (10+ dwelling) developments, the Local Plan Review's site selection process has sought to examine all sites of 10 or more dwellings that could be allocated for future development. Given this it is considered unlikely that delivery on sites of 10+ dwellings can form a consistent part of the windfall allowance without risking double counting with sites allocated in the Local Plan Review.

3.61 This does not imply that large windfall sites will not occur during the period covered by the Local Plan (Part 1) (2014) nor the Local Plan Review, simply that there is not sufficient evidence to meet the national policy tests for incorporating such supply in a windfall allowance going forward. To address this issue, the historic windfall rates in the 2014-2023 period can be adjusted further to remove these sites and to focus solely on historic windfalls from sites of 1-9 dwellings that are unlikely to be allocated in the Local Plan Review, as reflected below.

Table 3.5: Windfalls in Cannock Chase 2014-2023 on sites of 1-9 dwellings

Annual Windfall Rate	60	Dwellings per annum (dpa)
% Residential Land	17	%
% Non-Residential Land	83	%
Total windfalls	600	Dwellings
Total Residential Land	101	Dwellings
Total Non-Residential Land	499	Dwellings
Annual Windfall Rate Non-Residential Land	50	dpa

⁴ Residential Garden Land

⁵ Non-Residential Garden Land

- 3.62 From the above, it is clear that, even on small sites, there has been a continued delivery of windfall sites within the District. However, there is still potential for overlap between sites of 5-9 dwellings which are assumed to contribute to windfall supply and sites identified through the Brownfield Land Register, which should include all suitable, available and deliverable sites capable of accommodating 5 or more dwellings. Therefore, before altering the windfall calculation and in turn the windfall allowance, it is considered important to look at windfall completions on sites that wouldn't be expected to be included on any Brownfield Land Register going forward (i.e. sites of 1-4 dwellings).

Table 3.6: Windfalls in Cannock Chase 2014-2023 on sites of 1-4 dwellings

Annual Windfall Rate	35	Dwellings per annum (dpa)
% Residential Land	23	%
% Non-Residential Land	77	%
Total windfalls	352	Dwellings
Total Residential Land	82	Dwellings
Total Non-Residential Land	270	Dwellings
Annual Windfall Rate Non-Residential Land	27	dpa

- 3.63 From this it is clear, that windfall delivery since the adoption of the 2014 Local Plan (Part 1) has continued to provide additional housing supply within the District. This suggests that there is a case for calculating windfall supply based on windfall completions than the existing calculation considering new sites within the SHLAA as outlined above. The figures provided throughout the historic windfalls between 2014-2023 show that residential garden land has been delivering a small part of the Council's land supply for some time, despite the Council having development plan policies to restrict inappropriate versions of these developments. However, whilst appropriate residential garden land development can form an important part of any windfall allowance, it is considered that the figures demonstrate that the most significant portion of windfall completions come from non-residential garden land, as such it is not considered appropriate at this time to include windfalls from residential garden land when assessing the windfall allowance, as is permissible under certain circumstances in the NPPF 2024.

The proposed updated windfall allowance

- 3.64 Having regard to all relevant factors set out in paragraph 75 of the NPPF 2024, it is considered appropriate to apply the calculation demonstrated in the above tables and to apply a windfall allowance of 27dpa in future housing land supply estimates. This is based on clear evidence of historic windfall delivery in the District since 2014 on sites which will not be reflected elsewhere in future supply (i.e. 1-4 dwellings) and is considered a relatively conservative estimate in light of the previous percentage approach to the windfall allowance. The windfall allowance will not be applied in years 1-3 of future housing land supply to avoid any potential double counting with existing planning permissions.

- 3.65 The windfall calculations from the previous SHLAA method and the breakdown of the historic windfall completions for 2014-2023 are provided within Appendix F.

Stage 4: Assessment Review

How should the assessment be reviewed?

- 3.66 Following the completion of the site assessment the findings will be presented to illustrate the development potential of the sites considered through the SHLAA (see [section 4](#) of this document).
- 3.67 The outcome of the SHLAA illustrates the level of available housing land bearing in mind the policy off approach of the assessment. The assessment of a site does not and should not be considered as suggesting the site would be allocated or achieve planning permission.
- 3.68 The current trajectory for the Local Plan (Part 1) is provided which measures supply against the Local Plan requirements and plan period. For information, the Local Housing Supply Annual Housing Target is calculated using the standard housing methodology.
- 3.69 The risk to sites coming forward should also be accounted for. An assessment of risk in relation to sites not coming forward is addressed via the application of a non-implementation discount rate. A 27% non-implementation discount is applied to minor sites within the 'deliverable' sites category (equivalent to 26 dwellings in 2025) and applied to all sites (excluding major sites that are phased over from the 'deliverable' sites category) in the 'developable' sites category (equivalent to 210 dwellings in 2025) (see Appendix G for further details).
- 3.70 Site identification and the assessment methodology will be subjected to checking via the Panel to include representatives from the key stakeholders identified in Stage 1. This will also identify any risks to the delivery of specific sites, or the housing supply overall (see Appendix C for further details).

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

- 3.71 The assessment will be used to inform the housing trajectory for the Cannock Chase District. In accordance with the PPG this will set out how much housing can be provided and at what point (1-5years, 6-10, 11 and beyond). Where any shortfall in supply is apparent from the trajectory then the assessment of sites will be revisited as per the PPG. This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town centres, and other locations that are well served by public transport.

Stage 5: Final Evidence Base

- 3.72 The core outputs of the assessment are presented in section 4 of this document. The standard outputs of the assessments will be as described in the PPG. Sites will be identified within sections of the final assessment document based on their deliverability within 1-5years, or developability (6-15years) in accordance with the NPPF. The site categories within the Cannock Chase SHLAA are identified in table 3.7 below.

Table 3.7: Summary of SHLAA Site Categories

SHLAA Site category	Status
Deliverable	Suitable, Available and Achievable within 1-5 years
Developable (within and beyond plan period)	Suitable, Available and Achievable within 6-15 years
Green Belt and National Landscape	Sites that are available (actively promoted) but are not considered deliverable or developable at present primarily as a result of Green Belt and National Landscape significant constraints (not suitable)
Restricted and Excluded	Sites that are not considered to be suitable, available or achievable within 15 years (a site may be one or more of these). Includes Green Belt and National Landscape sites that are not available (not being actively promoted) and/or have significant physical/environmental constraints wholly affecting the site in addition to Green Belt/National Landscape constraints (not suitable).

- 3.73 Assessments will be updated annually (with data to March 31st) and a Five Year Supply Position Statement will be published based on up to date requirements of the PPG.

4. Final Evidence Base for Cannock Chase District

- 4.1 This updated SHLAA enables a clear base for the monitoring of housing land provision against the requirements set within the Local Plan. This SHLAA is assessed against the requirements of the current adopted Plan Period (2006-2028) and collates base data from the previous published SHLAA in 2024.
- 4.2 The SHLAA shows that there was a higher number of completions during the 2024 - 2025 period. It is noted that whilst this is below the most recent years (with the exception of 2023 - 2024) and significantly below the completions identified in the 2019 – 2020 period the completions are considered to reflect previous trends earlier within the plan period (as shown on the Housing Trajectory). Completions have fallen since the pandemic and as major permitted development sites have been built out. It is anticipated that build out rates will increase upon adoption of the new Cannock Chase Local Plan which is anticipated at the end of 2025/early 2026. This will have a positive impact on delivery over the plan period (to year 2040) and increase the 5 year supply of sites.
- 4.3 It should also be noted that the continued successful delivery of housing completions on established development sites is in part from some of the larger sites exceeding planned targets for their completion rates. In the short term this may have reduced supply, however a delay with a number of Section 106s has now been resolved and following the approval of the Rugeley Power Station a proportion of the planned dwellings has been included within the current deliverable (0-5years) figures.
- 4.4 The SHLAA shows that the previous rise in the implementation rate has fallen and this is considered to reflect the end stage of the Plan period, the shift in large sites being completed whilst new large sites through the emerging Plan period are at early submission stages, and the delay in development in particular on smaller sites within the District. The new windfall calculation shows that there has been no fall in windfall completions during the period. The Council will achieve the minimum housing requirement identified within its Local Plan.
- 4.5 This section presents the core outputs for Cannock Chase District and further analysis of the results. The summary results are presented in tables with supporting commentary. The results have been broken down by the geographical split set out within the Local Plan (Part 1) i.e. Cannock/Hednesford/Heath Hayes; Rugeley and Brereton; and Norton Canes.
- 4.6 The corresponding detailed site lists are set out in Appendices H - M. The maps to accompany the SHLAA are available online at [Cannock Chase Council Policies Map](#). If you require assistance on the mapping system please contact the Planning Policy Team.

Table 4.1: CCDC SHLAA Overall Supply of Sites

AREA	SHLAA Site Completions since 2024	Sites Under Construction	0-5 Year Sites (Major and Minor Sites Combined)	6-15 Year Sites (plan period) (Major and Minor Sites Combined)	6-15 Year Sites (beyond plan period) (Major and Minor Sites Combined) (Not Included in Totals)	Green Belt, National Landscape and Restricted and Excluded Sites (Not Included in Totals)
		(Part of 0-5 Year Total)	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3
Cannock, Hednesford and Heath Hayes	604	70	326	343	172	7,928
Rugeley and Brereton	6	107	518	1,059	137	1,441
Norton Canes	55	13	19	23	0	3,950
TOTALS	671	190	863	1,425	309	13,319

NB. All figures are combined Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology Appendix 3 – separate figures can be seen in Appendices H-K.

Table 4.2: Greenfield and Brownfield Split for 0-5 year and 6-15 year (plan period) sites

AREA	Greenfield	Brownfield	Green/Brown Mix	TOTALS
Cannock, Hednesford and Heath Hayes	139	479	51	669
Rugeley and Brereton	21	332	1,224	1,577
Norton Canes	5	37	0	42
	165	848	1,275	2,288

NB. All figures above denote number of dwellings.

TOTAL RECALCULATED FIVE YEAR SUPPLY = 891 dwellings (863 dwellings 0-5 year identified supply – 26 dwellings (27% non-implementation discount) + 54 dwellings (27dpa windfall allowance applied to years 4 & 5))

TOTAL RECALCULATED SHLAA SUPPLY = 2,106 dwellings (891 dwellings (total recalculated five year supply) + 1,215 dwellings recalculated 6-15 year supply (1,425 dwellings 6-15 year identified supply – 210 dwellings (27% non-implementation discount))

PLEASE SEE APPENDICES F AND G FOR DETAILS ON THE WINDFALL AND NON-IMPLEMENTATION FIGURES APPLIED

CCDC SHLAA 0-5 Years Supply Summary

Table 4.3: Supply of Dwellings – Major Sites (10 or more dwellings)

STATUS →	FULL PLANNING PERMISSION	UNDER CONSTRUCTION	OUTLINE PLANNING PERMISSION	NO PLANNING PERMISSION	TOTALS
AREA ↓	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	
Cannock, Hednesford & Heath Hayes	82	31	51	0	164
Rugeley and Brereton	394	85	0	0	479
Norton Canes	0	0	0	0	0
Major Dwellings Sub-Totals	476	116	51	0	643

Table 4.4: Supply of Dwellings – Minor Sites (Less than 10 dwellings)

STATUS →	FULL PLANNING PERMISSION	UNDER CONSTRUCTION	OUTLINE PLANNING PERMISSION	PERMISSION IN PRINCIPLE	NO PLANNING PERMISSION	TOTALS
AREA ↓	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	
Cannock, Hednesford & Heath Hayes	114	39	8	1	0	162
Rugeley and Brereton	13	22	4	0	0	39
Norton Canes	6	13	0	0	0	19
Minor Dwellings Sub-Totals	133	74	12	1	0	220

Table 4.5: Total Supply of Dwellings

STATUS →	FULL PLANNING PERMISSION	UNDER CONSTRUCTION	OUTLINE PLANNING PERMISSION	PERMISSION IN PRINCIPLE	NO PLANNING PERMISSION	TOTALS
AREA ↓	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application ND Indicative Capacity using Methodology in Appendix 3	
SUPPLY OF DWELLINGS GRAND TOTALS	609	190	63	1	0	863

NB. All figures are combined Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology Appendix 3 – separate figures can be seen in Appendices H-K.

Table 4.6: Number of Sites – Major Sites (10 or more dwellings)

STATUS →	FULL PLANNING PERMISSION	UNDER CONSTRUCTION	OUTLINE PLANNING PERMISSION	NO PLANNING PERMISSION	TOTALS
AREA ↓	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	
Cannock, Hednesford & Heath Hayes	2	4	1	0	7
Rugeley and Brereton	3	2	0	0	5
Norton Canes	0	0	0	0	0
Major Sites Sub-Totals	5	6	1	0	12

Table 4.7: Number of Sites: Minor Sites (Less than 10 dwellings)

STATUS →	FULL PLANNING PERMISSION	UNDER CONSTRUCTION	OUTLINE PLANNING PERMISSION	PERMISSION IN PRINCIPLE	NO PLANNING PERMISSION	TOTALS
AREA ↓	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	
Cannock, Hednesford & Heath Hayes	45	15	3	1	0	64
Rugeley and Brereton	12	10	1	0	0	23
Norton Canes	4	3	0	0	0	7
Minor Sites Sub-Totals	61	28	4	1	0	94

Table 4.8: Total Number of Sites

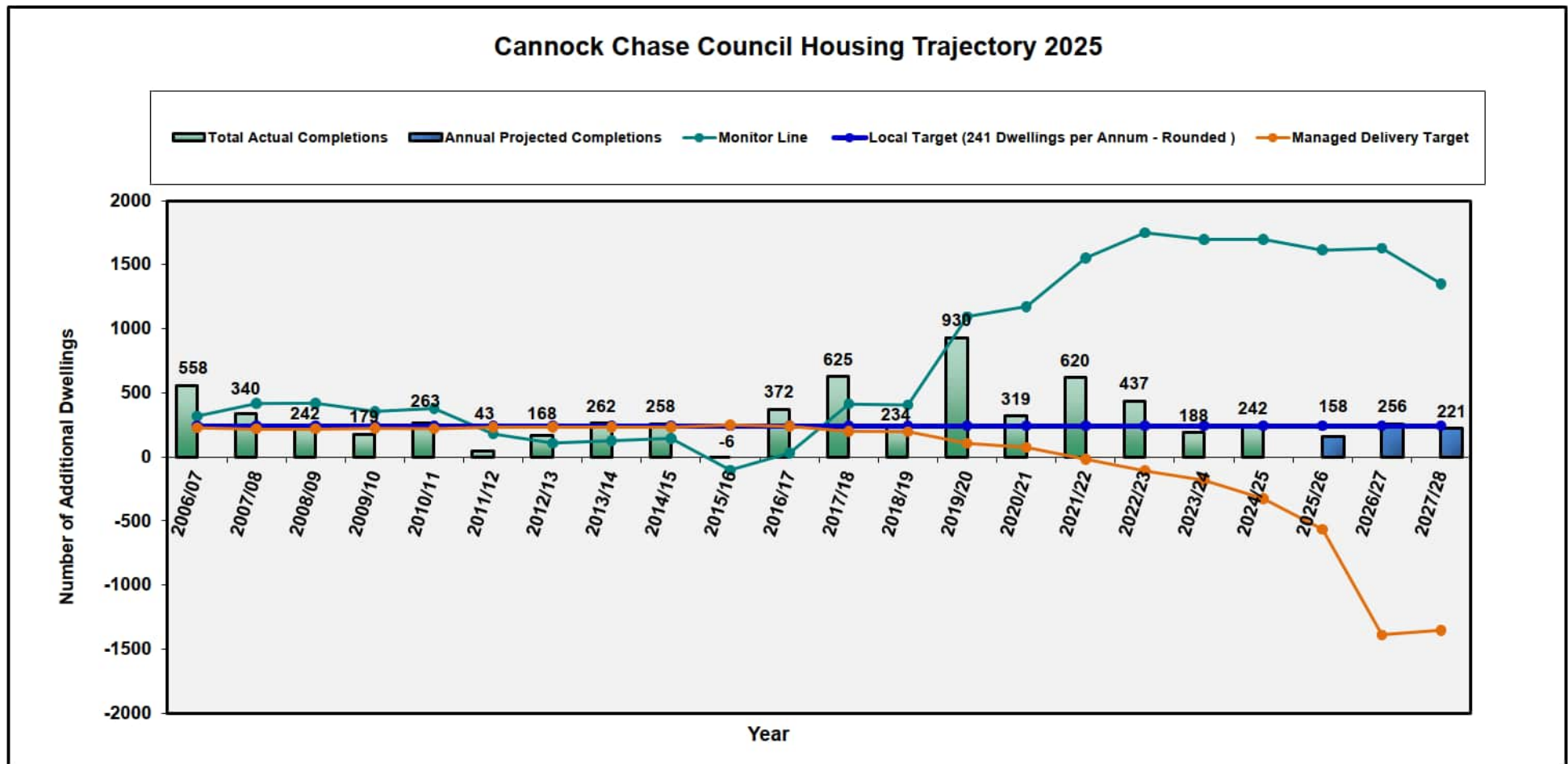
STATUS →	FULL PLANNING PERMISSION	UNDER CONSTRUCTION	OUTLINE PLANNING PERMISSION	PERMISSION IN PRINCIPLE	NO PLANNING PERMISSION	TOTALS
AREA ↓	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology in Appendix 3	
NUMBER OF SITES GRAND TOTALS	66	34	5	1	0	106

NB. All figures are combined Capacity Indicated via agent/owner or planning application and Indicative Capacity using Methodology Appendix 3 – separate figures can be seen in Appendices H-K

Table 4.12: CCDC Housing Trajectory

YEAR	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-29	2029-30	TOTALS
PREVIOUS NET COMPLETIONS	558	340	242	179	263	43	168	262	258	-6	372	625	234	930	319	620	437	188	242	0-5 Years	0-5 Years	0-5 Years	0-5 Years	0-5 Years	Completions to date:
PROJECTED COMPLETIONS																							Post Plan Period	Post Plan Period	6274
CANNOCK, HEDNESFORD AND HEATH HAYES																									CANNOCK
Deliverable Sites (0-5 Years)																				28	71	88	28	20	233
Developable Sites (6-15 Years)																									
Land to the West of Pye Green Road Urban Extension Site																				28	25				51
CANNOCK TOTALS																				52	96	88	28	20	284
RUGELEY AND BRERETON																									RUGELEY
Deliverable Sites (0-5 Years)																				51	54	27	30		162
Developable Sites (6-15 Years)																									
Rugeley Power Station Development																				50	100	100	100	50	400
RUGELEY TOTALS																				101	154	127	130	50	562
NORTON CANES																									NORTON CANES
Deliverable Sites (0-5 Years)																				5	6	6	2		19
Developable Sites (6-15 Years)																									0
NORTON CANES TOTALS																				5	6	6	2	0	19
																				158	256	221	160	70	865
ANNUAL PROVISION																									GRAND TOTAL
YEAR	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-29	2029-30	7139
Cumulative Projected Completions	558	898	1140	1319	1582	1625	1793	2055	2313	2307	2679	3304	3538	4468	4787	5407	5844	6032	6274	6432	6688	6853			
Locally Determined Target (Annualised)	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241			
Cumulative Target	241	482	723	964	1205	1446	1687	1928	2169	2410	2651	2892	3133	3374	3615	3856	4097	4338	4579	4820	5061	5302			
Annual Shortfall/Overprovision of Locally Determined Target	317	99	1	-62	22	-198	-73	21	17	-247	131	384	-7	689	78	379	196	-53	1	-83	15	-20			
Monitor – difference between cumulative completions and cumulative target to date	317	416	417	355	377	179	106	127	144	-103	28	412	405	1004	1172	1551	1747	1694	1695	1612	1627	1351			
Managed Delivery Target – Annual Requirement taking account of completions	228	220	219	221	219	230	234	232	230	249	238	200	196	104	73	-18	-109	-183	-325	-566	-1388	-1353			
Years of Plan Period Remaining	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0			

Table 4.13: CCDC Housing Trajectory



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

Source: Local Plan Target – 5,300 Dwellings 2006-2028

Table 4.14: CCDC Long Term Delivery of Sites

Baseline Plan Period	Total Housing Target for Cannock Chase ⁶	Housing Completions to Date From Start of Plan Period ⁷	Residual Target ⁸	Annualised Requirement calculated at 2024 position ⁹	Long Term Supply of sites identified in SHLAA ¹⁰	Over/Under Supply ¹¹	Annualised Supply for remainder of plan period ¹²
(2006-2028)	5,300	6,274	-974	-325	2,106 (2,288)	+3,080 (+3,262)	1,026.77 (1,087.33)

⁶ Housing Target for Plan Period (2006-2028) (Number of houses required to be built across the plan period)

⁷ Total Number of Houses Completed from 2006 – 2025 (see Housing Trajectory)

⁸ Total Number of Houses left to complete of the Plan Period Target (Sum = No. 6 – No. 7 = No. 8)

⁹ Houses per Annum required for the rest of the Plan Period to meet the Housing Target (No. 8 / 3 (Plan years remaining) = No. 9)

¹⁰ Including and (excluding) non-implementation discount and windfall allowance (See Table 4.1 for Figures and Calculations)

¹¹ Number of Houses in addition to No. 6 if all of No.10 are completed. (Sum = (No. 7 + No. 10) - No. 6 = No.11)

¹² Number of Houses per Annum based on Supply of Sites identified in No.10 (No.11 / 3 (Plan years remaining) = No.12)

Appendix A: Responses to Call for Sites

A.1 The below responses are those provided within the SHLAA 2025 monitoring period of 1st April 2024 – 31st March 2025. All responses received after this date will be included in the next relevant monitoring period.

Respondent	Comments	CCDC Officer Action

Appendix B: SHLAA Panel

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

Context

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

Purpose/scope

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

Operational matters

- The Councils will facilitate and chair LAA Panel meetings;
- Membership of the Panel will be undertaken on a voluntary basis and the Councils will not be liable for expenses incurred during the LAA processes;
- The Panel will have regard to current Government practice guidance on Land Availability Assessments.
- Panel members are to act as an independent representative of their sector as a whole and not just the interests of a particular individual or organisation. No commercial or other advantage will be sought by Panel members. Panel members are required to declare any interest they may have on a site when contributing toward its assessment and will not be expected to advise on areas outside of their experience;
- Panel members will be provided with a confidential draft of the SHLAA and ELAA prior to their formal publication by the Councils which shall remain confidential until published by the relevant local authority. Panel members will not seek to gain advantage by having seen the confidential draft reports. Panel members will be invited to comment on and agree to the LAA's prior to their formal publication by the relevant Council. Comments received will be included within an appendix or addendum to the respective LAA along with a response from the Council. Where a Panel member does not agree with an element of the LAA they will be expected to provide justification for this disagreement and the issues will be set out within the same appendix together with a Council response. Where there is no conclusion on any matter, the Council will reserve the right to publish the final LAA;

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

Panel membership

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

2025 SHLAA Panel Members

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

Appendix C: SHLAA Panel Responses on Draft SHLAA

Panel Member	Summary of Responses	CCDC Officer Response and Action

Appendix D: Cannock Chase – Site Density

Character Area Density Zone	Character Areas	Average Density DPH (Derived from 0-5 sites 2025 SHLAA with known permissions or representation) (rounded)	Indicative Density for non-determined sites (dph)	District Examples (Derived from 2025 SHLAA)
Urban Town Centre	Cannock Town Centre	46	50 dwellings per hectare	C498 - 23 Walsall Road, Cannock
	Hednesford Town Centre	73		C398 - 30 Market Street, Hednesford
	Rugeley Town Centre	41		R217 – 53 Lichfield Street, Rugeley
Average Density Urban Town Centres:		44dph		
Suburban Areas	South and West Cannock	10	35 dwellings per hectare	C524 - 61 New Penkridge Road, Cannock, WS11 9PE
	North Cannock – Chadsmoor, Broomhill and Blackfords	26		C384- 77 Od Fallow Road, Cannock
	Norton Canes	43		N55 – 92 Ivy Gardens, Norton Canes
	Bridgtown	32		C561 - Poplar Court, 60 Union Street, Bridgtown
	Pye Green Valley	30		C237- 268 Bradbury Lane, Hednesford C581 - 446 Littleworth Road, Cannock
	Hazelslade and Rawnsley	10		
	Western Rugeley – Etchinghill and Springfield	7		R212 - 4 Penk Drive North, Rugeley
	Brereton and Ravenhill	54		R207 – 98 Main Road, Rugeley
	Heath Hayes and Wimblebury	20		C486- 111 Hill Street, Hednesford
	Hagley	51		R202 – 140 Burnthill Lane, Rugeley
	North Rugeley/Brereton	19		R127 - Former Rugeley Power Station, Rugeley
	Hawks Green	38		C427 - 249 Hednesford Road, Heath Hayes, Cannock
	Littleworth	-		N/A – 30 dwellings per hectare recommended
Average Density Suburban Areas:		20dph		
Rural Area – Established Settlement/Village	Slitting Mill	18	20 dwellings per hectare	R220b - Hagley Park Farm, Jones Lane
	Prospect Village	20		C595 - 7 Ironstone Road, Cannock
	Cannock Wood	19		R117- 11 Bradwell Lane, Cannock Wood
Average Density Rural Areas Established:		19dph		
Rural Area – Dispersed Settlement	Little Wyrley	-	Determined on a site by site basis	N/A – To be determined on a site by site basis
	Brindley Heath	-	(15-20 dwellings per hectare as a guide)	N/A – To be determined on a site by site basis
	Other non-green belt rural	-		N/A – To be determined on a site by site basis
Average Density Rural Areas Dispersed:		-		
Green Belt/National Landscape	-	-	Determined on a site by site basis having regard to the surrounding context	Where a site is within the National Landscape a lower density of 15-20dph is generally assumed. Where a site represents a Green Belt site adjacent to a village settlement, or in the rural areas (i.e. an inset site) a lower density of 15-20dph is assumed. Where a site represents a Green Belt urban extension to an existing main urban area (outside of the National Landscape) a suburban density of 35dph is generally assumed.

