



Cannock Chase Local Plan (2018-2040)

Development Capacity Study

September 2023



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1. Introduction

- 1.1. This Development Capacity Study (the study) sets out evidence regarding the housing requirement and the supply of land for housing within the Cannock Chase District (the district) over the plan period from 2018 to 2040. The study has been kept under periodic review and presents the position at the time of writing, the study forms part of the evidence base for the Cannock Chase District Local Plan 2018-2040 (the Plan).
- 1.2. The district comprises of large areas of land designated as Green Belt and/or the Cannock Chase Area of Outstanding Natural Beauty (AONB), which together encompass over 60% of the district's land area. The district's population is concentrated in the urban area comprising of the settlements of Cannock, Hednesford and Heath Hayes, the settlements of Rugeley and Brereton and the settlement of Norton Canes. These are considered to be the most sustainable development locations in the district.
- 1.3. The application of the [Standard Method](#)¹ to 2022 affordability ratios² requires that the district needs to provide a minimum of 5,808 net new homes over the 2018-2040 plan period. This study examined the land available to meet housing needs which accord with the adopted Cannock Chase Local Plan (Part 1) (2014) and then goes on to identify further land that has been identified to help meet the requirement. The findings of the study will outline the identified potential housing allocations for the Plan and to understand whether a review of the Green Belt will be required to ensure that housing needs are met over the plan period. The importance attached to the Green belt by the Government is acknowledged and referenced within this report.
- 1.4. The study provides evidence, alongside other studies, to inform the allocation of housing land through the Local Plan. The inclusion of a particular site within this study should not, therefore, be taken as an indication that it will be allocated or granted planning permission for housing.

¹ The Standard Method for Assessing Local Housing Need. DLUHC & MHCLG 2019 (PPG Ref:2a-002-20190220)

² 2022 ratios published in 2023

2. Methodology

- 2.1. The study area is district wide, including a later review of the Green Belt sites, where required, in accordance with the Site Selection Methodology. Cannock Chase District Council (the Council) prepare annually a Strategic Housing Land Availability Assessment (SHLAA) in accordance with the guidance set out in the National Planning Practice Guidance³ (PPG), identification of sites includes monitoring Planning Application submissions, sites promoted through the Council's Call for Sites process and sites promoted through the consultation activities undertaken by the