Table D.1: Character Area Density Zones

- D.1 The 'character areas' were identified by the CCDC Characterisation Study (2011) and have been taken forward via the Council's Design Supplementary Planning Document (SPD, 2016). A map of the character areas is available to view in the Design SPD. The indicative densities for the 'character areas' have been split into their respective character areas. For SHLAA purposes, the character areas have been combined into four main overarching 'character area density zones' for ease of application; urban town centres, suburban areas, rural areas – established; and rural areas – dispersed.
- D.2 The Strategic Growth Study (2018) undertaken for the Greater Birmingham and Black Country Housing Market Area suggests that in order to assist meeting the wider housing market area shortfall a minimum density of 35 dwellings per hectare (outside of the main conurbation) should be achieved. This has therefore been reflected in the suggested density for the District's suburban areas. The previous assumption was 30dph. It is therefore not considered unreasonable to consider the uplift to 35dph.
- D.3 Sites in the Green Belt and National Landscape will be determined on a case by case basis as set out in the table above. The Green Belt and National Landscape sites suggested in the District, range from large urban extensions to smaller inset sites on the edge of existing villages to individual dwelling schemes. The nature of the scheme will influence its density e.g. a new extension to the main urban area will take on a different character/density to a small scale extension to a village or inset site. Sites within the National Landscape will also be potentially more sensitive to more dense development.

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

Table E.1: Summary of Suitability Assessment

Suitability	Level and type of constraint	Planning status evidence	SHLAA Site Category
Suitable (YES)	No/minimal policy, physical or environmental constraints identified, or constraints have been overcome i.e. via detailed planning permission	Planning permission granted	Deliverable
Suitable (YES)	Minimal/some policy, physical or environmental constraints identified, but not significant and evidence they can be overcome e.g. via appropriate layout (or constraints have been overcome i.e. via detailed planning permission)	Planning permission granted/no planning permission but subject of planning application or pre application discussions	Developable
Not Suitable (NO)	Green Belt/National Landscape significant constraint applies and is the over-riding significant constraint (no other significant physical or environmental constraints apply)	No planning permission/planning permission refused (note may be subject of planning application or pre application discussions but until permission is granted, remains subject to Green Belt/National Landscape constraints)	Green Belt and National Landscape
Not Suitable (NO)	Significant policy, physical or environmental constraints (other than Green Belt/National Landscape policy apply e.g. flood risk)	No planning permission/planning permission refused	Restricted and Excluded

Table E.2: Summary of Availability Assessment

Availability	Site Type	Planning status and/or correspondence evidence	SHLAA Site Category
Available (YES)	Minor (less than 10 dwellings)	Detailed or outline planning permission granted (including permission in principle). Exceptionally, sites with no planning permission but the subject of a current application.	Deliverable
Available (YES)	Major (10 or more dwellings)	Detailed planning permission granted. Outline planning permission/principle granted and/or	Deliverable

		Local Plan allocation with no planning permission (where supported by additional evidence of delivery). Reserved matters applications. Discharge of conditions applications. Completions on site. Correspondence/Position statement.	
Available (YES)	Minor (less than 10 dwellings)	No planning permission but landowner/developer expressed interest. Exceptionally sites with planning permission where evidence of non-delivery in 5 years.	Developable
Available (YES)	Major (10 or more dwellings)	Outline planning permission/permission in principle and/or Local Plan allocation with no planning permission (where no evidence of delivery in 5 years). No planning permission but landowner/developer expressed interest e.g. subject of pre application discussions. Exceptionally sites with detailed planning permission where evidence of non-delivery in 5 years. Correspondence/Position Statements.	Developable
Available (YES)	Minor and Major sites within the Green Belt or National Landscape	No planning permission but landowner/developer expressed interest e.g. call for sites, Local Plan representations, pre application discussions. Sites that are currently the subject of planning applications.	Green Belt and National Landscape
Available (NO)	Minor and Major sites	No recent interest expressed by landowner/developer (typically within last 5 years) e.g. call for sites, Local Plan representations, pre application discussions Expired planning consents that have not been taken forward (typically within last 3 years).	Restricted and Excluded

Appendix F: Cannock Chase – Windfall rates

Table F.1: Historic Windfall rates from CCDC 2008-2022 SHLAA data.

SHLAA Years	Windfall (no of dwellings (excluding garden land schemes))	Relevant SHLAA Five Year Supply (no of dwellings)	Windfall (as % of relevant SHLAA five year supply)
2008-9	120	2,475/2,324	5%
2009-10	50	2,247	2%
2010-12	56	1,731	3%
2012-13	59	1,415	4%
2013-14	66	1,377	5%
2014-15	93	1,589	6%
2015-16	39	1,736	2%
2016-17	136	1,626	8%
2017-18	30	1,348	2%
2018-19	58	1,880	3%
2019-20	108	1,359	8%
2020-21	75	1,203	6%
2021-22	77	1,310	6%

Table F.2: Source of historic windfalls from CCDC 2009-2022

SHLAA Year	Change of Use	Conversion (of existing dwellings)	New Build
2009	1%	11%	88%
2010	6%	34%	60%
2012	32%	0%	68%
2013	63%	3%	34%
2014	58%	11%	31%
2015	28%	1%	71%
2016	18%	15%	67%
2017	77%	5%	18%
2018	33%	17%	50%
2019	19%	27%	54%
2020	40%	20%	40%
2021	37.5%	12.5%	50%
2022	47.5%	5%	47.5%

- F.1 The above tables represent the historic windfall rates data for the current adopted plan period up to 2022, as outlined within Stage 3 of the Methodology, windfall rates for 2023 and onwards will be calculated based on windfall completions data as shown below.
- F.2 As outlined in paragraph 3.64 a windfall allowance of 27dpa (applied to years 4 and 5) is considered appropriate. This is based upon the average rates observed in the below tables and as calculated in Stage 3 of the methodology. This rate is considered to be realistic for the current five-year supply period. Whilst the SHLAA is as comprehensive as possible in identifying sites (as indicated by the average windfall completions rate) it is inevitable that not all sites will be accounted for due to unpredictability of conversions/changes of use and their 'visibility' - similar issues apply to the situations of 'hidden' infill plots, redevelopment plans or small business/other brownfield site landowners and change of use undertaken under Permitted Development.

- F.3 Market conditions are likely to be starting to recover from the effects of the Covid-19 Pandemic, current figures show it to be levelling out and not any worse than preceding years, and the annual windfall rate is likely to remain in this region in the near future due to the mixture of sources of windfall sites as the District is not reliant on just new build sites – changes of use and conversions are also a feature of the market. However, market conditions will continue to be monitored.

Table F.3: Source of windfalls from CCDC SHLAA data 2014-2023

Year	Windfalls 1-4 Dwellings	Windfalls 1-9 Dwellings	Total Windfalls
2013-14	40	60	80
2014-15	15	42	380
2015-16	19	36	36
2016-17	24	47	83
2017-18	27	93	209
2018-19	21	27	159
2019-20	74	124	622
2020-21	26	26	582
2021-22	50	77	414
2022-23	36	68	676

Table F.4: Source of non-residential garden land windfalls from CCDC SHLAA data 2014-2023

Year	Windfalls 1-4 Dwellings	Windfalls 1-9 Dwellings	Total Windfalls
2013-14	35	55	75
2014-15	11	31	369
2015-16	17	34	34
2016-17	21	44	80
2017-18	47	93	209
2018-19	13	19	141
2019-20	49	93	551
2020-21	22	22	578
2021-22	36	57	394
2022-23	19	51	659

Table F.5: Source of residential garden land windfalls from CCDC SHLAA data 2014-2023

Year	Windfalls 1-4 Dwellings	Windfalls 1-9 Dwellings	Total Windfalls
2013-14	5	5	5
2014-15	4	11	11
2015-16	2	2	2
2016-17	3	3	3
2017-18	0	0	0
2018-19	8	8	18
2019-20	25	31	71
2020-21	4	4	4
2021-22	14	20	20
2022-23	17	17	17

Appendix G: Cannock Chase - Non-implementation Discount Rates

- G.1 To inform this, local non-implementation rates have been analysed using 18 years data from April 2004-April 2022 (on the basis that any planning permissions granted up to April 2021 should have been implemented by April 2025 with a 3 year expiry period).
- G.2 This analysis gives current non-implementation rates of between 1%-86% for all sites.¹³ The average of the non-implementation rates for the 18 years is 27% with minor sites having a generally higher rate of non-implementation compared to major sites. The years of higher non-implementation rates can be associated with the recession period and large sites coming forward (2021/22 is the highest rate at 86% and 2007/8 is the next highest rate at 28%). Prior to the Covid-19 period recent years were showing an improvement in delivery this trend had continued i.e. the rate of non-implementation for permissions granted in 2018/19 was 1%, and in 2019/20 it was 6%.
- G.3 Based upon this analysis a 27% non-implementation rate is considered a fair reflection of the local market circumstances and the trend which is likely to be emerging in the future (i.e. over the 5 year supply period).
- G.4 For Deliverable sites, this has been applied to the minor sites only (as set out in the accompanying table below). Individual enquiries were made of all the major sites and it is therefore considered that these have already been assessed for risk and discounted i.e. where it was apparent that the site was no longer likely to come forward within 5 years (no longer deliverable) it has been amended accordingly and discounts applied as set out below. This approach is also justified by the lower rates of non-implementation for major sites with planning consent.
- G.5 In relation to Developable sites (6-15 year supply) the 27% non-implementation discount has been applied to all major and minor sites (bar those which are part of a larger site identified as Deliverable i.e. where the phasing/delivery timetables run over 5 years due to the overall number of dwellings). This gives a total of 775 dwellings to apply the 27% discount too, equalling 209.25 (210) dwellings to discount from the Developable supply total.

¹³ This analysis includes those sites that are under construction

Table G.1: Non-implementation discount for CCDC SHLAA Deliverable Sites

Category	Non-implementation discount
Major Sites- Full PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)
Major Sites- Outline PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)
Minor Sites- Full PP	Apply 27% discount
Minor Sites- Outline PP	Apply 27% discount
Minor sites- No PP	Apply 27% discount

Table G.2: Non-implementation discount for CCDC SHLAA Deliverable Sites

Category	Non-implementation discount	Dwellings to apply discount to
Major Sites- Full PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)	0
Major Sites- Outline PP	Not discounted- investigated individually or had permission granted less than 3 years ago (excluding time extensions to planning permissions)	0
Minor Sites- Full PP	Apply 27% discount	61
Minor Sites- Outline PP	Apply 27% discount	28
Minor Sites - PiP	Apply 27% discount	1
Minor sites- No PP	Apply 27% discount	0
TOTAL	Apply 27% discount	93

Non-implementation discount to apply to 0-5 year supply is therefore 25.11 (26) dwellings.

APPENDIX H: 0-5 YEAR DELIVERABLE SITES

													Potential Yield						
Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3	Notes	Potential Constraints	Status	Brownfield/ Greenfield

0-5 MAJOR SITES (10 Dwellings or More)

MAJOR SITES WITH FULL PLANNING PERMISSION

MAJOR SITES WITH FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD & HEATH HAYES

C498	23 Walsall Road, Cannock, WS11 0GA	0.11	106	398240	309972	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	12	-	CH/19/399 is an outline application - some matters reserved for residential development of 12no. Apartments and associated works - Withdrawn 06/02/2020. CH/20/128 is an outline application (some matters reserved) for the erection of 12 apartments & associated works (re-submission of CH/19/399), granted February 2021. CH/22/0191 is a planning application for the erection of 12 apartments and associated works. Re-submission of CH/19/399 (Amendment to Boundary), awaiting S106. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, FULL planning permission	Brownfield
C504	Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre, WS11 1EB.	1.80	43	398140	310254	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford &Bridgtown / Cannock Park & Old Fallow	90%	70	-	Site was formerly multi storey car park, market hall and retail, units. Church Street, Cannock in SHLAA 2022 and identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for 40-50 dwellings, to be pursued in short term. Part of a potential wider site redevelopment scheme comprising circa 5,000sqm retail/F&B units, 5 screen cinema. Site also included in ELAA Ref: CE73. Site is 2ha -NDA not provided assumed at 90% site NDA 1.8ha. CH/23/0131 is an outline planning application with all matters reserved for regeneration of town centre including mixed use leisure and cultural hub, refurbishment of Prince of Wales Theatre, upto 750sqm if new cafe/bar/restaurant premises within the theatre, new cafe building (upto 325sqm), managed workspaces (upto 1300sqm), replacement retail unit (upto 1858sqm), new office accommodation (upto 3170sqm), extra care/retirement accommodation (upto 70 dwellings), bicycle hub and associated public realm improvements, granted July 2024. The site has been allocated for mixed use development within the Local Plan Review Reg 19. CH/24/249 is a reserved matters permission for the access, layout, labndscaping, external appearance and scale of the Northern Gateway comprising cafe, ramps and steps, new toucan crossing to Ringway and landscaping to public realm including infill of the subway, approved January 2025.	Abutting Conservation Area. Adjacent to Listed Building.	Development potential, FULL planning permission	Brownfield

Major Cannock Full Planning Permission Sub-Totals

82

0

MAJOR SITES WITH FULL PLANNING PERMISSION: RUGELEY & BRERETON

R144b	The Fairway Motel, Horse Fair, Rugeley, WS15 2EJ	0.02	708	404479	317903	Major	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	17	-	CH/22/0098 is a planning application for the change of use of existing motel (C1) to 17no. Apartments (C3) with parking and associated amneity areas, granted July 2023. The site has been allocated for strategic mixed use land within the Local Plan Review Reg 19.	Within a CA.	Development potential, FULL planning permission	Brownfield
R127 Pt1	Rugeley Power Station, Rugeley	55.0	-	405601	317840	Major	YES	YES	Achievable within 5 years	North Rugeley/ Brereton	Suburban Area - 35dph	Western Springs	-	350	-	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, outline approval April 2021/Site also included within ELAA Site Ref RE24. CONSTRUCTION EXPECTED TO TAKE PLACE BETWEEN 2021-2040. CH/21/0308 is reserved matters following outline approval (access, appearance, landscaping and layout prusuant to 19/00753/OUTMEI and CH/19/201) for the construcion of a Riverside Park, approved December 2021. Basis of 50dpa for y1 and 100dpa after. Phasing assumes 350units to Cannock Chase in first 5years with additonal 650units in pt2 assumed 6-15years.The site has been allocated for strategic mixed use land within the Local Plan Review Reg 19.	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. Represents EIA development.	Development potential, FULL planning permission	Brownfield/ Greenfield
R208	Castle Inn, 141 Main Road, Brereton, Rugeley, WS15 1DX	0.37	73.91	405411	316383	Major	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	27	-	CH/21/0023 is a planning application for the demolition of existing building and the erection of an apartment building comprising of 27dwellings and associated landscaping, parking and access, granted Feburary 2024. The site has been allocated for residential land within the Local Plan Review Reg 19.	Adjacent Listed Building. Abuts Conservation Area.	Development potential, FULL planning permission	Brownfield

Major Rugeley Full Planning Permission Sub-Totals

394

0

MAJOR SITES WITH FULL PLANNING PERMISSION: NORTON CANES

																NO SITES IN THIS CATEGORY			
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Major Norton Canes Full Planning Permission Sub-Totals

0

0

MAJOR SITES FULL PLANNING PERMISSION TOTAL:	476	0	
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MAJOR SITES UNDER CONSTRUCTION

MAJOR SITES UNDER CONSTRUCTION: CANNOCK, HEDNESFORD & HEATH HAYES

C90b	Whitelodge, New Penkridge Road, Cannock	0.23	65	397023	310567	Major	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	2	-	CH/16/410 is full planning permission for the conversion of the existing building to form 13 apartments, granted February 2017 and under construction. CH/17/195 is full planning permission for the erection of 2no. dwellings, granted October 2017. CH/18/214 is planning application for additional 2 units on the first floor of conversion, granted October 2023. (site capacity increases to 17 dwellings). The site has been allocated for residential land within the Local Plan Review Reg 19.	TPOs	UNDER CONSTRUCTION (15 of 17 completions)	Brownfield
C237	268 Bradbury Lane, Hednesford	0.31	32.26	399375	313867	Major	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area 35dph	Hednesford Pye Green	100%	10	-	The site has outline planning permission for 13 dwellings on the site (CH/07/0409). CH/13/0305 is extension of time limit, granted November 2013- now expired. Site previously marketed for sale but no purchasers. Site no longer being actively marketed. CH/20/173 is a full planning application for the demolition of an existing dwelling and outbuildings, and the erection of 10 dwellings and associated development including access, parking and landscaping, granted July 2021.The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION	Brownfield
C384	77 Old Fallow Road, Cannock	0.25	44	398433	311133	Major	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	11	-	CH/15/0410 is outline planning permission for the erection of 5 houses and demolition of existing industrial buildings, granted June 2016. Has now expired. CH/20/208 is planning permission for the demolition of existing bungalow and vacant industrial units, erection of 11 houses with associated access, parking and landscaping, granted October 2020. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION	Brownfield
C457	108, 102-106 High Green Court, Cannock	0.10	80.00	397920	310150	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	8	-	CH/18/041 is prior notification for change of use from office space to 10 residential apartments, granted January 2019. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION (2 of 10 completions)	Brownfield

Major Cannock Under Construction Sub-Totals	31	0	
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MAJOR SITES UNDER CONSTRUCTION: RUGELEY & BRERETON
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R9	Former Aelfgar School, Taylors Lane, Rugeley	1.96	33	404269	318281	Major	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	90%	58	-	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 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%. CH/21/0022 is an outline planning application (some matters reserved) for the construction of 58 dwellings including access & layout, approved July 2021. CH/24/051 is a reserved matters application for the construction of up to 58 dwellings - layout, landscaping, external appearance and scale following outline permission CH/21/022, approved July 2024. The site has been allocated for residential land within the Local Plan Review Reg 19.	Green Space Network/TPOs along edge of site. Adjacent to Conservation Area.	UNDER CONSTRUCTION	Brownfield
R23	Main Road, Brereton (between Cedar Tree Hotel and Library)	0.53	50.94	405394	316242	Major	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area 35dph	Brereton & Ravenhill	100%	27	-	CH/18/016 is full planning permission for the change of use of the Cedar Tree Hotel and annex to provide 11 no apartments/dwellings and development of the car park to provide 16 no dwellings, granted February 2019. Developer is site owner. The site has been allocated for residential land within the Local Plan Review Reg 19.	Within Conservation Area and affects listed building. TPOs.	UNDER CONSTRUCTION	Brownfield

Major Rugeley Under Construction Sub-Totals	85	0	
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MAJOR SITES UNDER CONSTRUCTION: NORTON CANES
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Major Norton Canes Under Construction Sub-Totals	0	0	
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MAJOR SITES UNDER CONSTRUCTION TOTAL:	116	0	
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MAJOR SITES WITH OUTLINE PLANNING PERMISSION

MAJOR SITES WITH OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD & HEATH HAYES

C113g	Land west of Pye Green Road, Hednesford Cannock	1.78	32	398560	313972	Major	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	90%	51	-	CH/19/422 is an outline application for residential development up to 51 dwellings, open space landscaping, access (all other matters reserved), granted April 2022 - . NDA not provided presumed at 90%. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, OUTLINE planning permission	Greenfield
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Major Cannock Outline Planning Permission Sub-Totals														51	0				
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MAJOR SITES WITH OUTLINE PLANNING PERMISSION: RUGELEY & BRERETON

																NO SITES IN THIS CATEGORY			
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Major Rugeley Outline Planning Permission Sub-Totals														0	0				
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MAJOR SITES WITH OUTLINE PLANNING PERMISSION: NORTON CANES

																NO SITES IN THIS CATEGORY			
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Major Norton Canes Outline Planning Permission Sub-Totals														0	0				
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MAJOR SITES OUTLINE PLANNING PERMISSION TOTAL:														51	0				
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0-5 MAJOR SITES SUB-TOTALS:										643	0										
										643											

0-5 MINOR SITES (Less than 10 Dwellings)

MINOR SITES WITH FULL PLANNING PERMISSION

MINOR SITES WITH FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD & HEATH HAYES

C1	Garage court, off Cornhill, Chadsmoor	0.09	33	398029	312255	Minor	YES	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	3	-	CH/14/0012 is full planning permission for the erection of 3 bungalows, granted May 2014. Has now expired. Sold to Heantun Housing Association. CH/24/121 is planning permission for the erection of 2no. Semi-detached bungalows and 1no. Detached bungalow, parking and landscaping with associated access road off Cornhill, granted July 2024.	-	Development potential, FULL planning permission	Brownfield
C227	155 Wimblebury Road, Heath Hayes.	0.02	55.56	401597	310399	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	-	1	-	Conversion of existing dwelling into four dwellings, with a first floor rear extension, and a two storey side extension to provide a further dwelling. Full planning permission granted in November 2009 (CH/09/0309). 1 of 4 completed (two storey side extension). The conversion of the existing dwelling has not taken place to date. CH/22/0076 is a planning application for the erection of 1no. 3bed bungalow to the rear of 155 Wimblebury Road, refused May 2022. CH/23/0013 is a planning application for the proposed new 3bedroom dormer bungalow, refused April 2023. CH/23/0367 is planning permission for the erection of a 2bed dwelling (resubmission of CH/23/0013), granted March 2024.	Coal Authority High Risk Development Area. Proximity to AQMA. Landowner intentions.	Development potential, FULL planning permission	Brownfield
C417	Land to the rear of 6 Mill Street, Cannock	0.09	56	398210	310023	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	5	-	CH/16/269 is full planning permission for the erection of 5 apartments, granted April 2017. Has now expired. CH/21/0274 is an application for the renewal of expired planning approval (CH/16/269) erection of 5no. Two storey units with integral residential parking (application affecting the setting of a listed building), granted March 2022. Discharge of Conditions submitted January 2025.	In proximity to listed building	Development potential, FULL planning permission	Brownfield
C427	249, Hednesford Road, Heath Hayes, Cannock	0.13	38	400864	310577	Minor	YES	YES	Achievable within 5 years	Hawks Green	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	5	-	CH/17/002 is full planning permission for the erection of 6 detached dwellings and 2 semi-detached dwellings, granted April 2017. Has now expired. CH/22/0304 is a planning application for the erection of 1no. 4bed detached house, 2no. 3bed detached houses and 2no. 3bed semi-detached houses, granted June 2024.	-	Development Potential, FULL planning permission.	Brownfield
C438b	Garam Masala, 2 Old Fallow Road, Cannock	0.12	8	398649	311344	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/23/0018 is full planning application for the proposed formation of new first floor flat above existing restaurant, granted July 2024.	-	Development Potential, FULL planning permission.	Brownfield
C470	Land at 2 & 2A Stoney Lea Road, Blackfords, Cannock	0.04	25.00	398711	310476	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Hawks Green with Rumer Hill	100%	1	-	CH/18/156 is a planning application for the erection of a 3 bedroom bungalow - Refused October 2020. CH/21/0088 is a planning application for the construction of a 3-bed bungalow on the side and rear of 2a and 2 Stoney Lea Road, granted June 2022.	-	Development potential, FULL planning permission	Greenfield

C477	145 Greenheath Road, Green Heath, Cannock, WS12 4AU	0.09	88.89	399475	312982	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Urban Town Centre - 50dph	Hednesford Green Heath	100%	8	-	CH/18/343 is a withdrawn planning application for the demolition of existing former retail unit and erection of 3no. Residential blocks forming 16no. Self contained apartments and studio bedsits. CH/19/228 is resubmission for 8 flats, withdrawn August 2021. CH/21/0466 is an outline planning application with all matters reserved - erection of 2no. separate blocks containing 4no. two bedroom flats (Proposed 8no. flats in total) and demolition of existing building, granted March 2022. CH/22/0401 is a planning application for the approval of reserved matters following outline approval (CH/21/0466). Access, appearance, landscape, layout and scale, approved June 2023.	Overdevelopment. Landowner intentions	Development potential, FULL planning permission	Brownfield
C521	243 Hill Street, Hednesford, Cannock, WS11 2DP	0.41	22.05	400831	310770	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	90%	9	-	CH/20/241 is an outline application (some matters reserved) for residential development of 8no x 3bed semi-detached, 4no x 4bed detached with garage and 1no x 3bed detached, withdrawn March 2021. NDA not provided assumed at 90%. CH/23/0231 is a planning application for residential development comprising of the demolition of existing dwelling and the construction of 10no. dwellings with associated access, parking and amenity; withdrawn March 2024. Net dwelling of 9. CH/24/091 is a planning application for the erection of 9 dwellings, granted September 2024.	Part of site in Coal Authority High Risk Area. Abuts Green Space Network.	Development potential, FULL planning permission	Greenfield/ Brownfield
C524	61 New Penkridge Road, Cannock, WS11 9PE	0.14	14.15	397421	310396	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	2	-	CH/20/400 is a planning application for the erection of 2no. 4bed detached houses, granted June 2021. CH/24/085 is a planning application for the erection of 2no. 5bedroom detached houses (revision of scheme approved under planning permission CH/20/400), granted May 2024.	TPOs.	Development potential, FULL planning permission	Greenfield
C533	6 Mill Street, Cannock, WS11 0DL	0.01	166.67	398186	310059	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	2	-	CH/21/0198 isfull planning permission for the conversion of offices to 2no. Residential flats, granted November 2021.	Adjacent LB. Adjacent CA.	Development potential, FULL planning permission	Brownfield
C536	Crossing Cottage, Wimblebury Road, Hednesford, Cannock, WS12 2HU	0.17	5.88	401558	318263	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury / Hednesford Hills & Rawnsley	100%	1	-	CH/21/0265 is an application for the erection of 1no. 3bedroom dwelling and associated works, withdrawn December 2021. CH/22/0376 is planning permission for the erection of a 4 bed detached property, granted February 2023.	Coal Authority High Risk Development Area.	Development potential, FULL planning permission	Greenfield
C540b	Unit F, Beecroft Court, Cannock, WS11 1JP	0.43	18.69	398237	310574	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	8	-	CH/23/0051 is a planning application for the proposed extension of Block F to form 8no. Apartments, granted April 2023. Site forms part of C540a.	TPOs. Town Centre Boundary.	Development potential, FULL planning permission	Brownfield
C542	138 Belt Road, Cannock, WS12 4JB	0.03	37.04	398766	312630	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area 35dph	Hednesford Green Heath	100%	1	-	CH/21/0338 is full planning permission for the erection of 1no. 1 bed bungalow, granted September 2021	-	Development potential, FULL planning permission	Greenfield
C544	43 Market Street, Hednesford, Cannock, WS12 1AY	0.01	77	400183	312302	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/21/0382 is a planning application for change of use from retail storage to 1no. Studio apartment, refused December 2021. CH/22/0055 is a planning application for the change of use from retail to 1no. Studio apartment (resubmission of CH/21/0382), granted May 2022.	HNP Market Street Special Local Character Area (TC1). Abuts proposed locally listed building.	Development Potential, FULL planning permission.	Brownfield
C550	54 Market Street, Hednesford, Cannock, WS12 1AG	0.01	230.77	400194	312355	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Suburban Area 35dph	Hednesford Pye Green	100%	3	-	CH/22/0018 is a planning application for alterations to upper floors to create 4 residential units, approved August 2022. Net dwelling gain 3 in consideration of existing dwelling.	HNP Market Street Special Local Character Area (TC1).	Development Potential, FULL planning permission.	Brownfield
C552	12 Stafford Street, Heath Hayes, Cannock, WS12 2EH	0.04	27.78	401367	310271	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/22/0041 is an application for the construction of 4 bedroom detached house with integral garage and associated external works on vacant plot, granted April 2022.	In proximity to AQMA.	Development Potential, FULL planning permission.	Greenfield/ Brownfield
C554	23-25 Market Street, Hednesford, WS12 1AY	0.03	38	400229	312258	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/22/0093 is prior approval application for a change of use from office space to 2-bed flat, approved July 2022.	HNP Market Street Special Local Character Area (TC1).	Development Potential, FULL planning permission.	Brownfield
C560	203 Hednesford Road, Heath Hayes, Cannock, WS12 3HN	0.02	43	401120	310336	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/22/0169 is a planning application for the erection of 1no. 2bedroom bungalow, granted February 2024..	Close proximity to AQMA.	Development Potential, NO planning permission.	Greenfield
C561	Poplar Court, 60 Union Street, Bridgtown, Cannock, WS11 0BY	0.06	31	398272	308561	Minor	YES	YES	Achievable within 5 years	Historic Bridgtown	Suburban Area 35dph	Cannock, Longford & Bridgtown	100%	2	-	CH/22/0194 is a prior notification of change of use from office (Class E) to Dwelling House (Class C3), 3no. Apartments with minor building operations - refused July 2022. CH/22/0324 is prior notification for change of use of one office (Class E) to 2no. apartments (Class C3), approved October 2022.	TPOs.	Development potential, FULL planning permission	Brownfield
C563	242 Cannock Road, Chadsmoor, Cannock	0.08	24.75	399099	311688	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	2	-	CH/22/0211 is planning permission for residential development to the rear of 242 Cannock Road, Chadsmoor for 2no. 2bed apartments, granted October 2022.	-	Development potential, FULL planning permission	Greenfield
C567	29 Pye Green Road, Cannock, WS11 5RY	0.07	14	397916	310848	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	1	-	CH/22/0366 is planning permission for a proposed bungalow and access drive in the rear garden of 29 Pye Green Road, granted December 2022.	-	Development potential, FULL planning permission	Greenfield
C569	2 Market Place, Cannock, WS11 1BT	0.03	129	398107	310029	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	4	-	CH/22/0462 is a planning application for the proposed conversion of former bank into 2no. Commercial units on the ground floor and 4no. Studio/apartments on the first floor with new access arrangements, windows, doors and associated works, granted August 2024.	Proximity to setting of LB. Abuts CA.Town Centre Boundary. Primary Retail Area Boundary.	Development Potential, FULL planning permission.	Brownfield
C571	248 Cannock Road, Chadsmoor, Cannock, WS11 5DB	0.04	29	399107	311703	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	1	-	CH/22/0449 is prior notification for the change of use from Class E, to comnvert the existing shop to class C3 into a bedsit flat, granted March 2023.	-	Development potential, FULL planning permission	Brownfield
C572	219-221 Cannock Road, Chadsmoor, Cannock, WS11 5DD	0.04	28	399004	311673	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	1	-	CH/23/0019 is a planning application for the formation of a ground floor living unit in existing storage room, granted January 2025.	-	Development Potential, FULL planning permission.	Brownfield
C574	12 Central Avenue, West Chadsmoor, Cannock, WS11 5JW	0.04	26	398725	312015	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	1	-	CH/23/0165 is planning permission for the erection of a 2-bed dwelling, granted August 2023.	-	Development potential, FULL planning permission	Greenfield
C575	205 Wimblebury Road, Heath Hayes, Cannock, WS12 2EP	0.12	25	401615	310667	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	100%	3	-	CH/23/0168 is planning permission for the proposed conversion of the existing property to create 4 apartments for residents with complex care needs, granted March 2024. Net dwelling gain 3.	-	Development potential, FULL planning permission	Brownfield

C576	101 Hednesford Road, Cannock, WS11 6LB	0.09	32	398544	310382	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	3	-	CH/23/0009 is a planning application for residential development for the erection of a 2storey block of 2no. 2bedroom flats and a 3 bedroom bungalow with access and amenity, approved April 2023. CH/23/0417 is planning permission for the erection of a 2 storey block of 2no. 2bedroom flats a 1no. 3bedroom bungalow, approved February 2024.	-	Development potential, FULL planning permission	Greenfield/ Brownfield
C579	47, CORAL, St Johns Road, Cannock	0.07	111	397895	309639	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	8	-	CH/23/0352 is a planning application for residential development comprising of seven, 1bed apartments and 1no. 2bed apartment, granted May 2024.	Abuts Town Centre Boundary. Abuts Green Space Network. Adjacent LB.	Development Potential, FULL planning permission.	Brownfield
C580	49 Bank Chambers, Market Place, Cannock	0.02	142	397995	310133	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	3	-	CH/23/0370 is prior approval for the change of use conversion of former dental practice to 3no. Residential dwellings, granted December 2023.	In Conservation Area.	Development potential, FULL planning permission	Brownfield
C581	446 Littleworth Road, Cannock, Staffordshire	0.10	10	401728	311979	Minor	YES	YES	Achievable within 5 years	Hazelslade & Rawnsley / Heath Hayes & Wimblebury	Suburban Area 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/23/0252 is a planning application for the erection of a 2 storey dwelling to the rear of 466 Littleworth Road, including associated access, parking and landscaping, withdrawn October 2023. CH/23/0390 is planning permission for the erection of a 2storey 3bed dwelling to the rear including associated access, parkign and landscaping (resubmission of CH/23/0252), granted March 2024.	Abuts Greenspace Network. Coal Authority High Risk Development Area.	Development potential, FULL planning permission	Greenfield/ Brownfield
C583	63 Sycamore Green, West Chadsmoor, Cannock	0.06	36	398073	312484	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	2	-	CH/23/0429 is planning permission for the demolition of existing workshop and erection of 1no. 2bed and 1no. 1bed apartments including garages, approved February 2024.	-	Development potential, FULL planning permission	Brownfield
C586	77A High Green, Cannock	0.01	79	397932	310185	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	1	-	CH/24/064 is a planning application for the conversion of existing 1st floor residential apartment into 2no. Separate one bedroom residential apartments, granted May 2024.	Within Town Centre Boundary. Within Primary Retail Area. Listed Building. Within CA.	Development Potential, FULL planning permission.	Brownfield
C587	225 Cannock Road, Chadsmoor	0.05	88	399017	311674	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	4	-	CH/24/076 is a planning application for the part demolition of existing buildings and extension and replacement new build to create ground floor retail unit with four apartments at first and second floor, approved May 2024.	-	Development Potential, FULL planning permission.	Brownfield
C588	White House, Marquis Drive, Cannock	0.37	3	399488	316092	Minor	YES	YES	Achievable within 5 years	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Pye Green	100%	1	-	CH/24/083 is a planning application for the creation of additional bedrooms on the existing second floor and creation of a new apartment for ministry use, granted May 2024.	Green Belt and AONB. Adjacent SSSI and SAC.	Development Potential, FULL planning permission.	Brownfield
C589	Land adj. 128 Old Penkridge Road, Cannock	0.08	13	397204	310933	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	1	-	CH/23/0404 is a planning application for the erection of 1no. Detached dwelling, granted April 2024.	TPOs. Abuts Greenspace Network.	Development potential, FULL planning permission	Greenfield
C590	603 Littleworth Road, Cannock, Staffordshire	0.12	8	402388	312325	Minor	YES	YES	Achievable within 5 years	Hazelslade & Rawnsley	Suburban Area 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/23/0316 is planning permission for the change of use of building from C1 (guest house) to C3(a) involving internal alterations, granted December 2023.	Coal Authority High Risk Development Area.	Development potential, FULL planning permission	Brownfield
C592	Chadsmoor, Cannock, WS11 5HP	0.04	56	399079	311944	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	2	-	CH/23/0263 is planning permission for residential development of 2no. Dwellings on land adjacent to 61 John Street, granted December 2023.	Adjacent Greenspace Network.	Development potential, FULL planning permission	Greenfield
C594	123 New Penkrdige Road, Cannock	1.04	4	397217	310539	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	4	-	CH/24/093 is planning permission for the erection of 2no. Dwellings, conversion of existing single principal dwellign to 2no. Dwellings, conversion of existing barns to 1no. Dwelling and extensions and alterations to existing amenity land, granted January 2025. Net dwellings gain 4.	TPOs.	Development potential, FULL planning permission	Brownfield/ Greenfield
C595	7 Ironstone Road, Cannock	0.05	20	403351	311532	Minor	YES	YES	Achievable within 5 years	Prospect Village	Rural Area - Established Settlement/ Village	Hednesford Hills & Rawnsley	100%	1	-	CH/24/135 is retrospective planning permission for an erection of 1no. New dwelling house, 4bed detached property, granted August 2024.	Adjacent GB.	Development potential, FULL planning permission	Brownfield
C596	23 Heath Gap Road, Blackfords, Cannock	0.02	50	398763	311119	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Cannock Park & Old Fallow	100%	1	-	CH/24/175 is planning permission for the conversion of asingle dwelling into 2no. Flats, granted September 2024. Net dwelling gain of 1.	-	Development potential, FULL planning permission	Brownfield
C597	172 Hednesford Road, Heath Hayes, Cannock	0.04	25	401276	310270	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/24/177 is planning permission for the coversion of a garage to form a new dwelling, granted September 2024.	AQMA.	Development potential, FULL planning permission	Brownfield
C599	The White House, High Green, Cannock	0.03	67	397948	310221	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Longford & Bridgtown	100%	2	-	CH/24/197 is planning permission for the change of use from restaurant and toilets to 1no. two bedroom apartment and 1no. studio apartment, granted September 2024.	LB. Within Cannock TC. Within CA.	Development potential, FULL planning permission	Brownfield
C601	Thurimere, 2 Stanley Road, Hednesford, Cannock	0.04	50	399553	312760	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area 35dph	Hednesford Green Heath	100%	2	-	CH/24/228 is a lawful development permission for the proposed change of use from single family dwelling (C3) into 5 bed HMO (C4) including internal alterations, approved October 2024. Capacity of 2 dwellings from 5 bedrooms based upon calculation specified in NPPG using the average number of adults living in households, from published census data (5 bedrooms/1.86 local ratio).	-	Development potential, FULL planning permission	Brownfield

C602	Jolly Collier, 222 Huntington Terrace Road, Cannock	0.08	75	398847	312065	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chasdmoor	100%	6	-	CH/24/303 is planning permission for the demolition of the existing public house and the erection of 7no. Dwellings (net gain of 6 dwellings), granted January 2025.	-	Development potential, FULL planning permission	Brownfield
C605	832 Pye Green Road, Cannock	0.19	5	398803	313880	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area 35dph	Hednesford Green Heath	100%	1	-	CH/24/314 is planning permission for the subdivision of bungalow into two dwellings, granted January 2025. Net dwelling gain of 1.	Green Space Network.	Development potential, FULL planning permission	Brownfield

Minor Cannock Full Planning Permission Sub-Totals														114	0				
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MINOR SITES WITH FULL PLANNING PERMISSION: RUGELEY & BRERETON																			
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R71	37 Attlee Crescent, Rugeley, WS15 1BP	0.08	13	404885	317423	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Urban Town Centre - 50dph	Brereton & Ravenhill	100%	1	-	CH/16/422 is full planning permission for the erection of 1 dwelling, granted February 2017. Has now expired. CH/23/0023 is a planning application for residential development for the erection of 1no. 4 bed detached dwelling, granted January 2024.	-	Development potential, FULL planning permission	Brownfield/ Greenfield
R131b	68 Sandy Lane, Rugeley	0.01	75	404156	317372	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area 35dph	Western Springs	100%	1	-	CH/23/0407 is a planning application for the resubmission of CH/19/178 for proposed conversion to 2no. maisonettes with two storey rear extension, approved February 2024. Net gain of 1 dwelling.	-	Development potential, FULL planning permission	Brownfield
R145b	39 Market Street, Rugeley	0.02	50	404559	318289	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/25/0010 is planning permission for the change of use of an existing dwelling into two flats, granted March 2025.	Within Rugeley TC Boundary. Filoz Zone 2 Partial.	Development potential, FULL planning permission	Brownfield
R161	36 Yew Tree Road, Rugeley	0.03	33	404785	316874	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area 35dph	Brereton & Ravenhill	100%	1	-	CH/17/268 is outline planning permission for 1no dwelling, granted October 2017. CH/20/059 is an outline application for the erection of a dwelling (some matters reserved), granted April 2020. CH/23/0143 is an application for a reserved matters application for the appearance, landscaping, layout and scale pursuant to CH/20/059, approved July 2023.	-	Development potential, FULL planning permission	Greenfield
R212	4 Penk Drive North, Rugeley, WS15 2XY	0.17	6	402889	318902	Minor	YES	YES	Achievable within 5 years	Western Rugeley	Suburban Area 35dph	Etching Hill & The Heath	100%	1	-	CH/21/0331 is a planning application for the demolition of the existing house and construction of 2no. Detached dwellings, refused October 2021. Net dwelling gain is 1 in consideration of the demolition and replacement of the existing dwelling. CH/22/0034 is an application for the demolition of existing garage and house and construction of two detached dwellings. Resubmission of CH/21/0331, granted September 2022.	TPOs. Proximity to AONB.	Development potential, FULL planning permission	Brownfield
R222	75 Church Street, Rugeley, WS15 2AH	0.02	43	404077	318189	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/22/0355 is planning permission for the erection of a two storey building alongside 75 Church Street to form a 1bedroom dwelling, granted April 2023.	Part of site within CA.	Development potential, FULL planning permission	Greenfield
R229	12 Ravenhill Terrace, Rugeley	0.03	39	404722	317128	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area 35dph	Brereton & Ravenhill	100%	1	-	CH/23/0422 is prior approval for the lawful existing use of the building as 2no. Separate dwellings (C3), granted January 2024. Net dwelling gain of 1.	Proximity to TPOs.	Development potential, FULL planning permission	Brownfield
R230	39 Horse Fair, Rugeley	0.02	50	404529	317716	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/24/105 is a planning application for the change of use from first floor office (Ec(ii)) to 1no. 1bed apartment (C3) and installation of new entrance door to the side elevation, granted May 2024.	Within Rugeley TC Boundary. Within CA.	Development potential, FULL planning permission	Brownfield
R231	35 Slitting Mill Road, Slitting Mill, Rugeley	0.02	50	402960	317394	Minor	YES	YES	Achievable within 5 years	Slitting Mill	Rural Area - Established Settlement/ Village	Etching Hill & The Heath	100%	1	-	CH/24/140 is a planning permission for the erection of 1no. Dwellings, granted July 2024.	Abuts GB. Adjacent National Landscape.	Development potential, FULL planning permission	Greenfield
R232	6 St Edwards Green, Rugeley	0.02	50	404170	317032	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area 35dph	Brereton & Ravenhill	100%	1	-	CH/24/231 is planning permission for the conversion of an existing 3bed dweling into 2no. 1 bed self obtained flats (Net dwelling gain 1), granted October 2024.	-	Development potential, FULL planning permission	Brownfield
R233	28-30 Talbot House, Talbot Street, Rugeley	0.11	9	404632	317804	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/24/243 is a planning permission for the erection of two storey rear extension to create 3 additional en-suite rooms (c2), granted Febriary 2025. Capacity of 1 dwelling from 3 bedrooms based upon calculation specified in NPPG using the average number of adults living in households, from published census data (3 bedrooms/1.86 local ratio).	Within Rugeley TC. Within CA. Abuts LB.	Development potential, FULL planning permission	Brownfield
R234	4 Bow Street, Rugeley	0.01	180	404406	318132	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	2	-	CH/25/0013 is planning permission for the change of use of C3 residential to 3no. 1bed flats and raising of section of the rear roof, granted March 2025. Net dwelling gain 2.	Within Rugeley TC. Within CA. Partially in Flood Zone 2.	Development potential, FULL planning permission	Brownfield

Minor Rugeley Full Planning Permission Sub-Totals														13	0				
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MINOR SITES WITH FULL PLANNING PERMISSION: NORTON CANES																			
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N55	Ivy Gardens, Norton Canes, WS11 9SE	0.07	14	402077	308426	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	1	-	CH/17/011 is full planning permission for the erection of 1 dwelling, granted March 2017. This planning permission has an extended planning permission to 1st April 2021 (subject to review) due to amendements to legislation as a result of the Coronavirus disruption. Has now expired. (Formerly Land to the rear of 58, Brownhills Road, Norton Canes(SHLAA, 2022)). CH/22/0184 is planning permission for the erection of 1no. 2bed detached bungalow, granted September 2022.	Historic Landfill	Development Potential, FULL planning permission	Greenfield
N76	Lime Lane Kennels, Lime Lane, Pelsall, Walsall, WS3 5AL	0.28	11	401878	306698	Minor	YES	YES	Achievable within 5 years	GreenBelt/ AONB	Green Belt and AONB - 15- 20dph	Norton Canes	100%	3	-	CH/20/398 is a planning application for the demolition of existing kennel buildings and erection of 3no. Detached bungalows and associated works, granted March 2021. Discharge of Conditions submitted 2024.	Abuts SBI. Close Proximity to SSSI.	Development Potential, FULL planning permission	Brownfield
N83	34 Norton Terrace, Norton Canes, Cannock, WS11 9RY	0.09	11	401775	308775	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	1	-	CH/22/0221 is planning permission for the erection of 1no. 2bed detached house and 2no. detached garages, granted November 2022.	Coal Authority High Risk Development Area. Proximity to GB.	Development Potential, FULL planning permission	Greenfield
N84	98 Butts Lane, Norton Canes, Cannock, WS11 9PP	0.03	35	401435	307866	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	1	-	CH/23/0216 is planning permission for the erection of a proposed 2bedroom detached bungalow adjacent to 98 Butts Lane, approved September 2023.	Coal Authority High Risk Development Area	Development Potential, FULL planning permission	Greenfield

Minor Norton Canes Full Planning Permission Sub-Totals														6	0				
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MINOR SITES FULL PLANNING PERMISSION TOTAL:														133	0				
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MINOR SITES UNDER CONSTRUCTION: CANNOCK, HEDNESFORD & HEATH HAYES

C90a	Land to the rear of White Lodge, 127-129 New Penkridge Road, Cannock	0.22	36	397011	310539	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Fallow	100%	8	-	Site previously constituted two separate SHLAA sites (C90(a) and C258). C90(a) previously benefited from planning permission for the erection of three detached 4 bedroom houses, now expired (CH/15/0135). C258 previously benefited from planning permission for the erection of three detached houses, now expired (CH/14/0380). CH/18/215 is a planning application for the erection of 8 detached dwellings with associated works for the whole site, granted May 2020	TPOs	UNDER CONSTRUCTION	Greenfield
C320	CVS Buildings, Arthur Street, Chadsmoor, Cannock	0.14	43	398917	311672	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/15/0348 is full planning permission for conversion of the CVS building to a residential care home containing 5 communal rooms (C2 use) and 4 self-contained studio flats, granted April 2016. Capacity of 2 dwellings from 5 bedrooms based upon calculation specified in NPPG using the average number of adults living in households, from published census data (5 bedrooms/1.86 local ratio). The care home and 2 self contained units are completed.	-	UNDER CONSTRUCTION (4 of 6 units completed)	Brownfield
C363	89 Wood Lane, Hednesford	0.04	25	400547	311729	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Suburban Area - 35dph	Hednesford Hills & Rawsley	100%	1	-	CH/14/0134 is outline planning permission for the erection of 1 dwelling, granted June 2014. CH/17/040 is reserved matters approval, granted November 2017.	-	UNDER CONSTRUCTION	Greenfield
C368	148 Hednesford Road, Cannock	0.10	20	398640	310803	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	2	-	CH/16/176 is full planning permission for the demolition of an existing bungalow and the erection of 3 detached houses, granted December 2016. 2 net dwellings. Has now expired. CH/23/0279 is planning permission for residential development comprising of 3new dwellings following demolition of existing dwelling, granted February 2024. Net dwelling gain of 2.	-	UNDER CONSTRUCTION	Brownfield
C377	Land adjacent former Oakley Garage, McGhie Street, Hednesford	0.06	17	399963	312670	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/15/0150 is full planning permission for the erection of a pair of 3 bedroom semi-detached houses and 1 detached house, granted July 2015.	-	UNDER CONSTRUCTION (2 of 3 complete)	Brownfield
C397	Land to the rear 94 Wolverhampton Road, Cannock	0.14	14	397823	309868	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	2	-	CH/15/0259 is outline planning permission for the erection of 2 dwellings, granted January 2017. Has now expired. CH/20/166 is planning permission for the erection of 2no detached dwellings with associated garage, parking and access, granted July 2020.	-	UNDER CONSTRUCTION	Greenfield
C398	30 Market Street, Hednesford	0.01	200	400235	312290	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	Convert 1st floor into studio flat.	-	UNDER CONSTRUCTION	Brownfield
C420	Land at 65 Wimblebury Road (Centenary Close), Heath Hayes, Cannock	0.30	30	401560	310138	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	2	-	CH/17/070 is outline planning permission for the erection of 10 dwellings, granted March 2017. Has now expired. CH/18/042 is full planning permission for the erection of 9no dwellings, granted March 2018.		UNDER CONSTRUCTION (7 of 9 completed)	Brownfield
C448	Land to rear of 1-5 Victoria Street, Cannock	0.08	25	398,431	311515	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/18/111 is a full planning application for the erection of 2no. Detached bungalows, granted November 2018. CH/19/367 is refused planning permission for the erection of 2no. 2bedroom bungalows- refused December 2019. CH/20/037 is a planning application for two single storey dwellings with integral garages. Resubmission of CH/19/367 - granted March 2020	-	UNDER CONSTRUCTION	Greenfield
C475	Land between 19 & 21 Moss Road, Blackfords, Cannock	0.02	50.00	399092	311354	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	-	1	-	CH/18/229 is a planning appplication for the erection of 1no. 2 bedroom detached dwelling, this application was refused due to loss of protected nature and would be a cramped form of development. CH/19/025 is a resubmission of application CH/18/229 for the erection of one 2-bed dwelling, also refused-May 2018. CH/24/061 is a planning application for the erection of 1no. 2bed detached bungalow, granted April 2024.	TPO. Landowner intentions	UNDER CONSTRUCTION	Greenfield
C486	111 Hill Street, Hednesford	0.07	57.14	400519	311120	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	4	-	CH/19/054 is planning permission for the conversion of existing dwelling to 3 flats with single storey rear extension - granted July 2019. CH/19/057 is planning permission for proposed block of 2no. Two bedroom flats to the rear of the site - granted August 2019.	-	UNDER CONSTRUCTION	Brownfield
C513	50 Kings Croft, Wimblebury, Cannock, WS12 2GT	0.07	14	401439	311812	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury / Hednesford Hills & Rawsley	100%	1	-	CH/20/055 is an outline application for the erection of 2no. detached dwellings (some matters reserved) - refused May 2020. CH/20/372 is outline planning permission (some matters reserved) for the demolition of existing double garage and link to existing house, erection of detached dwelling with detached double garage, erection of replacement double garage for existing house, granted December 2020.	-	UNDER CONSTRUCTION	Brownfield
C530	98 High Green, Cannock, WS11 1BE	0.03	194	397822	310306	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	6	-	CH/21/0141 Change of Use from existing offices to 4 x flats (1 x 1 bedroom & 5 x 2 bedroom), second floor extension to form 2 flats & rear staircase access, granted August 2021. Discharge of Conditions submitted June 2022.	Proximity to Scheduled Monument. Proximity to LB. Proximity to Conservation Area. Within Cannock Town Centre	UNDER CONSTRUCTION	Brownfield
C578	38 Cemetery Road, West Chadsmoor, Cannock, Staffordshire	0.20	26	398546	311376	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	5	-	CH/23/0354 is planning permission for residential development to consist of 2no. 3bed dwellings, 4 no. 2bed bungalows and associated external works, approved January 2024. Including demolition of existing dwelling. Net dwelling gain of 5.	-	UNDER CONSTRUCTION	Greenfield/ Brownfield
C582	247A Hednesford Road, Heath Hayes, Cannock	0.04	25	401035	310510	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/23/0403 is planning permission for the conversion of existing house into 2no. 1bed flats, approved February 2024. Net dwelling gain of 1.	-	UNDER CONSTRUCTION	Brownfield

Minor Cannock Under Construction Sub-Totals													39	0					
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MINOR SITES UNDER CONSTRUCTION: RUGELEY & BRERETON

R101	Land adjacent to 41 Stonehouse Road, Etchinghamill	0.14	7.14	402503	318005	Minor	YES	YES	Achievable within 5 years	Western Rugeley	Rural Area- Dispersed Settlement- 15- 20dph	Etching Hill & the Heath		1	-	CH/13/0136 is full planning permission for the erection of one 5 bedroom house, granted July 2013.	AONB, TPOs	UNDER CONSTRUCTION	Greenfield
R117	11 Bradwell Lane, Cannock Wood, Rugeley	0.04	26	404627	312238	Minor	YES	YES	Achievable within 5 years	Cannock Wood	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawsley	100%	1	-	CH/14/0372 is outline planning permission for 1 dwelling, granted January 2015. CH/18/324 is a refused planning application for the erection of a new 3 bedroom dwelling. CH/19/380 is full planning permission for the erection of one detached dwelling - granted December 2019	Amenity issues. AONB.	UNDER CONSTRUCTION	Brownfield/ Greenfield
R220b	Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS15 2UJ	0.13	16	403146	317637	Minor	YES	YES	Achievable within 5 years	Slitting Mill	Rural Area - Established Settlement/ Village - 20dph	Etching Hill & The Heath	100%	2	-	CH/22/0106 is a planning permission for the demolition of existings farmhouse and replacement with a 'new' farmhouse using existing access off Jones Lane. Demolition of existing two outbuildings to the rear and replacement with two new residential units, granted Feb 23. Net dwelling gain is 2 due to demolition and replacement of existing unit.	Abuts GB. Within Slitting Mill Settlement Boundary.	UNDER CONSTRUCTION	Brownfield
R225	24 Landor Crescent, Rugeley, WS15 1LP	0.02	64	404031	317063	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/23/0059 is a planning application for the erection of 1bed detached bungalow, granted December 2023.	-	UNDER CONSTRUCTION	Greenfield

R181	Land rear of 48 Anson Street, Rugeley	0.01	100	404490	318372	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Suburban Area 35dph	Western Springs	100%	1	-	CH/18/388 is outline planning permission for the erection of one detached dwelling, granted December 2019. CH/22/0400 is a planning application for approval of reserved matters following planning permission CH/18/388 - Access- as per outline application and retained the same. Appearance - Proposed detailed drawings showing the appearance of the building. Landscaping - confirmed on site plan with ground coverings. Layout - proposed layout of the site including front parking areas, dwelling and rear garden shown on site plan and block plan. Proposed dwelling layout shown on proposed plans. Scale - scale of the proposed building has been confirmed on the proposed drawings, approved with conditions January 2024.	Flood Zone 2	UNDER CONSTRUCTION	Brownfield
R192	27 Market Street, Rugeley, WS15 2BS	0.11	82	404509	318109	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	9	-	CH/19/368 is planning permission to change the use of first floor from dance studio/gym (D2) to provide 9no. Residential units (C3) and flexible A1/A2/B1a/D1/D2 in line with Schedule 2, Part 3, Class V of GDPO. Granted July 2020. CH/24/257 is a prior approval application for the change of use from first floor commercial to 2no. dwellings, refused November 2024. CH/25/0004 is a prior apprival application for the change of use from first floor commercial to 2no. dwellings, refused February 2025. CH/25/0072 is a prior approval application for the change of use from commercial to 2no. apartments on the first floor, not yet determined.	Flood Zone 2, adjoining Listed Building, Conservation Area,	UNDER CONSTRUCTION	Brownfield
R198	17 Upper Brook Street, Rugeley, WS15 2DP	0.01	130	404414	317900	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/20/095 is a planning application for a two storey rear extension and change of use of first floor to residential, granted June 2020	Conservation Area. Part of site in Flood Zone 2.	UNDER CONSTRUCTION	Brownfield
R202	140 Burnthill Lane, Rugeley, WS15 2HZ	0.03	33	403818	317308	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area 35dph	Western Springs	100%	1	-	CH/20/282 is planning permission for a proposed new detached dwelling comprising 3bedrooms (in rear garden), granted October 2020.	Adj. Green Belt	UNDER CONSTRUCTION	Greenfield
R207	98 Main Road, Brereton, Rugeley	0.11	36	405323	316341	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area 35dph	Brereton & Ravenhill	-	4	-	CH/20/336 is a planning application for the construction of self-contained development of 4no. 2 bedroom houses and 4no. 1 bedroom apartments including revised access to Main Road and Car Parking, refused Feburary 2021. CH/22/0060 is a planning application for the construction of 4no. 2-bed bungalows, associated access road & civil works, granted May 2022.	Adjacent Listed Building. Conservation Area. Abuts Green Space Network.	UNDER CONSTRUCTION	Greenfield
R217	53 Lichfield Street, Rugeley, WS15 2EH	0.01	143	404599	317776	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/21/0451 is a planning application for the change of use of two bed detached dwelling to 2no. one bed flats, granted March 2022. Net dwelling gain is 1in consideration of split of existing dwelling.	Within Conservation Area. Adj. Rugeley Town Centre.	UNDER CONSTRUCTION	Brownfield/ Greenfield

Minor Rugeley Under Construction Sub-Totals	22	0	
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MINOR SITES UNDER CONSTRUCTION: NORTON CANES
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N39	Land formerly 4-6 Poplar Street, Norton Canes	0.05	40	402173	308489	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	2	-	Two semi-detached dwellings. Full approval with conditions November 2009 (CH/09/0306). Dwellings near completion.	-	UNDER CONSTRUCTION	Brownfield
N67a	272 Hednesford Road, Norton Canes	0.09	96	401992	308859	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	9	-	CH/18/013 is a planning application for the demolition of former Sycamore Bowling Club and ancillary timber structures. Construction of new access road and parking. Erection of 13 houses and 1 bungalow. Withdrawn - September 2020. CH/19/248 is planning application for the erection of 9 dwellings. Granted September 2020. Development would involve the loss of a bowling green.	-	UNDER CONSTRUCTION	Brownfield
N80	Land adjacent to 5 Chapel Street, Norton Canes, WS11 9NX	0.05	43	401913	308327	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	2	-	CH/21/0296 is full planning permission for 2no. Semi-detached dwellings, granted December 2021.	-	UNDER CONSTRUCTION	Greenfield

Minor Norton Canes Under Construction Sub-Totals	13	0	
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MINOR SITES UNDER CONSTRUCTION TOTAL:	74	0	
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MINOR SITES WITH OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD & HEATH HAYES

C562	46 Stafford Lane, Hednesford, Cannock, WS12 1LE	0.24	21	399735	312132	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	5	-	CH/22/0255 is an outline application - some matters reserved (Access) - alterations to existing vehicular access and erection of 5 dwelling houses, granted July 2024.	Portion of site in Historical Landfill Site. Majority of site within greenspace network.	Development Potential, OUTLINE planning permission.	Greenfield
C565	15 Buttermere Close, Cannock, WS11 6EE	0.41	2	399354	311330	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area 35dph	Chadsmoor	100%	1	-	CH/22/0274 is an outline planning permission (some matters reserved) for the erection of a detached 3bedroomed dwelling, access and layout, granted March 2023.	-	Development potential, OUTLINE planning permission	Greenfield
C591	Heath Hayes, Cannock, WS12 3HE	0.07	28	401184	310133	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	100%	2	-	CH/23/0251 is outline planning permission for the erection of a pair of two bedroom bungalows (access and layout only), approved December 2023.	-	Development potential, OUTLINE planning permission	Brownfield/ Greenfield

Minor Cannock Outline Planning Permission Sub-Totals	8	0	
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MINOR SITES WITH OUTLINE PLANNING PERMISSION: RUGELEY & BRERETON
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R220a	Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS15 2UJ	0.25	16	403109	317659	Minor	YES	YES	Achievable within 5 years	Slitting Mill	Rural Area - Established Settlement/ Village - 20dph	Etching Hill & The Heath	100%	4	-	CH/22/0090 is an outline application (all matters reserved) for the construction of 4 detached residential properties on land to west of Hagley Park Farm, granted June 2024.	Abuts GB. Within Slitting Mill Settlement Boundary.	Development Potential, OUTLINE planning permission.	Greenfield
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Minor Rugeley Outline Planning Permission Sub-Totals	4	0	
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MINOR SITES WITH OUTLINE PLANNING PERMISSION: NORTON CANES																					
																NO SITES IN THIS CATEGORY					
Minor Norton Canes Outline Planning Permission Sub-Totals														0	0						
MINOR SITES OUTLINE PLANNING PERMISSION TOTAL:														12	0						
MINOR SITES WITH PERMISSION IN PRINCIPLE: CANNOCK, HEDNESFORD & HEATH HAYES																					
C600	1 Boston Close, Heath Hayes, Cannock	0.03	33	401222	310343	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/24/134 is permission in principle for the erection of a detached dwelling, granted September 2024.	-	Development potential, awaiting TECHNICAL DETAILS consent	Brownfield/ Greenfield		
Minor Cannock Permission in Principle Sub-Totals														1	0						
MINOR SITES WITH PERMISSION IN PRINCIPLE: RUGELEY & BRERETON																					
																NO SITES IN THIS CATEGORY					
Minor Rugeley Permission in Principle Sub-Totals														0	0						
MINOR SITES WITH PERMISSION IN PRINCIPLE: NORTON CANES																					
																NO SITES IN THIS CATEGORY					
Minor Norton Canes Permission in Principle Sub-Totals														0	0						
MINOR SITES OUTLINE PLANNING PERMISSION TOTAL:														1	0						
0-5 MINOR SITES SUB-TOTALS:														220	0						
														220							
GRAND TOTAL 0-5 YEAR SITES														863	0						
														863							

APPENDIX I: 6-15 YEAR DEVELOPABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				

6-15 YEAR MAJOR SITES

MAJOR SITES: CANNOCK, HEDNESFORD & HEATH HAYES

C81	Land at Chapel Street, Heath Hayes	1.13	19.72	401276	310047	Major	YES	YES	Achievable within 6-15 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	90%	-	20	Highways land surplus to requirements bounded by residential development. Has been subject of an application for a change of status to a village green - SCC continuing promotion of site following dismissal of village green application. Site is being promoted for mixed residential development of circa 20-25 dwellings. The site's viability is subject to assessment and possible further investigation. No work has been undertaken on the promotion of the site at this time. Site is being proposed to be brought forward in the short term. Boundary Amendment. The site has been allocated for residential land within the Local Plan Review Reg 19.	Coal Authority High Risk Development Area. Covered by TPO group.	Development potential, NO planning permission	Greenfield
C177	Land at Girton Road/Spring Street, Cannock	0.40	60	398483	309725	Major	YES	YES	Achievable within 6 - 15 years	South & West Cannock	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	24	-	The site is currently laid to grass and is vacant. County Council has sold the land. CH/21/0476 is a planning application for the erection of two apartment buildings to accommodate 24no. Apartments and associated development, including access, parking and landscaping, awaiting S106. The site has been allocated for residential land within the Local Plan Review Reg 19.	Currently open space - previously used as a school playing field. To be left in-situ for 10 years (from 2006) under Sport England rules.	Development potential, NO planning permission	Greenfield
C469	A Dunford and Son, Brindley Heath Road, Cannock, WS12 4DR	0.18	83.33	400406	313324	Minor	YES	YES	Achievable within 6-15 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	15	-	CH/18/145 is outline planning permission for the erection of 6no. 2 bed houses and 2no. 3 bed houses granted July 2019. 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, awaiting S106. Site was formerly 1 Brindley Heath Road, Cannock in previous SHLAAs. The site has been allocated for residential land within the Local Plan Review Reg 19.	Potential Contaminated Land	Development potential, NO planning permission	Brownfield
C505	Park Road Bus Station, Cannock	0.11	136	397990	310329	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	15	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 15-20 residential homes or 50+bedroom hotel. The site has been allocated for mixed use development within the Local Plan Review Reg 19.	Abutting Conservation Area. Close proximity to Listed Building.	Development potential, NO planning permission	Brownfield
C506	Beecroft Road Car Park, Cannock	0.51	76	398142	310377	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	90%	-	35	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for 35-40 dwellings. Part of a potential wider site redevelopment scheme comprising 300+ deck parking spaces. Site also included in ELAA Ref: CE40. NDA not provided assumed at 90%. Boundary alteration in line with application submission for C504. The site has been allocated for mixed use development within the Local Plan Review Reg 19.	-	Development potential, NO planning permission	Brownfield
C507	Danilo Road Car Park, Cannock	0.19	105	397801	310136	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	20	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 20-30 residential homes. The site has been allocated for residential land within the Local Plan Review Reg 19.	Close Proximity to Conservation Area.	Development potential, NO planning permission	Brownfield
C508	Backcrofts Car Park, Cannock	0.26	77	398015	310043	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	20	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 20-30 residential homes. The site has been allocated for mixed use development within the Local Plan Review Reg 19.	Abutting Consevation Area/small portion of site within Conservation Area.	Development potential, NO planning permission	Brownfield
C509	Park Road Offices, Cannock	0.19	132	397838	310368	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	-	25	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 25-35 residential homes. The site has been allocated for residential land within the Local Plan Review Reg 19.	Abutting Green Space Network.	Development potential, NO planning permission	Brownfield
C510	Police Station Car Park, Cannock	0.19	132	397890	310047	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	25	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 25-35 residential homes. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, NO planning permission	Brownfield
C511a	Avon Road/Hallcourt Lane, Cannock	0.14	157	398137	309948	Major	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	22	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment for 40-50 dwellings, but to be pursued in medium to long term. Site also considered as an potential for 1,800sqm retail, Leisure or F&B units, or 200-220bedroom hotel. Part of ELAA Site Ref: CE46. Adjustment to boundary and dwelling numbers in line with C511b. The site has been allocated for mixed use development within the Local Plan Review Reg 19.	-	Development potential, NO planning permission	Brownfield
C553	41 Mill Street, Cannock, WS11 0DZ	0.13	114	398308	310119	Major	YES	YES	Achievable within 6-15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	15	-	CH/22/0058 is a planning application for the demolition of existing building to create 15 apartments (1 & 2bed) with associated parking and amenity space, awaiting S106. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, NO planning permission	Brownfield
C557	Cannock Chase High School, Lower Site Campus, Hednesford Road, Cannock, WS11 1JT	4.18	-	398485	310868	Major	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	75%	-	-	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, this site would be surplus to requirements. Confirmation not provided on exact site size or dwelling provision, therefore no capacity is identified but may be forthcoming. The site has been allocated for residential land within the Local Plan Review Reg 19.	Greenspace network.	Development potential, NO planning permission	Brownfield
C558	Springvale Area Service Office, Walhouse Street, Cannock, WS11 0DY	0.40	25	398392	3097740	Major	YES	YES	Achievable within 6-15 years	Cannock Town Centre / South & West Cannock	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	10	-	SCC gave brought land forward for development within 5-10years to enable relocation of services. Sites viability subject to assessment and possible further investigation. The site has been allocated for residential land within the Local Plan Review Reg 19.	TPOs.	Development potential, NO planning permission	Brownfield

Cannock Major Sites Totals														64	182				
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MAJOR SITES: RUGELEY & BRERETON

R22	Gregory Works, Armitage Road, Brereton	0.43	53	405600	316723	Major	YES	YES	Achievable within 6 -15 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	23	-	Site previously benefited from full planning permission (CH/07/0215) for the demolition of the industrial unit and the erection of 18 apartments and 5 houses, granted 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. The site has been allocated for residential land within the Local Plan Review Reg 19.	Adjacent to Conservation Area	Development potential, NO planning permission	Brownfield
R127 P12	Rugeley Power Station, Rugeley	55.0	-	405601	317840	Major	YES	YES	Achievable within 6 -15 years	North Rugeley/ Brereton	Suburban Area - 35dph	Western Springs	-	650	-	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, granted April 2021. Site also included within ELAA Site Ref RE24. CONSTRUCTION EXPECTED TO TAKE PLACE BETWEEN 2021-2040. Basis of 50dpa for y1 and 100dpa after. Phasing assumes 350units to Cannock Chase in first 5years with additional 650units in pt2 assumed 6-15years. The site has been allocated for strategic mixed use land within the Local Plan Review Reg 19.	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. Represents EIA development.	Development potential, FULL planning permission	Brownfield/ Greenfield
R139	Heron Court, Heron Street, Rugeley	0.15	67	404664	317988	Major	YES	YES	Achievable within 6 -15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	10	-	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. The site has been allocated for residential land within the Local Plan Review Reg 19.	Within Conservation Area. Flood Zone 2 at entrance to site.	Development potential, NO planning permission	Brownfield
R189a	Church of St Joseph and Etheldra, Car Park, Lichfield Street, Rugeley, WS15 2EH	0.30	40	404624	317876	Major	YES	YES	Achievable within 6 - 15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs		12		CH/23/0242 is a planning application for the creation of 12 dwellings on the exsiting car park, not yet determined. The site has been allocated for residential land within the Local Plan Review Reg 19.	Adjacent Town Centre Boundary. Conservation Area. Proximity to LB. Parts of site Flood Zone 2.	Development potential, NO planning permission	Brownfield
R221	Fomer Hart School, Burnthill Road, Rugeley, WS15 2HZ (Hagley Park)	4.90	39	403821	317450	Major	YES	YES	Achievable within 6-15 years	Hagley	Suburban Area - 35dph	Western Springs	75%	145	-	Site subject of disposal by Staffordshire County Council as surplus to requirements. Currently in use as HS walk in Covid testing centre and community uses on site. Site proposed for mixed residential use. Further investigation required with regards to potential access to site. Site viability subject to further assessment and possible further investigation. Site available in 1-5years timeframe. The site has been allocated for residential land within the Local Plan Review Reg 19.	Part of the site is within the GB.	Development potential, NO planning permission	Brownfield/ Greenfield
R223	Land to the north of Priory Avenue, Rugeley	3.46	29	406044	317151	Major	YES	YES	Achievable within 6-15 years	North Rugeley/ Brereton	Suburban Area - 35dph	Western Springs	75%	75	-	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%. Site was part of original S106 agreement for Open Space as part of the original adjoining development.	TPOs. Historic Landfill.	Development potential, NO planning permission	Brownfield/ Greenfield
R227	Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley, WS15 2QH	0.19	509	404398	318446	Major	YES	YES	Achievable within 6-15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	95	-	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. Direct access from Wolseley Road. Available to be brought forward in the short term, not currently being marketed. The site has been allocated for residential land within the Local Plan Review Reg 19.	Potential for land contamination. Proximity to LB. Flood Zone1. Abuts CA.	Development potential, NO planning permission	Brownfield

Rugeley Major Sites Totals	1010	0	
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MAJOR SITES: NORTON CANES

N67b	272 Hednesford Road, Norton Canes, WS11 9SA	0.31	36	401992	308859	Major	Yes	Yes	Achievable within 6-15 years	Norton Canes	Suburban Area 35dph	Norton Canes	100%	11	-	CH/22/0233 is a planning application for a proposed Development to consist of one Apartment Block with 6 apartments, 1 two bedroom bungalow and Four Houses to an existing Development (Original Development was 9 Plots)(The bungalow is an amendment to the submitted scheme, in place of 2 houses, application was originally for 12dwellings). New application includes parking arrangements to existing and proposed Development, not yet determined. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, NO planning permission	Brownfield
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Norton Canes Major Sites Totals	11	0	
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6-15 YEAR MAJOR SITES SUB-TOTALS:	1085	182	
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6-15 YEAR MINOR SITES

MINOR SITES: CANNOCK, HEDNESFORD & HEATH HAYES

C10	Garage court, off Gaelic Road, Cannock	0.05	40	397722	311533	Minor	YES	YES	Achievable within 6 - 15 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	2	-	Has been identified as being a possible site for disposal and levels of occupancy will be monitored. Currently no authority to sell.	-	Development potential, NO planning permission	Brownfield
C103	Land off St. John's Road, Cannock	0.25	36	397907	309533	Minor	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	9	Cabinet decision 10/7/03 declared surplus to requirements and is due for disposal.	-	Development potential, NO planning permission	Brownfield
C105	50 Park Street & Union Street, Bridgtown	0.08	88	398278	308597	Minor	YES	YES	Achievable within 6 - 15 years	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	7	-	Application CH/08/0006 was planning permission for 16 flats, now expired. Owner now considering revised scheme of 7 houses, in medium term. Site owned by intended developers. Requires relocation of business but this business is owned by landowner/developer so not considered a constraint.	-	Development potential, NO planning permission	Brownfield
C107	Parking area off Warwick Close, Rumer Hill	0.05	60	398811	309792	Minor	YES	YES	Achievable within 6 - 15 years	South & West Cannock	Suburban Area - 35dph	Hawks Green with Rumer Hill	100%	3	-	Identified as being suitable for 3 two bed bungalows but to be pursued in medium-longer term. Currently no authority to sell.	Coal Authority High Risk Development Area	Development potential, NO planning permission	Brownfield
C130	Garage Court off Brunswick Road near Georgian Place, Cannock	0.08	38	398143	310898	Minor	YES	YES	Achievable within 6 - 15 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	3	-	Identified as being suitable for 3 houses but to be pursued in medium-longer term. Cabinet authority to sell decision 21/08/2008.	-	Development potential, NO planning permission	Brownfield
C298	Land adjacent to 11 Stafford Lane, Hednesford	0.05	20	399739	312220	Minor	YES	YES	Achievable within 6 - 15 years	Hednesford Town Centre	Suburban Area - 35dph	Hednesford Green Heath	100%	1	-	CH/18/412 is full planning permission for the erection of a 4 bed detached dwelling, granted March 2019. Has now expired.	-	Development potential, NO planning permission	Greenfield
C299	Former Farm Garage, Hednesford Road, Heath Hayes	0.18	33	400886	310564	Minor	YES	NO	Achievable within 6 - 15 years	Hawks Green	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	-	6	Cleared site of former car garage. Planning permission CH/05/0161 for 9 flats and 2 dwellings granted June 2006- now expired. Site owned by developer, Tudorworth Properties, who do wish to develop site in the medium-longer term. Site capacity estimated based on provision of no flats-dwellings only.	-	Development potential, NO planning permission	Brownfield
C302	Cannock Royal British Legion, 21 Stafford Road, Cannock	0.03	277	397936	310376	Minor	YES	YES	Achievable within 6 - 15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	-	7	-	Full planning permission for proposed extension to create four 2-bedroom flats, granted May 2013 (CH/13/0086). Now expired. CH/18/247 is a planning application for a change of use to a 25 bedroom HMO and front and side extensions and floor alterations, refused December 2018. Appeal also dismissed. CH/20/026 is a planning application for site redevelopment to provide 18room HMO. Refused June 2020. CH/22/0352 is a planning application for the redevelopment of the site to provide 17 room house of mutiple occupation, refused January 2023. Capacity of 9 dwellings based upon calculation specified in NPPG using the average number of adults living in households, from published census data (17 bedrooms/1.86 local ratio). CH/25/0032 is a planning application for the change of use of a former British Legion Club to a 14-bedroom HMO, not yet determined . Capacity of 7 dwellings based upon calculation specified in NPPG using the average number of adults living in households, from published census data (14/1.86 local ratio).	Parking, scale and character. Proximity to CA,	Development potential, NO planning permission	Brownfield
C392	Land rear of 854 & 856 Pye Green Road, Hednesford	0.20	15.00	398849	314027	Minor	YES	YES	Achievable within 6 - 15 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	3	-	CH/16/470 is full planning permission for the erection of 3 dwellings, granted December 2017. Has now expired.CH/21/0286 is full planning permission for the erection of 3no. 3bed dahced dwellings with new access, including demolition of garage on land to rear of 854 & 856 Pye Green Road, granted January 2022. Has now expired.	TPO	Development potential, NO planning permission	Greenfield
C450	Land at 53 Gorsey Lane, Cannock	0.13	8	397,078	310213	Minor	YES	YES	Achievable within 6 - 15 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/17/252 is outline planning application for the erection of 1no three bed dormer bungalow, granted March 2019. CH/21/0099 is an application for approval of reserved matters following outline approval (CH/17/252), approved January 2022. Has now expired.	-	Development potential, NO planning permission	Greenfield
C464	Land at Rowley Close, Hednesford, Cannock	0.28	32.14	399515	313750	Minor	YES	YES	Achievable within 6-15 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	9	-	Identified as being suitable for 8-10 houses but to be pursued in medium term. No Cabinet authority to sell. Former garage site and land- garage bases remain along with large grassed area. .	Third party access	Development potential, NO planning permission	Greenfield/ Brownfield
C465	Land at The Willows, Cannock	0.23	39.13	397320	310057	Minor	YES	YES	Achievable within 6-15 years	South & West Cannock	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	9	-	Identified as being suitable for 8-10 houses but to be pursued in medium term. No Cabinet authority to sell. Informal amenity space with scout hut on site (currently on lease).	Current community use on site	Development potential, NO planning permission	Greenfield/ Brownfield
C466	Land at Middleway, Rawnsley	0.09	44.44	402072	312505	Minor	YES	YES	Achievable within 6-15 years	Hazelslade & Rawnsley	Suburban Area - 35dph	Hednesofrd Hills & Rawnsley	100%	4	-	Identified as being suitable for 4 houses but to be pursued in medium term. No Cabinet authority to sell. Currently serves as informal grassed area.	Coal Authority High Risk Development Area	Development potential, NO planning permission	Greenfield
C492	67 Sankey Road, Blackfords, Cannock, WS11 6DT	0.05	20	398920	311211	Minor	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/19/267 is a planning application for the Change of Use from 1no dwelling to 2no two bedroom apartments - granted February 2020. Has now expired.	-	Development potential, NO planning permission	Brownfield
C512	Allport Road, Cannock	0.09	23	398184	310320	Minor	YES	YES	Achievable within 6-15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	-	2	Identified in the Cannock Development Prospectus as a site for redevelopment as part of Town Centre redevelopment, but to be pursued in medium term. Potential for circa 2-3 residential homes. Also identified within the ELAA: CE40	-	Development potential, NO planning permission	Brownfield
C515	13 Bronte Drive, Cannock, WS11 7GL	0.03	40	400503	310809	Minor	YES	YES	Achievable within 6-15 years	Hawks Green	Suburban Area - 35dph	Hawks Green with Rumer Hill	100%	1	-	CH/20/100 is a planning application for a proposed detached dormer bungalow, granted July 2020. Has now expired.	-	Development potential, NO planning permission	Brownfield/ Greenfield
C522	5 Market Place, Cannock, WS11 1BS	0.13	45	398054	310040	Minor	YES	YES	Achievable within 6-15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	6	-	CH/20/244 is planning permission for the retention of ground floor retail (A1), change of use of part first floor and part second floor from ancillary Class A1 to Class C3 (6no. Residential units) with associated cycle parking, refuse storage and external alterations, granted October 2020. Has now expired.	Adj. Conservation Area. Proximity to a LB. Within the Cannock Town Centre & Primary Retail Area.	Development potential, NO planning permission	Brownfield
C527	Former Co-op Supermarket, Angelsey Street, Hednesford	0.14	57.14	400033	312423	Minor	YES	YES	Achievable within 6-15 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	-	8	Vacant site identified in the Development Capacity Study for potential mixed use. Indicative capacity based on Development Capacity study figures relating to sqm of site and mixed usepotential.	Adjacent LB. Abuts HNP Market Street Special Local Character Area (TC1)	Development potential, NO planning permission	Brownfield
C534	145 Moss Road, Blackfords, Cannock, WS11 6DF	0.01	71	399262	311576	Minor	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/21/0206 is an outline application (some matters reserved) proposed single detached bungalow & access, resolved August 2021(undertermined/file closed)	-	Development potential, NO planning permission	Greenfield

C537	154 - 156 Cannock Road, Chadsmoor, WS11 5BZ	0.07	59.70	398820	311425	Minor	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	4	-	CH/21/0257 is full planning permission for the demolition of existing two storey building containing retail use to ground floor and flats to the rear and first floor, and the construction of 1no. 3storey residential building containing 6no. 2 bed flats and associated works, granted December 2021. Net dwelling gain is 4 in consideration of demolition of existing 2no. flats. Has now expired.	-	Development potential, NO planning permission	Brownfield
C539	Shop 1 Huntington Terrace Road, Cannock, WS11 5HA	0.01	77	398676	311366	Minor	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/21/0259 is an application for prior approval for a change of use to dwellinghouse (C3), first floor conversion into a 1bed flat with bedroom in loft space, approved March 2022. Has now expired.	-	Development potential, NO planning permission	Brownfield
C546	The Pled Piper, 114 Pye Green Road, Cannock, WS11 5RZ	0.12	25	398034	311060	Minor	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	3	-	CH/21/0262 is an outline application (some matters reserved) (appearance/landscape) for the proposed erection of 2no. Dormer bungalows, not yet determined. Site associated with completed SHLAA 2021 site C350.	-	Development Potential, NO planning permission.	Brownfield/ Greenfield
C598	1 Fairmount Drive, Cannock	0.03	31	398383	309895	Minor	YES	YES	Achievable within 6-15 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Longford & Bridgtown	100%	1	-	CH/25/0003 is a planning application for the erection of 1bed dwelling, not yet determined. CH/24/107 is a planning application for the erection of 1no. Detached 2bed dwelling, refused November 2024.	-	Development Potential, NO planning permission.	Greenfield
C604	34 Chapel Street, Heath Hayes, Cannock	0.10	31	401197	310115	Minor	YES	YES	Achievable within 6-15 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	3	-	CH/24/301 is an outline planning application with some matters reserved for the erection of 3no. Semi-detached bungalows and replacement of 1no. Detached house, not yet determined. Net dwelling gain of 3.	-	Development Potential, NO planning permission.	Brownfield/ Greenfield
C608	167 Belt Road, Cannock	0.05	22	398721	312591	Minor	YES	YES	Achievable within 6-15 years	North Cannock/ Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	1	-	CH/25/0065 is an outline planning application all matters reserved for the erection of 1no. Dwelling following demolition of existing garage, not yet determined.	Partial cover of Historic Landfill Site. Abuts Green Space Network.	Development Potential, NO planning permission.	Brownfield
C609	156 Bevan Lee Road, West Chadsmoor, Cannock	0.01	78	397768	311485	Minor	YES	YES	Achievable within 6-15 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/25/0074 is a prior approval application for the change of use from existing fast food takeaway into a bedsit with shower room and kitchen area, not yet determined.	-	Development Potential, NO planning permission.	Brownfield

Cannock Minor Sites Totals														72	25	
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MINOR SITES: RUGELEY & BRERETON

R88	Former Abattoir, Love Lane, Rugeley	0.16	12.71	404872	318008	Minor	YES	YES	Achievable within 6-15 years	North Rugeley/ Brereton	Urban Town Centre - 50dph	Western Springs	100%	2	-	CH/11/0403 is a withdrawn planning application for the erection of 3 dwellings. CH/19/354 is planning application for the erection of 2 dwellings. granted February 2020. Has now expired.	Green Space Network. Adjacent to Conservation Area. Access.	Development potential, NO planning permission	Brownfield
R114	Garage Court, St Michaels Drive, Brereton	0.14	29	405212	316497	Minor	YES	YES	Achievable within 6-15 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	4	-	A Cabinet report dated 29.01.15 to obtain approval via a development brief to develop four two bed houses by October 2017. Council built properties for affordable housing provision. Replaces former site R24. In proximity to Conservation Area. Site now being considered for development in the medium term. Cabinet authority to sell decision 15/11/07.	-	Development potential, NO planning permission	Brownfield
R163	9 Brereton Fields Cottage, Gorse Lane, Brereton Rugeley	0.08	13	404554	316582	Minor	YES	YES	Achievable within 6-15 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/17/358 is outline planning permission for the erection of 1no. Detached 4 bedroom houses, granted December 2017. Has now expired. CH/23/0353 is a planning application for the erection of 1no. 4bed dwelling, not yet determined. Formerly Land at Brereton Fields, 37 Gorse Lane, Rugeley.	AONB	Development potential, NO planning permission	Greenfield
R164	57 Horsefair, Rugeley. WS15 2EJ	0.07	57	404578	317660	Minor	YES	YES	Achievable within 6-15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	4	-	CH/17/343 is a retrospective application to change the use of first floor office to residential apartment, refused September 2021. CH/21/0381 is full planning approval for the conversion and extension of building to create 3no. First floor flats and 1no. ground floor flat and, retrospective permission for the shopfront, granted November 2021. Has now expired.	Conservation Area	Development potential, NO planning permission	Brownfield
R168	Land off Ashleigh Road, Pear Tree Estate, Rugeley	0.26	35	404325	317242	Minor	YES	YES	Achievable within 6-15 years	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	9	-	CH/17/295 is a full planning application for the erection of two pairs of semi-detached dwellings, granted February 2019. Has now expired. Formerly Land off Ashleigh Road, Pear Tree Estate, Rugeley (R168) and Land adjacent to 28 Hardie Avenue, Rugeley (R142 - CH/15/0255) combined following the submission of application CH/23/0401 for the erection of 8no. 3bed semi detached houses and 1no. 3bed detached house on land between Ashleigh Road and Hardie Avenue, awaiting S106.	Green Space Network	Development Potential, NO planning permission.	Brownfield
R173	Land at Kelly Avenue/Couthwaite Way, Brereton	0.10	50	404729	316907	Minor	YES	YES	Achievable within 6 - 15 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	5	-	Identified as being suitable for 4-6 houses but to be pursued in medium term. No Cabinet authority to sell. Grassed area/embankment adjacent to Council owned flats.	-	Development potential, NO planning permission	Greenfield
R183	28 West Butts Road, Rugeley	0.04	25	402754	318423	Minor	YES	YES	Achievable within 6 - 15 years	Western Rugeley	Suburban Area - 35dph	Etching Hill & the Heath	100%	1	-	CH/18/418 is outline planning permission for the erection of 1no. Dwelling to the rear, granted February 2019. Timeframe has expired for submission of Reserved Matters.	AONB	Development potential, NO planning permission	Greenfield
R186	Rugeley Police Station, Anson Street, Rugeley	0.13	54	404452	318041	Minor	YES	YES	Achievable within 6 - 15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	-	7	Site suggested for conversion to residential apartments with relocation of police station to nearby fire station. No capacity suggested by applicant. Capacity has potential to increase with higher density proposal.	Conservation Area, Flood Zone 2 at entrance to site	Development potential, NO planning permission	Brownfield
R195	2 Elmore Lane, Rugeley, WS15 2DJ	0.06	113	404332	318080	Minor	YES	YES	Achievable within 6 - 15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	7	-	CH/20/004 is a planning application for the demolition of existing commercial building and the erection of 7no. Apartments - granted February 2020. Has now expired.	Edge of site in Flood Zone 2. Listed Building in close proximity. Abutting Conservation Area.	Development potential, NO planning permission	Brownfield
R216	25 Coppice Road, Rugeley, WS15 1LT	0.05	21	400194	312355	Minor	YES	YES	Achievable within 6 - 15 years	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/21/0427 is a planning application for the erection of a pair of 3bed semi-detached dwellings, withdrawn January 2022. CH/22/0048 is a planning application for the erection of 1no. 3 bed detached dwelling, refused June 2022. CH/23/0102 is a planning application for the erection of 1no. Bedroom bungalow, refused April 2023. CH/25/0025 is a planning application for the erection of 3bed detached dwelling adjoining existing semi-detached dwelling and relocation of 3no. public car parking spaces, not yet determined.	-	Development potential, NO planning permission	Brownfield/ Greenfield
R218	15 Post Office Lane, Slitting Mill, Rugeley, WS12 2UP	0.08	12	402794	317331	Minor	YES	YES	Achievable within 6 - 15 years	Slitting Mill	Rural Area - Established Settlement/ Village - 20dph	Etching Hill & the Heath	100%	1	-	CH/25/0092 is a planning application for the demolition of the existing dwelling and the erection of 2no. Replacement dwellings, not yet determined. Net Dwelling Gain of 1.	TPOs. National Landscape.	Development potential, NO planning permission	Brownfield
R224	Garages to the rear of public car park, Market Street, Rugeley, WS15 1BT	0.04	49	404493	318193	Minor	YES	YES	Achievable within 6-15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	2	-	CH/22/0435 is a planning application for the proposed demolition of the existing lock-up garages and construction of 2no. New dwellings, not yet determined.	Part of site in Flood Zone 2. Proximity to LB. Part of site within CA. Town Centre Boundary.	Development Potential, NO planning permission.	Brownfield

R235	Clinton Cards, 17 Lower Brook Street, Rugeley	0.03	155	404453	318024	Minor	YES	YES	Achievable within 6-15 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	5	-	CH/25/0049 is a planning application for the change of use of the building from retail (Use Class E) to a mixed use which comprises commercial (Use Class E) on thr ground floor with a flat (Use Class C3) to the rear and 8bedroom HMO (Sui Gernis) on part ground, first and second floor, not yet determined. HMO capacity of 4 dwellings based upon calculation specified in NPPG using the average number of adults living in households, from published census data (8 bedrooms/1.86 local ratio) total net gain of 5no. dwellings.	LB. Within CA. Within Rugeley TC. Within Flood Zone 2.	Development Potential, NO planning permission.	Brownfield
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Rugeley Minor Sites Totals														42	7				
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MINOR SITES: NORTON CANES																			
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N5	Garage court off Red Lion Lane / Braemar Road, Norton Canes	0.14	36	402626	307718	Minor	YES	YES	Achievable within 6-15 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	-	5	Cabinet decision 21/08/08 to set in motion course of action for disposal of garage courts. Site is still with Housing Services. Site is accessible from both sides. Identified as being suitable for 5 dwellings (mix of two bed houses and bungalows) currently being considered for development in medium term.	-	Development potential, NO planning permission	Brownfield
N69	164 Burntwood Road, Norton Canes	0.02	50	402,594	309,134	Minor	YES	YES	Achievable within 6-15 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/18/237 is outline planning permission for the demolition of existing garage and erection of 1no. Detached dwelling, granted September 2018. CH/21/0305 is outline planning permission for the demolition of existing garage & car port, erection of a new dwelling, granted September 2021. Has now expired.	-	Development potential, NO planning permission	Brownfield
N70b	151 Unit 2, Walsall Road, Norton Canes, Cannock, WS11 9QX	0.03	116	401899	308267	Minor	YES	YES	Achievable within 6-15 years	Norton Canes	Suburban Area - 35dph	Norton Canes	200%	4	-	CH/23/0287 is a planning application for the partial demolition of the ground floor, 2 storey rear extension and conversion into 4no 1bedroom apartments, withdrawn December 2023. CH/24/010 is a planning application for the change of use and partial demolition of existing shop and two storey rear extension to provide 2no. 2bed apartments, not yet determined.	-	Development potential, NO planning permission	Brownfield
N77	17 Washbrook Lane, Norton Canes, Cannock, WS11 9PE	0.23	4.43	401255	308172	Minor	YES	YES	Achievable within 6-15 years	Norton Canes	Green Belt urban extension- 35dph	Norton Canes	100%	1	-	CH/20/402 is a planning application for the demolition of existing buildings and creation of 1 single storey dwelling with detached garage, granted February 2021. Has now expired.	High Pressure Pipeline (Buffer Zone covers site). Green Belt.	Development potential, NO planning permission	Brownfield
N79	Ivy Gate Cottage, 38 Norton Green Lane, Norton Canes, Cannock, WS11 9PR	0.02	59	401682	307829	Minor	YES	YES	Achievable within 6-15 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/20/207 is planning permission for the change of use from detached garage to 1 bed dwelling, granted October 2020. Has now expired.	-	Development potential, NO planning permission	Brownfield

Norton Canes Minor Sites Totals														7	5				
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6-15 YEAR MINOR SITES SUB-TOTALS:														121	37				
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GRAND TOTAL 6-15 YEAR SITES										1206	219										
										1425											

APPENDIX J: POST PLAN PERIOD

													Potential Yield						
Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3	Notes	Potential Constraints	Status	Brownfield/ Greenfield

POST PLAN PERIOD MAJOR SITES

MAJOR SITES: CANNOCK, HEDNESFORD & HEATH HAYES

C63	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford	0.30	83	399861	312498	Major	YES	YES	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	25	-	CH/08/0165 is full planning permission for 25 flats and 2 bungalows. Application has expired. Site owner still wishes to take site forward for residential development. Site 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. The site has been allocated for residential land within the Local Plan Review Reg 19.	Hednesford Local List Building No.6	Development potential, NO planning permission	Brownfield
C220a	Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock	0.9	37	399794	311364	Major	YES	YES	-	Hednesford Hills & Rawnlsey	Suburban Area - 35dph	Hednesford South	100%	34	-	Would involve demolition of existing manufacturing/storage properties and land acquisition. Pre-application discussions undertaken. Majority landowner is developer- however it may require additional landowners to facilitate wider development.	Adjacent industrial uses	Development potential, NO planning permission	Brownfield/ Greenfield
C220b	Site B - Image Business Park, East Cannock Road, Hednesford, Cannock	0.7	50	399723	311352	Major	YES	YES	-	Hednesford Hills & Rawnlsey	Suburban Area - 35dph	Hednesford South	100%	33	-	Would involve demolition of existing manufacturing/storage properties and land acquisition. Pre-application discussions undertaken. Majority landowner is developer- however it may require additional landowners to facilitate wider development.	Adjacent industrial uses	Development potential, NO planning permission	Brownfield
C488	Land at 521 Pye Green Road, Hednesford, Cannock	2.02	39.60	398495	313411	Major	YES	YES	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	-	80	-	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 approx 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. The site has been allocated for residential land within the Local Plan Review Reg 19.	Proximity to SAC and AONB. Part of site Coal Authority High Risk Development Area.	Development potential, NO planning permission	Brownfield/ Greenfield

Cannock Major Sites Totals													172	0					
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MAJOR SITES: RUGELEY & BRERETON

R18a	Parcel of land at The Mossley off Armitage Road	0.02	0	404957	317484	Major	YES	YES	-	North Rugeley/ Brereton	Suburban Area - 35dph	Western Springs	100%	-	-	Site associated with development proposal at R18 but is under separate ownership. At present it is unclear whether or not this parcel would be required to facilitate access to R18 therefore no capacity is identified but may be forthcoming as part of wider development scheme for R18.	Landownership/ highways access Adjacent to Conservation Area.	Development potential, NO planning permission	Brownfield
R43a	Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton	1.70	41	404767	316465	Major	YES	YES	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	70	-	Site comprises the former Kodak Finishing Works and a Transport Depot. Identified as low quality employment area. Site area is 2.3ha. Net developable area assumed to be 1.7ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Potential site investigation required to rear of site (colliery spoil). Coal Authority High Risk Development Area. Adjacent to AONB. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield
R43b	Former Milk Depot, Redbrook Lane Industrial Estate, Brereton	0.68	34	404819	316525	Major	YES	YES	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	23	-	Site comprises the former Kodak Finishing Works and a Transport Depot. Currently occupied by business. Identified as low quality employment area. Site area is 0.75. Net developable area assumed to be 0.68ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Coal Authority High Risk Development Area. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield
R43c,d,e,f,g	Sites at Redbrook Lane Industrial Estate, Brereton	0.70	34	404723	316458	Major	YES	YES	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	24	-	Site forms part of current industrial estate- buildings partly occupied. Multiple landowners. Identified as low quality employment area. Site area is 0.8ha. Net developable area assumed to be 0.7ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield
R43h	Land at Redbrook Lane, Brereton	0.60	33	404800	316397	Major	YES	YES	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	20	-	Site forms part of current industrial estate- buildings partly occupied. Identified as low quality employment area. Site area is 0.65ha. Net developable area is assumed to be 0.6ha.	Site is subject to possible contamination-not considered a major constraint by the landowner. Adjacent industrial uses.	Development potential, NO planning permission	Brownfield

Rugeley Major Sites Totals													137	0					
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MAJOR SITES: NORTON CANES																		
																NO SITES IN THIS CATEGORY		
Norton Canes Major Sites Totals														0	0			
POST PLAN PERIOD MAJOR SITES SUB-TOTALS:														309	0			
GRAND TOTAL POST PLAN PERIOD SITES														309	0			
														309				

APPENDIX K: GREEN BELT & NATIONAL LANDSCAPE SITES

															Potential Yield					
Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3	Notes	Potential Constraints	Status	Brownfield/ Greenfield/ Grey Belt	
GREEN BELT & NATIONAL LANDSCAPE SITES																				
CANNOCK, HEDNESFORD & HEATH HAYES																				
C115	Land at Newlands Lane, Heath Hayes	0.75	34.07	401296	309849	Major	NO	NO	-	Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes& Wimblebury	90%	-	23	The site currently functions as a nursery/garden centre. It was put forward as site 07 in the Site Allocations. Not promoted since 2008.	Green Belt. Coal Authority High Risk Development Area. Landowner intentions.	-		
C116	Land south of A5190, Lichfield Road, Heath Hayes	14	-	401525	309625	-	NO	NO	-	Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Heath Hayes& Wimblebury	75%	-	-	Formerly proposed large extension- original submission for 3,000 dwellings for whole site. Area now largely covered by other more recent submissions for separate parcels including C84, C116(a), C116(b), C279, C352 and C326. This site is therefore the remainder of land from original site C116 carried forward. Area largely comprises the Fair Lady Coppice Country Park. Unlikely to accomodate built development- may form part of open space to adjoining larger scale proposals.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Local Plan Proposed Recreational Footpath/Cycle Route to south of site. Fair Lady Coppice Country Park- accesssible recreational area of ecological value. Proximity to AQMA. Landowner intentions.	-		
C116a and C116b	Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)	20	58	400574	309641	Major	NO	YES	-	Hawks Green / Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Norton Canes	-	700	-	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. Site is being promoted in conjunction with adjacent land that would form Country Park (Site C116(b) that was formerly promoted for residential development). Site area of C116(a) is 32.4ha. NDA is circa 20ha (60% given scale of site). 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. Work 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. Promotional document provided. Potential for BNG. The site has been allocated for strategic residential land within the Local Plan Review Reg 19.	Green Belt. Coal Authority High Risk Development Area (on southern part of C116b). Adjacent to SBI. Proximity to listed building on Lichfield Road. Public right of way through site. Proposed recreational footpath/cycle route lies along southern boundary of C116b. In proximity to operational landfill.	-		
C116c	Land south of Cannock Road A5190, Heath Hayes	5.18	29	401016	309831	Major	NO	YES	-	Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	150	-	Previously formed part of C116 but site has since been put 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 area 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 remainder 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 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.	Green Belt. Site is covered by TPO group with area of woodland to west of site. Parts of site Coal Authority High Risk Development Area. Adjacent to SBI.	-		
C119	Former Severn Trent Plc Land, Wedges Mills	1.65	34	396996	308782	Major	NO	NO	-	A5/ Greater Bridgtown / Green Belt & AONB	Green Belt Urban Extension- 35dph	Cannock, Longford & Bridgtownw	90%	-	50	Sole landowner promoting site, not developer. Hatherton Branch canal safeguarded route runs via site. Cross boundary site with South Staffordshire- total site area is approx 7.4ha. Also suggested for employment/recreational uses- ELAA ref CE54. Almost whole of site within CCDC is covered by Flood Zone 3 so considered to be significantly constrained physically.	Green Belt. Access Problems, Flood Risk (Zones 2 and 3), Potential Contamination (former effluent lagoon). Historic Landfill. Hatherton Branch Canal route.	-		
C120	Land at the Grange, Cannock Wood St, Hazelslade	1.2	15	402679	312381	Major	NO	YES	-	Hazelslade & Rawnsley/ Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	90%	-	16	Sole landowner promoting site, not developer. Has been suggested for mix of potential uses, including residential.	Green Belt. Proximity to AONB. TPO's. Coal Authority High Risk Development Area.	-		
C121	Land to the rear of Longford House, Watling Street, Cannock	1.18	38	396750	309253	Major	NO	YES	-	South & West Cannock/ Green Belt & AONB	Green Belt Urban Extension- 35dph	Cannock, Longford & Bridgtown	-	45	-	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. The site has been allocated for strategic residential land within the Local Plan Review Reg 19.	Green Belt. TPOs on site. Proximity to Grade 2 Listed Building (to south of site).	-		
C135	Land at corner of Cumberledge Hill and H, Wagstaff, Land at Corner of Cumberledge Hill and Holly Hill Road, Cannock Wood, WS15	0.09	16.66	404018	312191	Minor	NO	NO	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	100%	-	1	CH/23/055 is an application for the erection of a 2bedroom bungalow and integral garage, refused March 2023. Site formerly Land at the junction of Cumberledge Hill and Holly Hill Road, Cannock Wood. Boundary Change from last SHLAA.	Green Belt and AONB. TPO. Landowner intentions	-		
C136	Land adjacent to 29 Cumberledge Hill, Cannock Wood	0.95	15	404120	312116	Major	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	90%	-	13	Sole landowner promoting site, not developer. Site is greenfield.	Green Belt and AONB. Coal Authority High Risk Development Area.	-		

C137	Land at Hayfield Hill, Cannock	1.12	15	404546	311588	Major	NO	NO	-	Cannock Wood/ Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	90%	-	15	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 site removed from wider allocation accordingly.	Green Belt and AONB.	-	
C171	Land off Rugeley Road, Hazelslade, Cannock	2.96	15.77	402630	313163	Major	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	75%	-	35	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.	Green Belt and AONB. Southern edge of site affected by Coal Authority High Risk Development Area.	-	
C174	Land at the Bungalow, Rugeley Road, Hazelslade, Cannock	0.61	16.34	401960	312808	Major	NO	YES	-	Hazelslade & Rawnsley/ Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	90%	10	-	Sole landowner promoting site, not developer. Site is greenfield, currently in equestrian use. Site is situated outside the Settlement Boundary.	AONB. Coal Authority High Risk Development Area.	-	
C264	Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock	38	-	402214	311675	-	NO	YES	-	Hazelslade & Rawnlsey / Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	-	-	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 submissions 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.	Green Belt. Coal Authority High Risk Development Area. Previously formed part of Open Cast Coal and Clay quarry. Public rights of way through part of site. Northern boundary adjacent to proposed recreational footpath/cycle route.	-	
C264a	Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)	1.2	30.83	401795	311225	Major	NO	YES	-	Heath Hayes & Wimblebury/ Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	37	-	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 dependant upon third party landownership to provide sufficient capacity. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Previously formed part of Open Cast Coal and Clay quarry.	-	
C264b	Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)	6.5	30.00	401995	311446	Major	NO	YES	-	Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	195	-	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 dependant upon third party landownership to provide sufficient capacity. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.	Green Belt. Coal Authority High Risk Development Area. Previously formed part of Open Cast Coal and Clay quarry.	-	
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)	4.3	14.65	401910	311815	Major	NO	YES	-	Hazelslade & Rawnlsey / Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	63	-	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 dependant upon third party landownership to provide sufficient capacity. NDA approx based upon capacity and assumed density in Vision Document. See also C264 commentary.	Green Belt. Previously formed part of Open Cast Coal and Clay quarry.	-	
C264d	Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)	21	29.95	402320	311759	Major	NO	YES	-	Hazelslade & Rawnsley / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	629	-	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.	Green Belt. Coal Authority High Risk Development Area. Access may rely on other sites coming forward in tandem/prior to this site. Previously formed part of Open Cast Coal and Clay quarry.	-	
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)	5	29.00	402644	312046	Major	NO	YES	-	Hazelslade & Rawnsley / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	145	-	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.	Green Belt. Proposed Recreational Footpath/Cycle Way may cross proposed access point. Previously formed part of Open Cast Coal and Clay quarry.	-	
C265	Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock	84.6	33.33	402766	311332	Major	NO	YES	-	Heath Hayes & Wimblebury / Green Belt & AONB / Prospect Village	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury / Hednesford Hills & Rawnsley	60%	2820	-	Sole landowner promoting site, not developer. Site is greenfield. Same landowner promoting site C264 ahead of C265 at present. LPPO submissions 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.	Green Belt. SBI designation on part of site. Coal Authority High Risk Development Area. Adjacent to SSSI. Features of archaeological interest. Historic Landfill at edge of site. Previously formed part of Open Cast Coal and Clay quarry.	-	
C279a	Land east of Wimblebury Road at Bleak House, Heath Hayes	11	37.27	401935	310505	Major	NO	YES	-	Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	-	410	-	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. Work identifies woodland, water features and hedgerows on site- further survey work required to determine extent of species and habitats. The site has been allocated for strategic residential land within the Local Plan Review Reg 19.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. In proximity to SSSI. Previously formed part of Open Cast Coal and Clay quarry. Some mine shafts on site.	-	
C279b	Land east of Wimblebury Road at Bleak House, Heath Hayes (Southern Parcel)	11	12.95	402073	310113	Major	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Heath Hayes & Wimblebury	75%	190	-	Housebuilder (Taylor Wimpey) are landowner and site promoter. Site being promoted in conjunction with C279a (covering C84). Development statement prepared with indicative masterplan for site, provision identified for potential for meeting infrastructure requirements in the local area. The site has been allocated for safeguarded land within the Local Plan Review Reg 19.	Green Belt. Abuts SSSI. Coal Authority High Risk Development Area.	-	
C342	Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford	33	33.33	400046	313951	Major	NO	YES	-	Pye Green Valley / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Pye Green	60%	1100	-	Sole landowner promoting site, not developer. Site is greenfield, currently in agricultural use.	Green Belt and AONB	-	

C352	Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes	1.59	28.30	401499	309832	Major	NO	YES	-	Heath Hayes & Wimblebury/ Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	90%	45	-	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 45-50 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.	Green Belt. Coal Authority High Risk Development Area on southern boundary of site. Historic Landfill. Would require relocation of current use, particularly given represents in use playing pitches. Nearby Fair Lady Coppice (wildlife site). Third party landownership constraints.	-	
C373a	Land at Court Bank Farm, Cannock Wood	0.71	22.67	404211	311628	Major	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	100%	-	16	Sole landowner promoting site, not developer. Site is predominately 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. Overall site area 37ha. 7ha of ancient woodland area also containing ancient monument removed from site area. Site capacity represents maximum estimate based upon assumed 60% NDA of 30ha. Small parts of site adjoin Cannock Wood Settlement Boundary. Part of site formerly site C172. Site Boundary reduced in Call for Sites to include only the land covering 84 Hayfield Hill and the UKAA Business Premises. Reduction from 30ha to 1.024ha. Site reduced to reflect split with C373b.	Green Belt and AONB. Coal Authority High Risk Development Area. Site is greenfield, currently in mixed use (grazing, equestrian facilities, antiques operation). Ancient Woodland, SBI and TPOs abut parts of site.	-	
C373b	Hill Farm, 84 Hayfield Hill, Cannock Wood, Cannock, WS15 4RU	0.32	12.40	404543	311483	Minor	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	100%	4	-	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 4th building to residential - withdrawn September 2022.	Green Belt and AONB. Abuts TPOs, Ancient Woodland, SBI.	-	
C375a, b and c	Land off Rugeley Road, A460, Hednesford, Staffordshire	2.48	26.94	400975	313545	Major	NO	YES	-	Pye Green Valley / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Pye Green	75%	50	-	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 development 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)).	Green Belt and AONB. Former sand and gravel quarry and landfill site. Land contouring may be required. On site water body acts as flood alleviation for Rawnsley Road. Culverting of watercourse running through site may be required. Adjacent to SBI.	-	
C376a	Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood	2.3	5.80	403296	312038	Major	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	-	10	-	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.	Green Belt and AONB. SBI designation.	-	
C376b	Land at Cannock Wood Tip, off New Hayes Road, Cannock	10.94	20.57	403499	312439	Major	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	60%	-	135	Landowner, promoting site for potential residential re-development or the provision of a site for biodiversity enhancement. Site former colliery tip but represents greenfield land (now restored). Site is wholly covered by SBI designation and therefore considered significantly physically constrained.	Green Belt. Abuts AONB. SBI Designation.	-	
C399	Land at junction of New Hayes Road and Ironstone Road, Cannock Wood	1.95	19.83	403533	311914	Major	NO	YES	-	Prospect Village / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	75%	-	29	Landowners promoting site, not developer. Site is greenfield.	Green Belt and AONB. Adjacent to SBI.	-	
C400	Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)	1.17	17.09	404396	312087	Major	NO	YES	-	Cannock Wood/ Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	90%	-	18	Landowners promoting site, not developer. Site is greenfield.	Green Belt and AONB.	-	
C401	Land adjacent to 18 Cumberledge Hill, Cannock Wood	1.1	15.15	404424	312216	Major	NO	YES	-	Cannock Wood/ Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	90%	-	15	Landowners promoting site, not developer. Site is greenfield.	Green Belt and AONB.	-	
C402	Land to the rear of 40-46 Hayfield Hill, Cannock Wood	0.38	15.79	404505	311859	Minor	NO	YES	-	Cannock Wood/ Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	100%	-	6	Sole landowner promoting site, not developer. Site currently in agricultural use mainly and represents largely greenfield land. No detailed assessments or site promotion work undertaken to date. Adjacent to Cannock Wood settlement boundary.	Green Belt and AONB.	-	
C403	Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood	0.13	15.38	404528	311157	Minor	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	100%	-	2	Sole landowner promoting site, not developer. Site currently in agricultural use mainly and represents largely greenfield land. No detailed assessments or site promotion work undertaken to date. Not adjacent to Cannock Wood settlement boundary.	Green Belt and AONB.	-	
C433	Land adjacent Rugeley Road, Hazelslade	3.37	19.80	402502	313009	Major	NO	YES	-	Hazelslade & Rawnsley / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	75%	-	50	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.	Green Belt and AONB. Part of site Coal Authority High Risk Development Area. Adjacent to SBI/Local Nature Reserve.	-	
C467	Land at Old Ironstone Road, Burntwood/Wimblebury	1.00	44.44	403780	310953	Major	NO	YES	-	Green Belt & AONB	Green Belt Urban Extension- 35dph	Heath Hayes & Wimblebury	90%	40	-	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 accomodate wholly residential development (circa 40 dwellings). Pond and woodland on site. No detailed site assessments undertaken to date.	Green Belt. Coal Authority High Risk Development Area. Previously formed part of Open Case Coal and Clay quarry.	-	

C489	Land at Newlands Lane, Heath Hayes	3.60	38.89	399920	309686	Major	NO	YES	-	Hawks Green / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	140	-	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. The site's viability is subject to assessment and possible further investigation. Site area is 4.8ha and suggested capacity of circa140 dwellings, however doesn't take into account NDA. Assumed NDA at 75%. The site is a vacant site and it is proposed to be available to come forward immediately. The site has been allocated for safeguarded land within the Local Plan Review Reg 19.	Green Belt. Part of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. Proximity to listed building on Lichfield Road. Proximity to SBI. Lies adjacent to operational landfill site.	-	
C541	Land South East of New Hayes Farm, Holly Hill Road, Cannock Wood, WS15 1EE	0.06	18.18	403993	312237	Minor	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15-20dph	Hednesford Hills & Rawnsley	100%	1	-	CH/21/0292 is a planning application for the change of use of stables to dwelling, refused September 2021.	Green Belt and AONB.	-	
C559	Land off Holly Hill Road, Cannock Wood	0.54	2	404040	312292	Minor	YES	YES	Achievable within 6-15 years	Green Belt & AONB	Green Belt and AONB - 15-20dph	Hednesford Hills & Rawnsley	100%	1	-	Sole landowner promoting the site, not developer. Proposing 1-4 dwellings. Site is being proposed for availability in the short term. Boundary Amendment.	Coal Authority Development High Risk Area. GB & AONB.	-	Greenfield
C564	The Holding, Rugeley Road, Hazelslade, Cannock, WS12 0PH	0.29	3	401507	312936	Minor	NO	NO	-	Green Belt & AONB	Green Belt and AONB - 15-20dph	Hednesford Hills & Rawnsley / Hednesford Pye Green	100%	1	-	CH/22/0321 is a planning application for the demolition of equestrian buildings and the erection fo 1no. 3bed dwellinghouse, refused October 2022. CH/23/0111 is planning permission for the demolition of equestrian buildings and erection of 3-bed dwellingshouse (resubmission of CH/22/0321), approved February 2024.	Green Belt and AONB.	-	
Cannock Totals														6786	424				
RUGELEY & BRERETON																			
R28	Land at Springs Farm, Brereton	6.07	33.61	405400	315784	Major	NO	YES	-	Brereton & Ravenhill / Green Belt & AONB	Green Belt Urban Extension-35dph	Brereton & Ravenhill	-	204	-	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 restraints on the site a topographical survey 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. Illustrative Masterplan provided.	Green Belt and on the edge of AONB. Coal Authority High Risk Development Area at edge of site. Overhead power line crosses site. Proximity to Heritage Assets.	-	
R29a	Land to the north of Armitage Lane, Rugeley	0.762	21.87	405892	316397	Major	NO	YES	-	Brereton & Ravenhill / Green Belt & AONB	Green Belt and AONB - 15-20dph	Brereton & Ravenhill	90%	-	15	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). No NDA provided assumed at 90%. Site split with R29b as SCC submitted site separately.	Green Belt and access issues	-	
R29b	Land at Hobbs View, Armitage Lane, Brereton, Rugeley, WS15 1ED	0.502	22.13	405858	316302	Major	NO	YES	-	Brereton & Ravenhill / Green Belt & AONB	Green Belt and AONB - 15-20dph	Brereton & Ravenhill	90%	10	-	Site owned by SCC, identified as vacant highway land surplus to requirements. Proposed for residential development of circa 10-15dwellings. Site viability subject to assessment and possible further investigation. The site is vacant land and is available to be brought forward immediately.	Green Belt.	-	
R30	Lakeside smallholding, Hagley Drive, Rugeley	1.67	0.60	403854	317908	Minor	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etchinghill & The Heath / Western Springs	75%	1	-	Owner wants to put 1 dwelling on the greenbelt part of the site. No NDA provided assumed at 75%.	Green Belt. TPOs.	-	
R32	Land East of The Meadows, Armitage Lane, Brereton	1.49	22.22	405854	316148	Major	NO	YES	-	Brereton & Ravenhill / Green Belt & AONB	Green Belt Urban Extension-35dph	Brereton & Ravenhill	90%	33	-	Landowner and site promoter is housebuilder. Site is greenfield. No detailed site assessments undertaken to date. Land forms steep embankment. Site area is 1.65ha but no NDA provided. Assumed to be 90%.	Green Belt. TPOs (in proximity).	-	
R33	Land adjacent to The Birches, Rugeley	5	30.00	403471	317193	Major	NO	YES	-	Hagley / Green Belt & AONB	Green Belt Urban Extension-35dph	Western Springs	-	150	-	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 assesments undertaken to date. Adjacent to urban edge.	Green Belt. Flood Zones 2 and 3 at edge of site. Watermain crosses site with wayleave strip.	-	
R37	Land east of the junction of Stile Cop Road and A460 Hednesford Road, Rugeley	1.74	17.24	403681	316457	Major	NO	YES	-	Hagley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Western Springs	75%	30	-	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%.	Green Belt and AONB. Public footpath crosses northern part of site.	-	
R38	Land at Hagley Park Farm and Jones Lane, Rugeley	2.5	26.00	403374	317506	Major	NO	YES	-	Slitting Mill / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath / Western Springs	-	65	-	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.	Green Belt. Flood Zones 2 and 3 at western edge of site. Public right of way crosses southern part of site. Pumping station at northern corner of site.	-	
R39	Land Adjacent to No.1 Forge Row, Slitting Mill, Rugeley	0.23	4.35	402615	316724	Minor	NO	YES	-	Green Belt/AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	100%	1	-	Sole landowners promoting site for self build development. Site lies adjacent to 7 houses and is currently in use as a garden by the owners. Suggested development of 1 detached low energy, eco-standard house. Greenfield site.	Green Belt and AONB. High pressure gas pipeline crosses small portion of northern edge of site(Buffer Zone covers large portion of site).	-	
R74	Land between Etching Hill Road and Stafford Brook Road, Rugeley	1.69	14.78	402424	318613	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	90%	25	-	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%.	Green Belt and AONB. TPOs. Adjacent to SBI.	-	
R87	Land north of Post Office Lane, Slitting Mill	0.72	5.56	402767	317451	Minor	NO	YES	-	Slitting Mill / Green Belt & AONB	Rural Area - Established Settlement or Village - 20dph	Etching Hill & The Heath	90%	4	-	Joint landowner promoting site. Greenfield site currently in use as rough grazing land with woodland. Suggested for potential self build and agricultural worker dwellings. Site assessment and promotion work undertaken via previous planning application. CH/11/0207 is a refused outline planning application for 3 dwellings. Appeal also dismissed on grounds of detrimental impact upon the AONB. Site within Slitting Mill Settlement Boundary. NDA not provided assumed at 90%	AONB. TPO	-	
R106	Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley	1.65	20.00	402344	318065	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	75%	33	-	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%.	Green Belt and AONB. TPOs.	-	

R112	Land between the Rising Brook and Hednesford Road, Rugeley	7	30.00	403187	316424	Major	NO	YES	-	Hagley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath / Western Springs	-	210	-	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 35.65ha. 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.	Green Belt. AONB. High pressure gas pipeline at south of site. Railway line at western boundary of site. Public right of way along northern boundary.	-	
R128	Land at Coalpit Lane, Brereton, Rugeley	7.5	15.07	405077	315755	Major	NO	YES	-	Brereton & Ravenhill / Green Belt & AONB	Green Belt and AONB - 15-20dph	Brereton & Ravenhill	75%	-	113	Landowner promoting site, not developer. Site is greenfield. Site is being promoted for Employment/Other:Leisure-BNG over residential development - ELAA Ref RE25. No NDA provided assumed at 75%. Submission through call for sites identifying site for potential use as outdoor recreational country park, nature conservation areas, ancillary visitor centre and holiday lodge caravans and application submitted in line with this (CH/22/0044 - Departure from the Development Plan)	Green Belt. Adjacent to SBI.	-	
R129	Land at Treetops/Brook View, Rugeley	0.14	14.29	402376	316364	Minor	NO	YES	-	Green Belt/AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	100%	2	-	Landowner promoting site, not developer. Site is greenfield.	Green Belt and AONB.	-	
R156	Land adjacent to Birchbrae, Chaseley Road, Rugeley	2.7	16.67	402246	318241	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	75%	-	45	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.	Green Belt and AONB.	-	
R157	Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley	2.48	19.80	402255	318414	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	75%	49	-	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%.	Green Belt and AONB.	-	
R158	Land at Stonehouse Road, Etchinghill, Rugeley	1.44	17.36	402448	318130	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	90%	25	-	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%.	Green Belt and AONB. Planning permission previously refused on site (CH/86/450)	-	
R159	Land at Greenfields Farm, Rugeley	3.6	22.22	404130	316482	Major	NO	YES	-	Hagley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Brereton & Ravenhill	75%	80	-	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. Site is being promoted with potential for residential development of 80-100 dwellings. Site is also being promoted for potential for use for an extension to the school for additional, capacity/services and a community centre to form a mixed development with the residential variant. The 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.	Green Belt and AONB.	-	
R187	Land adjacent to Heathfields Farm, Chaseley Road/Stonehouse Road, Etchinghill, Rugeley	0.9	22.22	402613	318062	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	90%	20	-	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%.	Green Belt and AONB. TPOs.	-	
R230	Land known as Scarborough Field, Stafford Brook Road, Etchinghill, Rugeley	1.14	30.62	402254	318506	Major	NO	YES	-	West Rugeley / Green Belt & AONB	Green Belt and AONB - 15-20dph	Etching Hill & The Heath	90%	35	-	Land 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%.	Green Belt and AONB.	-	

Rugeley Totals													977	173	
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NORTON CANES														
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N33	Land west of Hednesford Road, Norton Canes	11.24	37.37	401599	308648	-	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	-	-	-	Site also comprised of former sites N24, N64 and N20. Bloor Homes Ltd as prospective developers 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 a 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 SE corner, running NE to the E boundary before turning N 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, a NDA of 11.24ha has been provided for residential development equating to c.420 dwellings. 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.	Green Belt. High pressure gas pipeline runs through site. Historic landfill on part of site. Coal Authority High Risk Development Area. Possible pumping station on site.	-	
N33a	Land west of Hednesford Road, Norton Canes (Parcel A)	5.25	33.33	401890	308864	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	175	-	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. The site has been allocated for safeguarded land within the Local Plan Review Reg 19.	Green Belt. High pressure gas pipeline runs through site. Historic landfill on part of site.	-	
N33b	Land west of Hednesford Road, Norton Canes(Parcel B - South of Long Lane)	2.79	21.51	401601	308411	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	60	-	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%. Proposed for circa 60-70 dwellings.	Green Belt. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.	-	

N33c	Land west of Hednesford Road, Norton Canes (Parcel c - north of Long Lane)	4.17	34.77	401601	308777	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	145	-	Related to N33 sites - former site 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%.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Access. High pressure gas pipeline runs through site. Proximity to AQMA.	-	
N33d	Land west of Hednesford Road, Norton Canes (Parcel D - East of Long Lane)	3.00	13.33	401609	308602	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	40	-	Related to N33 sites - former site N64. Option holder/developer promoting site, with landowner consent. 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 4ha. No NDA provided- assumed at 75%.	Green Belt. Coal Authority High Risk Development Area. High pressure gas pipeline runs through site. Possible pumping station on site.	-	
N49	Land at Norton Canes between the A5 and M6 Toll	15.30	34.64	402697	306839	Major	NO	YES	-	Green Belt/ AONB	Green Belt Urban Extension-35dph	Norton Canes	60%	-	530	Joint landowners promoting site, not developer. Site is greenfield. Note- overlaps Sites N63 and N49(a). No site capacity or NDA suggested. Assumed NDA of 60% given site size.	Green Belt. Proximity to AQMA. Proximity to M6 Toll. In proximity to Cannock Extension Canal SAC. Proximity to SBI.	-	
N49a	Land at Norton Canes between the A5 and M6 Toll	0.3	20.00	403009	306563	Minor	NO	YES	-	Green Belt & AONB	Green Belt and AONB - 15-20dph	Norton Canes	100%	-	6	Landowner promoting site, not developer. Site is greenfield. Site also proposed for industrial use- see ELAA Site Ref NE9. Site split from N49 to reflect separate representations.	Green Belt. Proximity to AQMA. Proximity to SBI.	-	
N51	Land between Greyhound Stadium and M6 Toll, Norton Canes	4.00	35.00	402911	307346	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	-	140	-	Land agent 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 on site play area and attenuation ponds. Indicative concept plan produced, with some supporting technical assessment work.	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.	-	
N52	Land north of Norton Hall Lane, Norton Canes	16.62	34.30	400852	307908	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	60%	570	-	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.	Green Belt. Coal Authority High Risk Development Areas. TPOs. High pressure gas pipeline runs through site. Proximity to AQMA.	-	
N57	Wyrley Grove, Lime Lane, Little Wyrley	2.48	20.20	401899	306123	Major	NO	YES	-	Green Belt/ AONB	Rural Area-Dispersed Settlement-15-20dph	Norton Canes	75%	-	50	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%.	Green Belt. Currently partly occupied by existing business and travelling showpeople (on temporary planning permission). Lies adjacent to Cannock Chase Extension Canal SAC. Some Coal Authority High Risk Development Areas on site. Historic Landfill. Proximity to AQMA.	-	
N59	Land north of Washbrook Lane, Norton Canes	3.00	31.67	401154	308344	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	95	-	Sole landowner promoting site, not developer. Site is greenfield. Site area is 4ha. No NDA provided- assumed at 75%.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. Proximity to AQMA.	-	
N63	Land at Commonside, Norton Canes	3.00	33.33	402470	307070	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	100	-	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%.	Green Belt. Proximity to AQMA. Lies adjacent to M6 Toll.	-	
N65	Land west of Long Lane, Norton Canes	15.00	33.33	401346	308726	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	500	-	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%.	Green Belt. Coal Authority High Risk Development Area. Historic Landfill. High pressure gas pipeline runs through site. Proximity to AQMA. Public rights of way around boundary of site. TPOs at southern boundary of site.	-	
N66	Land north of Norton Hall Lane, Norton Canes, WS11 9PG	0.80	25.00	400949	307630	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension-35dph	Norton Canes	90%	20	-	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 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.	Green Belt. Proximity to AQMA. Proximity to M6 Toll.	-	
N68	Lime Lane/Watling Street, Norton Canes (Land at York's Bridge)	2.66	22.60	402406	304910	Major	NO	YES	-	Green Belt/ AONB	Green Belt Urban Extension-35dph	Norton Canes	75%	60	-	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 LPP0 and subsequent call for sites as Land at York's Bridge, Pelsall. Site would represent part of 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 site bordering existing traveller site has been previously considered as option for traveller pitch provision. Site area 3.54ha no NDA provided assumed at 75%.	Green Belt. Coal Authority High Risk Development Area.	-	

N73	Land off Hednesford Road, Norton Canes	12.98	34.30	401586	309241	Major	NO	YES	-	Norton Canes / Green Belt & AONB	Green Belt urban extension-35dph	Norton Canes	75%	-	445	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. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.	-	
N74	Land off Burntwood Road, Norton Canes	6.8	26.47	401957	309236	Major	NO	YES	-	Norton Canes	Green Belt urban extension-35dph	Norton Canes	-	-	180	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.	Green Belt. Part of site is SBI and adjacent to SBIs. Parts of site Historic Landfill. Parts of site Coal Authority High Risk Development Area. High pressure gas pipeline runs through site.	-	
N75	Land off Lime Lane, Little Wyrley	10.5	34.29	402504	305106	Major	NO	YES	-	Green Belt/ AONB	Green Belt urban extension-35dph	Norton Canes	75%	-	360	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.	Green Belt. Proximity to AQMA. In proximity to Cannock Extension Canal SAC.	-	
N78	Land at South Acres Farm, 228 Norton East Road, Norton Canes, Staffordshire, WS11 9RP	4.65	45.59	402842	309105	Major	NO	YES	-	Norton Canes	Green Belt urban extension-35dph	Norton Canes	75%	212	-	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. Site is currently use for unit, container, open & caravan storage, stables & livery for horses and customer parking. No NDA provided assumed at 75%.	Green Belt. SSSI. SBI.	-	
Norton Canes Totals														2117	1571				
Green Belt & National Landscape Totals														9880	2168				
														12048					

APPENDIX L: RESTRICTED & EXCLUDED SITES

Potential Yield																Notes	Potential Constraints	Status	Brownfield/ Greenfield/ Grey Belt
Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				

RESTRICTED & EXCLUDED SITES

CANNOCK, HEDNESFORD & HEATH HAYES

C1	Garage court, off Cornhill, Chadsmoor	0.09	33	398029	312255	Minor	YES	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	3	-	CH/14/0012 is full planning permission for the erection of 3 bungalows, granted May 2014. Has now expired. Sold to Heantun Housing Association.	-	-	Brownfield
C17	St. Chad's Courtyard, Cannock Road, Chadsmoor	0.3	33.33	399226	311746	Major	YES	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	-	10	The site has been approved for a nursing/residential home and separate specialist care facility (CH/10/0184 and CH/12/0263). Planning permission since expired.	Alternative use. Landowner intentions.	-	
C66	Land adjacent to Windsor House, Albert Davie Drive, Littleworth Road, Rawnsley	0.13	38.46	401365	311971	Minor	YES	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Hednesford Hills & Rawnsley	-	5	-	Application CH/10/0440 is permission for 5 terrace houses, granted outline approval in April 2011. Resubmission (outline) for 5 dwellings- revised layout of scheme- granted May 2012 (CH/12/0116). Both now expired.	Landowner intentions	-	
C78	Between 155 & 135 Wimblebury Road, Heath Hayes	0.08	37.50	401601	310380	Minor	NO	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	-	3	Relocation of the business occupying the site would be necessary but the site is in a predominantly residential area.	Landowner intentions	-	
C84	Land to the East of Wimblebury Road, Heath Hayes	6.4	-	401736	310629	-	NO	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	-	-	-	Land removed from the Green Belt for development beyond the plan period (saved Local Plan site (C7 policy) and within Local Plan (Part 1)). Lies within site C279 but is not Green Belt. Capacity of approx 150 dwellings, but this is included within C279 to avoid double counting.	Safeguarded land for development beyond the plan period. Coal Authority High Risk Development Area. Historic Landfill.	-	
C85	Car sales and printers, Mill Street, Cannock	0.19	52.63	398357	310075	Major	YES	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	-	10	Site would be most suitable for a mixed use development including residential.	Currently fully occupied and would involve demolition works. Landowner intentions.	-	
C86	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	0.43	55.84	398125	309953	Major	YES	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	-	24	-	CH/04/0566 was outline planning permission for a mixed use development including residential. A revised planning application (CH/09/0094) was approved in November 2009 for amendments to the original permission, which included residential development (24 dwellings). However, a subsequent amendment to the scheme did not propose any residential element on site. Site Area reduced in consideration of application site C511 proposed in Town Centre Prospectus covering proportion of site.	Previous developer entered into adminstration and site now in multiple ownership. Previous schemes currently unviable and residential use is not being proactively considered by new landowners at present.	-	
C127	Former Rumer Hill Industrial Estate, Cannock	2.83	46.73	398712	309382	Major	NO	YES	-	South & West Cannock / A5/Greater Bridgtown	Suburban Area - 35dph	Hawks Green with Rumer Hill / Cannock, Longford & Bridgtown	75%	99	-	CH/10/0364 is resolution to grant outline planning permission (subject to S106) for residential development (75 dwellings), resolved in April 2011. Developer has since submitted amended scheme for 83 dwellings, undetermined/file closed May 2016. Site now sold to non-housing developer party (owner of adjacent Pentalver storage container depot). Developer has submitted representations for 99 dwellings including amendment to boundary providing reduction in site area. The site has been allocated for residential land within the Local Plan Review Reg 19.	Remediation work. Neighbouring industrial uses and proposed rail-freight interchange. Coal Authority High Risk Development Area. TPOs. Landowner intentions.	-	Brownfield
C152	Queen's Court, 26-28 Wolverhampton Road, Cannock	0.12	8	397923	309989	Major	YES	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	-	1	-	CH/15/0078 is full planning permission for 21no. 1 bed flats, granted May 2015- Now Expired. CH/18/167 was revised outline planning application for 25 apartments, now withdrawn. Landowner intends to develop- potentially as landlord to future rental properties. CH/24/246 is a planning application for the prior approval for the change of use of shop to a 1no. Bed apartment, refused December 2024.	-	-	
C157	19 Eskrett Street, Hednesford	0.13	8	400094	312167	Minor	YES	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	Outline planning permission CH/13/0149 for 3 dwellings, granted May 2015. Full planning permission CH/16/088 for erection of 1 dwelling- granted May 2016. Has now expired.	TPOs	-	Brownfield
C163	Land opposite 116 Church Hill, Hednesford	0.22	27	400493	312030	Minor	YES	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Hills & Rawnsley	100%	6	-	CH/16/295 is full planning permission for 6 dwellings, granted November 2016. Has now expired.	Coal Authority High Risk Development Area	-	Greenfield
C168	23 - 25 Ironstone Road, Rawnsley	0.1	20.00	403428	311598	Minor	YES	NO	-	Prospect Village	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawnsley	-	2	-	CH/11/0093 is full planning permission for two 4 bedroom detached houses, granted in May 2011. Now expired. CH/18/348 is a refused planning application for the erection of a pair of semi-detached bungalows. Appeal also dismissed.	Not considered infill development and amenity issues.	-	
C176	Land adjoining Denmark Rise, Hednesford	1.71	31.19	400860	313084	Major	NO	YES	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	75%	40	-	Site is part of the Green Space Network in the District. Formerly Land at Rawnsley Road, Hednesford. Site has been identified for either residential development or for retired living scheme of 40-70 dwellings. Site are is 2.28ha no NDA provided assumed at 75%	Site is in the Green Space Network and adjacent to the Hednesford Hills SSSI	-	
C202	Land adjacent to, 14, Pinewood Avenue, Cannock	0.02	50.00	397827	311681	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	-	1	-	Residential development - One detached dwelling. Planning Refused April 2008 (CH/08/0093). CH/19/268 is refusal of outline application for 1 dwelling, October 2019.	Character issues	-	
C221	Land at Church Court, 4-8a Church Street, Cannock South, Bridgtown	0.11	36	398023	308680	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	4	-	A planning application was approved (with conditions) for 10 one-bedroom dwellings in May 2010 (CH/09/0317). Site recently sold to non-developer party, but with intention of pursuing development on site. Extension to time limit granted July 2013 (CH/13/0120), but new owners may pursue revised scheme.	Within Conservation Area.	-	
C250	Land to the rear of 53 Hatherton Road, Cannock	0.10	10	397349	310329	Minor	YES	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/14/0306 is outline planning permission for one detached 4 bungalow granted in February 2015. Recently expired.	-	-	Greenfield

C259	Land adjacent to 10 Union Street, Bridgtown	0.06	16.66	398151	308684	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	1	-	CH/11/0051 is full planning permission for a two storey 3 bedroom dwelling granted in April 2011, now expired.	Landowner intentions. Within Conservation Area.	-	
C260	82-86 Hednesford Road, Heath Hayes	0.06	66.66	401434	310135	Minor	YES	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	-	4	-	CH/11/0002 is full planning permission for the demolition of existing building and the erection of a new 3 storey building incorporating 4 two bedroom flats and retail floorspace, granted in April 2011, now expired.	Existing businesses on site. Landowner intentions.	-	
C275	2 Rowan Road, Cannock	0.1	10.00	397035	311012	Minor	YES	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	-	1	-	CH/11/0380 is approval for an extension to time limit on application CH/08/0504 for a new bungalow, granted in January 2012. CH/13/0124 is amendment to permission, approved July 2013. Now expired.	Landowner intentions.	-	
C284	1, Foster Avenue, Hednesford	0.07	14.29	398676	312714	Minor	YES	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	-	1	-	CH/12/0124 is outline planning permission for the demolition of an existing bungalow and the erection of two detached 3 bedroom dwellings, granted in May 2012 (1 net total). Now expired.	Landowner intentions.	-	
C289	81 Cannock Wood Street	0.09	11.11	402589	312423	Minor	NO	NO	-	Hazelslade & Rawnsley / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawnsley	-	1	-	Site is located in the Green Belt. Planning Permission refused for erection of one dwelling (CH/12/0134) June 2012. Appeal also dismissed.	Green Belt. Coal Authority High Risk Development Area. Landowner intentions.	-	
C301	251, 253, 253A, Huntington Terrace Road, Cannock	0.06	133.33	398823	312183	Minor	YES	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	-	8	-	Proposed Residential development - Erection of a three storey building comprising of 8 flats (Outline with all matters reserved- CH/13/0070). Granted on appeal, February 2014. Now expired.	Landowner intentions.	-	
C307	Land rear of 115 Newhall Street, with access off Wolverhampton Road, Cannock	0.07	14	397767	309851	Minor	YES	NO	-	Cannock Town Centre	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	1	-	CH/13/0088 is an extension to time limit for the erection of one detached house, granted May 2013. Now expired.	-	-	
C309	TNT Express, Wimblebury Road, Cannock	0.91	40.29	401434	311679	Major	YES	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury		33	-	Site vacated by TNT Express who initially expressed interest to dispose of site for residential use. However, the site has now been occupied by EDS Couriers who wish to retain it for their business operations. Located within primarily residential area and represents single business unit.	Alternative use. Proximity to AQMA.	-	
C315	89a Station Road, Hednesford	0.10	20	400016	312881	Minor	YES	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	2	-	CH/13/0163 is extension of time limit to planning permission CH/10/0137, for 2 dwellings, granted July 2013. Reserved matters CH/14/0458 approved February 2015. Has now expired.	-	-	Greenfield
C317	476 Littleworth Road, Cannock	0.06	17	401893	312033	Minor	YES	NO	-	Hazelslade & Rawnsley	Suburban Area - 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/18/376 is outline planning permission for a 2-storey detached dwelling, granted December 2018. Timeframe for submission of Reserved Matters has expired.	-	-	Greenfield
C323	Virage Point, Green Lane, Cannock	0.1	120.00	398407	308675	Major	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	12	-	CH/13/0322 is prior notification approval to change use from office (B1) to 10 no 2 bedroom flats and 2 no 1 bedroom flats, granted November 2013. Developer advises that this site will though now remain as offices.	Alternative use. Proximity to AQMA.	-	
C325	Land adjacent to 15 Cannock Wood Street, Cannock	0.33	12.12	402405	312740	Minor	NO	NO	-	Hazelslade & Rawnsley	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawnsley	-	4	-	Outline planning application for 7 dwellings refused January 2015 (CH/13/0401). Full planning application for 4 dwellings refused December 2017 (CH/17/325)	AONB. SBI designation covers whole site. Landowner intentions.	-	
C326	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	4.9	35.37	401806	309774	Major	YES	NO	-	Heath Hayes & Wimblebury / Green Belt & AONB	Green Belt Urban Extension- 35dph	Norton Canes	75%	-	130	Formerly part of larger site of C116. Sole landowner promoting site, not developer. Greenfield site (vacant land, formerly part of Bleak House mine- since restored). Lies adjacent to recently permitted crematorium (CH/18/380) and cemetery (CH/14/0404). Suggest site capacity of 171 dwellings at 35dph on site area of 4.9ha, but does not account for net developable area. Indicative capacity adjusted to reflect estimated net developable area and 35dph. No detailed assessments or site promotion work undertaken to date. Also proposed for employment use- see ELAA reference CE56. Site is being used for an alternative use in the form of a crematorium.	Green Belt. Coal Authority High Risk Development Area. Proposed Recreational Footpath/Cycle way crosses south of site. Would need to share access with cemetery to the south.		
C330	Land adjacent to 95 Cannock Road, Heath Hayes	0.04	25	401280	309944	Minor	YES	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	-	1	-	CH/13/0392 is full planning permission for the erection of one 3 bedroom dwelling, granted February 2014. Now expired.	Coal Authority High Risk Development Area	-	
C337	The Globe Inn, East Cannock Road, Hednesford, Cannock	0.26	34.62	399627	311404	Minor	YES	NO	-	Hawks Green	Suburban Area - 35dph	Hednesford Hills & Rawnsley	100%	-	9	CH/14/0417 is full planning permission for 20 bed care home (C2) granted April 2015. Now expired. Site subject of recent application for car wash use.	Landowner intentions. Historic landfill. TPO. Alternative use.	-	
C353	256 Walsall Road, Bridgtown, Cannock	0.07	129	398371	308570	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	9	-	CH/14/0344 is outline planning permission for the erection of a block of 9no. 1 bedroom flats, granted May 2015. Now expired.	-	-	Brownfield
C357	Olistica, 385 Pye Green Road, Cannock	0.03	33	398347	312388	Minor	YES	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/14/0374 is full planning permission for extension and change of use to form 1 flat, granted January 2015. Recently expired.	-	-	Brownfield
C365	Land to the rear of 26 Blewitt Street, Hednesford	0.02	50	399647	313065	Minor	YES	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	1	-	CH/14/0210 is full planning permission for a two bedroom bungalow, granted September 2014. Has now expired.	-	-	Brownfield
C366	58 North Street, Bridgtown, Cannock	0.01	200	398142	308705	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	2	-	CH/14/0305 is full planning permission for a rear extension to create 2 flats, granted January 2016. Has now expired.	Within Conservation Area	-	Brownfield
C385	Land to rear of 37 & 39 North Street, Cannock	0.03	100	398073	308707	Minor	NO	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	3	-	CH/15/0385 is full planning permission for the erection of 3 flats, granted December 2015. Now expired. CH/21/0339 is a planning application for the erection of 2no. Two storey buildings to create 3no. Flats, 3no, garages, 1no. Cycle store and associated works (resubmission of CH/15/0385), refused February 2022.	Within Conservation Area	-	Greenfield
C387	6a Hallcourt Crescent, Cannock	0.02	50	398229	309816	Minor	YES	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	1	-	CH/16/023 is full planning permission for the conversion from office to a dwelling, granted April 2016. Has now expired.	-	-	Brownfield
C388	Land rear of 5 Victoria Street, Hednesford	0.05	40	400230	312458	Minor	YES	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	2	-	CH/16/040 is full planning permission for the erection of 1 bungalow, granted April 2016. Has now expired.	-	-	Greenfield
C389	Land to the rear of 454-460 Littleworth Road, Cannock	0.27	15	401793	311985	Minor	YES	NO	-	Hazelslade & Rawnsley	Suburban Area - 35dph	Hednesford Hills & Rawnsley	-	4	-	CH/14/0176 is full planning application for the erection of 5 dwellings as well as the demolition of an existing dwelling - withdrawn April 2017 (4 net dwellings).	-	-	Brownfield

C393	The Buds, Buds Road, Cannock Wood	0.33	3.03	405037	312248	Minor	NO	NO	-	Cannock Wood/ Green Belt & AONB	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawsley	-	1	-	CH/15/0466 is refusal of planning application for the conversion of a barn to a dwelling (March 2016). CH/17/112 is refusal of resubmission (May 2017). Appeal also dismissed.	Green Belt and AONB. Landowner intentions.	-	
C394	90a Cannock Road, Cannock	0.06	16.67	398702	311266	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	-	1	-	CH/15/0494 is refusal for 2 flats (February 2016). CH/17/088 is full planning application for 1 bungalow, refused August 2017.	Cramped development site- insufficient space for dwellings	-	
C395	480 Littleworth Road, Cannock	0.08	13	401917	312042	Minor	YES	NO	-	Hazelslade & Rawsley	Suburban Area - 35dph	Hednesford Hills & Rawsley	100%	1	-	CH/16/065 is full planning permission for 1 detached house, granted October 2016. Has now expired.	-	-	Greenfield
C396	65 Union Works, Union Street, Cannock	0.06	100	398357	308528	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	6	-	CH/16/317 os outline planning permission for the erection of a block of 6no. two bedrom apartments; granted Dec 2016. Has now expired. CH/17/247 is full planning permission for the erection of one block of 6no. two bedroom apartments, granted September 2017. Has now expired.	-	-	Brownfield
C404	Land off Rugeley Road (at Hill Farm), Cannock Wood	2.29	14.56	404288	311289	Major	NO	NO	-	Green Belt & AONB	Green Belt and AONB - 15- 20dph	Hednesford Hills & Rawsley	90%	-	30	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 site removed from wider allocation accordingly.	Green Belt and AONB. Public right of way runs along southern boundary of site.	-	
C406	8 Bank House, Mill Street, Cannock	0.04	75	398199	310056	Minor	YES	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	3	-	CH/16/122 is full planning permission for conversion of offices into 3 flats, granted July 2016. Has now expired. CH/16/123 is listed building consent. Has now expired.	Listed Building. Within Conservation Area	-	Brownfield
C407	523 Pye Green Road, Hednesford, Cannock	0.01	100	398594	313355	Minor	YES	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	1	-	CH/16/158 is full planning permission for the conversion of a bungalow to 2no dwellings, granted June 2016. 1 net dwelling. Has now expired.	-	-	Brownfield
C414	Land to the rear of 19 & 21, Queen Street, Hednesford	0.07	14	399504	312168	Minor	YES	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/16/100 is full planning permission for the erection of 1 dwelling, granted February 2017. Has now expired.	-	-	Greenfield
C423	5-7, Broad Street, Bridgtown, Cannock	0.05	120	398094	308636	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	6	-	CH/16/384 is an outline planning permission for the demolition of 2 dwellings and the erection of an apartment block, consisting of 8 dwellings, granted May 2017. 6 net dwellings. Has now expired.	Adjacent to Conservation Area	-	Brownfield
C432	Gestamp, Wolverhampton Road/A5 Watling Street, Cannock	4.50	40.00	397177	309118	Major	YES	NO	-	South & West Cannock / A5 Corridor/ Greater Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	180	-	Business on site (Gestamp) due to relocate to alternative site. Previous proposals for mixed use redevelopment recently withdrawn (CH/17/323 is outline planning permission, subject to Section 106 for demolition of existing factory and offices and erection of up to 180 dwellings and up to 30,000 square foot of employment floor space (B1(c) and B8 Use Class), access and associated works. Site since sold onto non-housing developer party. Likely to be retained in employment use. Site area is 5.3ha. Circa 4.5ha net developable area. CH/17/323 was withdrawn June 2019.	TPOs. Adjacent Historic Landfill. Potential contamination from industrial use. Alternative use.	-	Brownfield
C445	Land rear of 117 & 118, Moss Road, Blackford, Cannock	0.10	40	399174	311481	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	4	-	CH/17/391 is outline planning permission for the erection of 4no 1 bed flats, granted December 2017. Has now expired.	-	-	Greenfield
C447	Land to rear of 41 Ebenezer Street, Green Heath, Cannock	0.03	33	399492	313402	Minor	NO	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	1	-	CH/17/413 is outline planning permission for the erection of one detached dwelling, granted March 2018. Has now expired.	-	-	Greenfield
C451	107 High Mount Street, Hednesford	0.03	33	399903	313124	Minor	NO	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	1	-	CH/17/253 is approval for change of use from office to 1no dwelling, granted August 2017. Has now expired.	-	-	Brownfield
C452	66 Hayfield Hill, Cannock Wood	0.11	9.09	404517	311713	Minor	NO	NO	-	Cannock Wood	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawsley	-	1	-	CH/18/019 is an application for the erection of a 3 bedroom 1.5 storey bungalow, refused March 2019. Appeal Dismissed - January 2020	AONB. Landowner intentions	-	
C454	17 Southgate, Cannock, WS11 1PS	0.02	50.00	396901	309374	Minor	NO	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	1	-	CH/17/377 is a refused application for the erection of 1no. One bed detached bungalow. Appeal dismissed July 2018.	Cramped development site- insufficient space for dwellings	-	
C456	124 New Penkridge Road, Cannock	0.10	60.00	397227	310580	Minor	YES	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	6	-	CH/18/315 is full planning permission for the erection of 6no. 2 bedroom apartments, granted October 2018. Has now expired.	-	-	Brownfield
C462	Land at Market Street/Victoria Street, Hednesford	0.7	-	400185	312432	-	YES	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	-	-	-	Site identified in draft Hednesford Neighbourhood Plan as potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with element of residential development. Boundary adjusted in line with separate application submissions on areas of the site.	Multiple landowners, landowner intentions. Adjacent to Hednesford Market Street Special Local Character Area.	-	
C463	Land at Cardigan Place, Hednesford	0.1	-	400256	312316	-	YES	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	-	-	-	Site identified in draft Hednesford Neighbourhood Plan as potential redevelopment site to be supported by a development brief produced by the Town Council. Mixed use development considered appropriate, with element of residential development.	Multiple landowners, landowner intentions. Adjacent to Hednesford Market Street Special Local Character Area.	-	
C472	12 Gorsey Lane, Cannock	0.06	16.67	397301	310193	Minor	NO	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	-	1	-	CH/18/179 is a withdrawn planning application for the erection of 1no. Two storey detached three bed dwelling.	Landowner intentions	-	
C485	Land rear of 8 Landsbury Drive, Cannock	0.02	50.00	398095	311672	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	-	1	-	CH/19/019 is an outline planning application for the erection of one 2-storey dwelling, refused March 2019.	Character and amenity impact issues	-	
C495	250 Walsall Road, Cannock, WS11 0JL	0.04	25	398366	308612	Minor	NO	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	1	-	CH/19/369 is a planning application for a proposed change of use from shop/office to 2no. Apartments - withdrawn. CH/23/0175 is a planning application for the proposed change of use from retail/workshop to 1no. 1 bedroom apartment, refused June 2023	Employment Area: Bridgtown Business Area,	-	Brownfield
C499	55 Huntington Terrace Road, Cannock, WS11 5HB	0.05	21	398709	311581	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	-	1	-	CH/19/403 is an application for proposed conversion of outbuilding to residential, including the increase in roof height - Withdrawn October 2020	-	-	Brownfield
C502	46 Uxbridge Street, Littleworth, Cannock, WS12 1DB	0.08	12	400222	311967	Minor	YES	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	-	1	-	CH/20/001 is an application for change of use from garage annex to 1bed dwelling - withdrawn 03/02/2020	-	-	
C514	120 Watling Street, Cannock, WS11 0BN	0.05	22	398099	308531	Minor	YES	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	1		CH/20/062 is a planning application for change of use of rear annexe as a studio flat (Retrospective application) - withdrawn October 2022.	Abuts AQMA 1-A	-	
C516	4 Beeston Court, Cannock, WS12 4HY	0.003	344	398568	312815	Minor	YES	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	-	1	-	CH/20/112 is a planning application for the proposed change of use from garage & store to Residential Unit (C3), refused July 2020	-	-	

C517	1 Union Street, Bridgtown, Cannock, WS11 0BY	0.01	181	398160	308720	Minor	NO	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	-	1	-	CH/20/113 is a prior approval for a proposed change of use from Offices (B1a) to Residential (C3), Withdrawn May 2020	Proximity to CA.	-	Brownfield
C518	333 Longford Road, Cannock, WS11 1NG	0.11	9	396751	310192	Minor	NO	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	-	1	-	CH/20/126 is an outline application - some matters reserved for the erection of a 2-bed detached bungalow, access & layout, refused May 2020	-	-	Brownfield
C526	Land r/o 26 Heath Gap Road, Blackfords, Cannock, WS11 6DY	0.03	31.19	398840	311178	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Cannock Park & Fallow	100%	1	-	CH/20/443 is a planning application for the erection of 1no. 3bed house, refused June 2021.n CH/22/0319 is a planning application for the erection of 1no. 2 bed dwelling, refused October 2022. CH/23/041 is a planning application for the erection of 1no. 2bed dwelling, refused November 2023.	-	-	Greenfield
C529	151 Hednesford Road, Heath Hayes, Cannock, WS12 3HN	0.03	36	401284	310203	Minor	NO	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/21/0097 is a planning application for the erection of 1no. Maisonette style studio to the rear of an existing post office. Parking space and access to the Post Office to be retained, refused June 2021. CH/21/0380 is a planning application for the erection of 1no. maisonette style studio to the rear of an existing post office. access to the post office to be retained, refused December 2021.	AQMA.	-	Brownfield
C532	74 View Street, Pye Green, Cannock, WS12 4JQ	0.06	16.39	398908	312846	Minor	NO	NO	-	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	1	-	CH/21/0188 is an outline application (all matters reserved) for residential development of 1no. 3 bed bungalow to the rear including removal of the existing garage other alterations to existing bungalow to allow access, refused June 2021	Abuts SBI. Abuts Greenspace network.	-	
C543	4 Anglesey Street, Hednesford, Cannock, WS12 1AB	0.04	27.78	399981	312386	Minor	NO	NO	-	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/21/0332 is an outline planning application (some matters reserved) for the erection of 1no. Dormer bungalow, access and layout, refused October 2021. CH/23/0124 is an outline application for the erection of 1no. Dormer bungalow for access and layout only, all other matters reserved, refused August 2023.	Abuts TC boundary. In proximity of Hednesford Neighbourhood Plan Proposed Local Listed Building.	-	
C547	54 Lloyd Street, Cannock, WS11 1HE	0.24	21	397594	310143	Minor	NO	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	-	5	CH/21/0439 is an outline application for access only for residential development, refused March 2022. CH/22/0237 is an outline application (access only) for residential development of land to the rear of 54 Lloyd Street (including demolition of No. 54), refused September 2022. Site capacity not provided by applicant, figure indicated by case officer.	-	-	Greenfield/Brownfield
C561	Poplar Court (4-6), 60 Union Street, Bridgtwon, Cannock, WS11 0BY	0.06	47	398273	308563	Minor	NO	NO	-	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	3	-	CH/22/0194 is a prior notification of change of use from office (Class E) to Dwelling House (Class C3), 3no. Apartments with minor building operations - refused July 2022.	-	-	Brownfield
C568	361 Littleworth Road, Cannock, WS12 1HY	0.04	26	401427	312049	Minor	NO	NO	-	Heath Hayes & Wimblebury	Suburban Area - 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/22/0446 is a planning application for a proposed new 3bed detached dwelling to rear of 361 Littleworth Road, withdrawn Feburary 2023.	Abuts SSSI and Greenspace Network.	-	Greenfield/Brownfield
C570	33 Poplar Lane, Cannock, WS11 1NQ	0.07	14	396594	310062	Minor	NO	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock, Longford & Bridgtown	100%	1	-	CH/22/0467 is a planning application for the demolition of the existing bungalow and garage and erection of 2 detached houses, Refused March 2023. Net dwelling gain of 1. CH/23/0228 is a planning application for the demolition of the existing bungalow and erection of 2no. detached houses (resubmission of CH/22/0467), refused July 2023. Net dwelling gain of 1.	-	-	Brownfield
C577	10 Falcon Close, Cannock, WS11 1JE	0.04	26	397198	310759	Minor	NO	NO	-	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/23/0089 is a planning application for residential development of a 3bed detached house on the land adjacent to no.10 Falcon Close, refused May 2023. CH/24/136 is a planning application for the erection of a detached 2bed bungalow (resubmission of CH/23/0089), refused July 2024.	-	-	Brownfield
C593	31a Wolverhampton Road, Cannock, WS11 1AP	0.04	48	397970	309964	Minor	NO	NO	-	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	2	-	CH/23/0281 is a planning application for the proposed change of use from retail to 2no. 2 bedroom apartments, refused September 2023.	In Cannock Town Centre Boundary. Abuts Primary Retail Area.	-	Brownfield
C584	37 Ironstone Road, Cannock	0.04	52	403517	311627	Minor	NO	NO	-	Prospect Village	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawnsley	100%	2	-	CH/24/012 is a planning application for the erection of two storey block containing 2no. Two bed flats, refused March 2024.	-	-	Brownfield
C585	37 Holly Street, West Chadsmoor, Cannock	0.05	77	398511	312518	Minor	NO	NO	-	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	4	-	CH/24/015 is a planning application for the proposed change of use from C4 (small HMO) to Sui Generis, two storey side extension and rear extension and construction of activity garden room, refused March 2024. Under Appeal. Capacity of 4 dwellings (net gain) based upon calculation specified in NPPG using the average number of adults living in households, from published census data (6 bedrooms/1.86 local ratio)	-	-	Brownfield
Cannock Totals														521	197				

RUGELEY & BRERETON																			
R15a	The Old Mill, Sheepfair, Rugeley	0.15	33.33	404177	318076	Minor	NO	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	5	-	Two storey extension with basement linked to rear of main building incorporating 5 flats. Full Planning Permission granted on appeal (15th May 2009). CH/08/0505. Extension to time limit granted June 2012 (CH/12/0158). Now expired.	Green Space Network. Within Conservation Area. Access issues. Landowner intentions.	-	
R18	Land at The Mossley, off Armitage Road	1.3	33.08	405014	317472	Major	NO	YES	-	North Rugeley/ Brereton	Suburban Area - 35dph	Brereton & Ravenhill / Western Springs	-	43	-	Site previously considered restricted due to access issues. However, the owner of the site has now purchased land which would enable a widened access to the development. However, there are now landownership issues which require resolution before the site can progress. Site area 1.8ha. Net developable area assumed to be 1.3ha. CH/23/0226 is a planning application for the erection of up to 43 dwellings, open space and associated works with access (all matters reserved), withdrawn August 2024. The site has been allocated for residential land within the Local Plan Review Reg 19.	Landownership/ highways access. Adjacent to Conservation Area.	-	
R25	Land at St Michael's Road, Brereton, Rugeley, WS15 1ET	1.25	28.00	405296	316258	Major	NO	YES	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	35	-	SCC advise that the land is currently vacant and surplus to requirements - previously educational use. Site is being proposed for mixed residential development circa 35 dwellings. The site's viability is subject to assessment and possible further investigation. Site is being promoted with the potential to come forward in the short term. The site has been allocated for residential land within the Local Plan Review Reg 19.	Green Space Network. Potential alternative use.	-	Brownfield
R75	The Mount, Colliery Road, Brereton	0.18	16.66	405025	316007	Minor	NO	NO	-	Brerton & Ravenhill / Green Belt & AONB	Green Belt and AONB - 15- 20dph	Brereton & Ravenhill	100%	-	3	Site no longer being promoted	Green Belt. Landowner intentions.	-	
R78	26, Post Office Lane, Slitting Mill, Rugeley	0.31	3.23	402686	317479	Minor	NO	NO	-	Slitting Mill	Rural Area - Established Settlement or Village - 20dph	Etching Hill & The Heath	-	1	-	CH/10/0328 is planning permission for one detached dwelling, granted in January 2011. Now expired. CH/19/008 is a withdrawn outline planning application for the development of one detached dwellings and detached garage.	AONB. TPOS. Landowner intentions.	-	
R90	Land fronting Sheep Fair and the Old Mill, Rugeley	0.11	90.91	404124	318106	Major	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	10	-	CH/12/0227 is outline planning permission for the demolition of a motor components building and the erection of three townhouses and seven flats, granted October 2012- now expired. Landowner currently retaining commercial use in short term. Application for change of use from retail to servicing garage (CH/17/144) granted May 2017.	Green Space Network. Conservation Area. Landowner intentions. Alternative use.	-	
R93	26 West Butts Road, Rugeley	0.10	10	402737	318400	Minor	NO	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Etching Hill & The Heath	-	1	-	CH/12/0409 is full planning permission for the erection of one 4 bedroom bungalow (including reconfiguration of existing bungalow on site), granted January 2013. Now expired.	AONB	-	
R99	27 Abbotts Walk, Rugeley	0.04	25	405869	316428	Minor	YES	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	1	-	Outline planning permission (CH/13/0041) for 1 detached dormer bungalow, granted April 2013. Reserved matters granted July 2015 (CH/15/0155). Now expired.	TPOs	-	
R100	1 The Green, Rugeley	0.02	50	404994	316757	Minor	NO	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	1	-	Outline planning permission (CH/13/0137) for 1 house, granted June 2013. Now expired.	-	-	
R120	The Royal British Legion, Bow Street, Rugeley	0.07	57.14	404276	318109	Minor	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	4	-	CH/15/0024 is full planning permission for the erection of 4no. 2 bedroom houses, granted April 2015. Site has since been granted full planning permission for the erection of an office block (CH/15/0491), granted February 2016. Within Conservation Area.	Alternative use. Flood Zone 2 at entrance to site.	-	
R123	Ollys, 34-36 Bow Street, Rugeley	0.07	28.57	404295	318117	Minor	NO	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	2	-	CH/14/0211 is outline planning application for a pair of semi-detached dwellings- withdrawn.	Landowner intentions. Flood Zone 2 at entrance to site. Conservation Area.	-	
R125	77 Hednesford Road, Rugeley	0.05	20.00	403857	316922	Minor	NO	NO	-	Hagley	Suburban Area - 35dph	Western Springs	-	1	-	CH/15/0044 is refusal for 1 detached dwelling- design issues. CH/16/045 is refusal for 1 detached dwelling.	Site design	-	
R130	Ravenhill Ward Social Club, Armitage Road, Rugeley	0.04	25.00	404960	317411	Minor	YES	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	1	-	CH/15/0153 is full planning permission fo the change of use to 1 bungalow, granted August 2015.	Retained in community use. Adjacent to Conservation Area.	-	
R131a	Land adjacent to 68 Sandy Lane, Rugeley	0.09	56	404142	317361	Minor	YES	NO	-	Hagley	Suburban Area - 35dph	Western Springs	100%	5	-	CH/15/0128 is full planning permission for the erection of a part of 3 bedroom semi-detacghed houses with associated parking and access via Sandy Lane; granted May 2015. Has now expired. CH/16/213 is full planning permission for the erection of 4no. apartments and 1 dwelling, granted September 2016. Has now expired.	-	-	Greenfield
R136	37 Bower Lane, Rugeley	0.16	31	403408	319289	Minor	YES	NO	-	West Rugeley	Suburban Area - 35dph	Etching Hill and The Heath	100%	5	-	CH/15/0205 is full planning permission for the demolition of existing dwelling and erection of 6 dwellings (5 net dwellings) granted August 2016. Has now expired.	-	-	Brownfield
R137	2 Hobs View, Rugeley	0.06	16.67	405789	316280	Minor	NO	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	1	-	1 detached dwelling proposed - outline planning application withdrawn. CH/15/0293 withdrawn March 2016.	Cramped development site- insufficient space for dwelling	-	
R138	Land adjacent 23b Hardie Avenue, Rugeley	0.02	50	404460	317085	Minor	YES	NO	-	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/15/0207 is full planning permission (granted on appeal May 2016) for the erection of a detached dwelling. Has now expired.	Green Space Network	-	Greenfield
R143	Rugeley Market Hall and Bus Station, Rugeley	1.1	45.45	404372	318004	Major	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	90%	-	50	Opportunity Site within Rugeley Town Centre Area Action Plan. Mainly proposed for redevelopment for retail and transport uses, but with potential for residential at upper levels. Site also requires flood alleviation measures prior to any redevelopment. The site has been allocated for mixed use development within the Local Plan Review Reg 19.	Alternative uses. Within Flood Zone 2. Historic Landfill. Adjacent/within Conservation Area.	-	
R144a	Land at Wellington Drive, Rugeley	0.66	30.30	404454	317898	Major	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	-	20	Opportunity Site within Rugeley Town Centre Area Action Plan. Mainly proposed for redevelopment for retail, office and leisure uses, but with potential for residential at upper levels. Site reduction and boundary alteration following submission of application. Site split with R144b. The site has been allocated for mixed use development within the Local Plan Review Reg 19.	Alternative uses. Flood Zone 2 on parts of site. Adjacent/within Conservation Area. Access alongside existing service areas. Mutiple landownerships- intentions unclear.	-	
R145a	Market Street garages, Rugeley (incorporating BT telephone exchange)	0.54	48.15	404510	318283	Major	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	-	26	Opportunity Site within Rugeley Town Centre Area Action Plan. Previously promoted for residential redevelopment but now reoccupied by garage business who do not wish to pursue redevelopment at present. Part landowners of site (41 Market Street and car showroom to rear) still wish to pursue redevelopment in short-medium term, but difficult to achieve unless as part of a comprehensive redevelopment for the whole site. CH/04/0803 is refusal for residential redevelopment on part of the site (impact on listed buildings, inadequate access and arrangement of site- impacts upon amenity). Also potential flood risk issues. The site has been allocated for residential land within the Local Plan Review Reg 19.	Alternative uses. Flood Zone 2 at entrance to site. Proximity to Listed Buildings and Conservation Area. Landowner intentions.	-	Brownfield

R147	1 Wolseley Road, Rugeley	0.03	133	404428	318443	Minor	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	4	-	CH/16/150 is full planning permission for the change of use of shop and flat to 4 apartments and 1 bedsit, granted August 2016. 4 net dwellings. Has now expired.	-	-	Brownfield
R150	Land adjoining 80 Hardie Avenue, Rugeley	0.02	50	404427	317014	Minor	YES	NO	-	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/16/388 is outline planning permission for 1 dwelling, granted January 2017. Site formerly part of site R45 (garage courts). Has now expired.	-	-	Brownfield
R152	Land adjacent to 4 West Butts Road, Rugeley	0.06	16.67	402725	318198	Minor	NO	NO	-	West Rugeley	Suburban Area - 35dph	Etching Hill & The Heath	-	1	-	CH/16/313 is refusal for one dwelling, November 2016. Appeal dismissed July 2017. CH/18/197 is refusal for construction of a detached bungalow (outline with all matters reserved), August 2018. Appeal also dismissed.	AONB. Loss of landscaping. Overbearing impact on neighbours.	-	
R160	Former Nursery, Bow Street, Rugeley	0.05	120.00	404363	318143	Minor	YES	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	6	-	Former nursery site - brownfield. Initially identified in Rugeley Town Centre Area Action Plan as potentially suitable for high density redevelopment of 6 dwellings. Now occupied by Cadets.	Adjacent to Conservation Area. Flood Zone 2 at entrance to site. Landowner intentions.	-	
R166	72 Peakes Road, Etchinghill, Rugeley	0.04	25.00	402874	318474	Minor	NO	NO	-	Rugeley Town Centre	Suburban Area - 35dph	Etching Hill & The Heath	-	1	-	CH/17/477 is a application for the erection of one detached dormer bungalow, withdrawn July 2018.	AONB.	-	
R169	Land adjacent to 12 Post Office Lane, Rugeley	0.02	50.00	402779	317383	Minor	NO	NO	-	Slitting Mill	Rural Area - Established Settlement or Village - 20dph	Etching Hill & The Heath	-	1	-	CH/17/304 is a refused outline application with all matters reserved for a proposed single dwelling, refused September 2017.	AONB. TPO.	-	
R175	2 Post Office Lane, Slitting Mill, Rugeley	0.11	9.09	402890	317309	Minor	NO	NO	-	Slitting Mill	Rural Area - Established Settlement or Village - 20dph	Etching Hill & The Heath	-	1	-	CH/18/193 is a withdrawn planning application for the erection of 1no. Dwelling, withdrawn June 2018	Landowner intentions.	-	
R176	32 Atlee Crescent, Rugeley	0.02	50.00	404821	317404	Minor	NO	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	1	-	CH/18/194 is a withdrawn planning application for the erection of a new detached dwelling. CH/18/288 is a refusal for a new detached dwelling. Also dismissed on appeal.	Character and amenity issues	-	
R180	Land adjacent to 6 Stonehouse Road, Rugeley	0.05	20.00	402570	318118	Minor	NO	NO	-	West Rugeley	Suburban Area - 35dph	Etching Hill & The Heath	-	1	-	CH/18/363 is a refusal for the erection of one 2 storey house. Also dismissed on appeal. CH/22/0107 is a planning application for the construction of a detached 4-bed property on vacant land, refused May 2022.	AONB. TPO	-	Brownfield
R184	2 Larch Road, Rugeley	0.04	25	404981	316775	Minor	NO	NO	-	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	1	-	CH/19/026 is a proposed residential development of one (1-bed) bungalow on land to rear, refused March 2019. Also dismissed on appeal. Part of site falls under R100	Character and amenity issues	-	
R188	Land to rear of 16-18 Upper Brook Street, Rugeley	0.02	222	404382	317916	Minor	NO	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	4	-	Sole landowner promoting site. Advises the scheme is dependant upon site R87 coming forward to fund. R87 is currently constrained by AONB. Currently forms part of service areas to existing businesses on Upper Brook Street.	Flood Zone 2, Conservation Area, potential issues related to service areas access/ amenity	-	
R189b	Land off Lichfield Street, Rugeley	0.06	-	404637	317889	-	NO	YES	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	-	-	Sole landowner promoting site. Site represents portion of current car park and community buildings (brownfield site) not proposed for development under R189a.Land off Lichfield Road in SHLAA 2021. Site boundary has been amended	Flood Zone 2, Conservation Area, within setting of listed building.	-	
R189c	Land off Lichfield Street, Rugeley	0.16	-	404656	317900	-	NO	YES	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	-	-	Remainder of site from R189 in SHLAA 2023 split to R189a and R189b to accommodate proposed development. Site has a planning application for the demolition of the existing presbytery and construction of a new presbytery, not yet determined. No net dwelling gain as proposal is 1 for 1. Site to be reviewed in next SHLAA following determination of application.	Abuts Greenspace network. Flood Zone 2. Abuts Listed Building. Conservation Area.	-	Brownfield
R205	2 Davy Place. Rugeley, WS15 1NA	0.03	40	403958	316722	Minor	NO	NO	-	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/20/311 is a planning application for the erection of a 3 bedroom detached dwelling on land between 44 Flaxley Road and 2 Davy Place, Pear Treet Estate, Rugeley, refused January 2021. CH/21/0201 erection of a 3-bed detached welling (resubmission of CH/20/311), withdrawn October 2021.	-	-	Brownfield
R210	The Old Mill, Sheep Fair, Rugeley, WS15 2AT	0.13	8	404192	318076	Minor	NO	NO	-	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	-	1	-	CH/21/0149 is a planning application for the erection of a 3bed dwelling, associated landscoe and parking, refused July 2021. Appeal dismissed -February 2022. CH//22/0174 is a planning application for the development of a 1 bedroom dwelling with associated, parking and amenity. Resubmission of CH/21/0149- refused June 2022.	Abuts Green Space Network. Within CA.	-	Greenfield/ Brownfield
R228a	Brereton Fields Farm, Gorse Lane, Rugeley, WS15 1BD	1.60	30	404396	316885	Major	NO	YES	-	Hagley/ Brereton &Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	75%	48	-	Site is being proposed for residential - 30% affordable with the potential for mixed-use for 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.Amendment to boundary following submission fo separate application for smaller portion of the site (R228b).	Abuts GB. Site is in Greenspace Network. Proximity to AONB. Historic Landfill. Small section of Coal Authority High Risk Development Area.	-	Greenfield/ Brownfield
R228b	Brereton Fields Farm, Gorse Lane, Rugeley, WS15 1BD	0.52	6	404440	316803	Minor	NO	YES	-	Hagley/ Brereton &Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	3	-	CH/23/0241 is an outline planning application for 3 new detached dwellings, demolition of existinf dwelling, stables and all outbuildings and associated structures (access and scale only), refused January 2024. Net dwellings 3	In Greenspace Network. Abuts Green Belt. Historic Landfill.	-	Greenfield/ Brownfield
Rugeley Totals														192	99				

NORTON CANES

N3b	Land at Burntwood Road and Norton East Road, Norton Canes	0.5	34	402844	309332	Major	NO	NO	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension- 35dph	Norton Canes	100%	-	17	Site suggested for residential use. Second section of the N3 site. N3b is under Greenbelt designation. The indicative capacity shown is for N3b only. CH/16/033 is full planning permission for the erection of a stable block, granted April 2016. Not promoted since 2013.	Green Belt. Coal Authority High Risk Development Area. Proximity to AQMA. Adjacent to SBI. Landowner intentions.	-	
N13a	Land at Norton Hall Lane and Butts Lane, Norton Canes	2.3	40.58	401094	307452	Major	NO	YES	-	Norton Canes	Suburban Area - 35dph	Norton Canes	-	70	-	Area A (2ha) is allocated for B1 and B2 employment uses and area B (1.63ha) for recreation/open space as part of the larger 450 dwelling site under planning application CH/10/0294. In addition part A also provides a sound barrier between the dwellings and M6 Toll. Dwelling range of 70-120 suggested by developer and landowner.	Land identified for employment uses and open space. Features of archaeological interest. Proximity to AQMA.	-	Brownfield/ Greenfield
N15	Land at Washbrook Lane, Norton Canes	3	33	401248	308026	Major	NO	NO	-	Norton Canes / Green Belt & AONB	Green Belt Urban Extension- 35dph	Norton Canes	75%	-	75	Site is greenfield. Site not promoted since 2008.	Green Belt. Coal Authority High Risk Development Area. Features of archaeological interest. High pressure gas pipeline runs through site. Proximity to AQMA. Landowner intentions.	-	
N17	Land between 237 & 241 Hednesford Road, Norton Canes	0.27	29.63	401891	308709	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	-	8	Former Coal Yard now used for storage . Surrounded by a residential area.	Coal Authority High Risk Development Area. Landowner intentions.	-	

N18	Lime Lane/Watling Street, Norton Canes	5.07	19.99	402123	306702	Major	NO	NO	-	Green Belt & AONB	Green Belt and AONB - 15-20dph	Norton Canes	75%	-	76	Landowners now promoting site for potential employment use- see ELAA.	Green Belt. Proximity to AQMA. Landowner intentions.	-	
N41	Garage Court off Brownhills Road, Norton Canes	0.08	37.50	402344	308299	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	-	3	-	Site compound licence to South Staffs Water expired and site now cleared. Potential to incorporate site into adjoining recreation ground when funds available.	Landowner intentions	-	
N47	198 Hednesford Road, Norton Canes	0.07	14	401983	308551	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/13/0045 is outline planning permission for demolition of existing property and erection of two new dwellings- net total 1 dwelling- granted April 2013. CH/15/0375 is renewed outline planning permission, granted March 2016. CH/16/167 is reserved matters approval, granted June 2016. Has now expired.	-	-	Brownfield
N50	88 Brownhills Road, Cannock	0.04	25	402216	308306	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/14/0001 is full planning permission for the erection of a detached 3 bedroom bungalow, granted June 2014. Has now expired.	-	-	Greenfield
N60	29 Brownhills Road, Norton Canes	0.03	33	402026	308644	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/16/250 is full planning permission for the demolition of a garage and erection of 1 dwelling, granted September 2016. Has now expired.	Coal Authority High Risk Development Area	-	Brownfield
N61	Land at 153, Norton East Road, Norton Canes	0.28	32	402,575	308,844	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	9	-	CH/16/454 is outline planning permission for residential development, granted April 2017. Has now expired.	Green Space Network. Historic Landfill	-	Greenfield
N81	45 Chapel Street, Norton Canes, Cannock, WS11 9NX	0.04	26	401789	308188	Minor	NO	NO	-	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1		CH/21/0459 is a planning application for the erection of new detached 2no. Bedroom bungalow and demolition of attached garage, refused January 2022.	Coal Authority High Risk Developmnet Area.	-	Brownfield
Norton Canes Totals														86	176				
Restricted & Excluded Sites Totals														799	472				
														1271					

APPENDIX M : COMPLETED SITES SINCE 2024 SHLAA

Site ID	Location	Site Area (ha)	Density of Site	Character Area	Ward	Actual Yield (Net)
C64	Land at Rawsley Road, Hazel Slade	2.40	27.78	Hazelslade & Rawsley	Hednesford Hills & Rawsley	60
C113c	Land to the West of Pye Green Road, Hednesford	13.40	36	Pye Green Valley	Hednesford Green Heath	481
C230	Land off Ashleigh Croft, Cannock	0.18	33	North Cannock	Cannock Park & Fallow	7
C296	The Lamb Public House, John Street, Wimblebury	0.10	90	Heath Hayes & Wimblebury	Heath Hayes & Wimblebury	11
C349	Cromwell House, Mill Street, Cannock, WS11 0DP	0.05	220	Cannock Town Centre	Cannock, Longford & Bridgtown	11
C441	71, Old Penkridge Road, Cannock	0.16	13	South & West Cannock	Cannock Park & Fallow	2
C446	Land at 54-56a, New Penkridge Road, Cannock	0.17	12	Cannock Town Centre	Cannock Park & Fallow	4
C511b	Land at the corner of Avon Road and Hunter Road, Cannock, WS11 1BT	0.30	60	Cannock Town Centre	Cannock, Longford & Bridgtown	18
C520	139a Hill Street, Hednesford, Cannock, WS12 1DW	0.04	22.73	Heath Hayes & Wimblebury	Heath Hayes & Wimblebury	1
C551	St Saviours Church, High Mount Street, West Hill, Cannock, WS12 4BN	0.14	42	Pye Green Valley	Hednesford Pye Green	6
C555	1 Jubilee Cottages, Rumer Hill Road, Cannock, WS11 8EY	0.03	38	A5 Corridor / South and West Cannock	Hawks Green with Rumer Hill	1
C556	109 Heath Street, Green Heath, Cannock, WS12 4BT	0.02	59	Pye Green Valley	Hednesford Pye Green	1
C606	94 St James Road, Cannock	0.03	32	South & West Cannock	Cannock Longford & Bridgtown	1
R112a	Upper Birches Farm, Hednesford, Rugeley, WS15 1JT	0.52	1.92	Hagley	Western Springs	1
R201	42 Talbot Street, Rugeley, WS15 2EG	0.01	143	Rugeley Town Centre	Western Springs	1
R211	55 Fortescue Lane, Rugeley, WS15 2AD	0.03	36	Western Rugeley	Western Springs	1
R215	93 Thatch Cottage, Bower Lane, Rugeley, WS15 2TS	0.15	7	Western Rugeley	Etching Hill & The Heath	1
R219	6 Brindley Bank Road, Rugeley, WS15 2EY	0.03	31	Western Rugeley	Western Springs	1
R226	Rutland Avenue, Rugeley, WS15 1JN	0.19	5	Hagley	Western Springs	1
N13b	Land off Norton Hall Lane, Norton Canes, WS11 9AA	1.58	19	Norton Canes	Norton Canes	55
N70a	151 Walsall Road, Norton Canes, WS11 9QX	0.07	58	Norton Canes	Norton Canes	4
N82	7 Deer Close, Norton Canes, Cannock, WS11 9ST	0.04	24	Norton Canes	Norton Canes	1
N85	2 Willow Road, Norton Canes, Cannock, WS11 9UG	0.07	14	Norton Canes	Norton Canes	1
Total						671

The sites in this table are fully completed and only part of the completions on the larger sites will have been completed in the current monitoring year as they will be built out over several monitoring years.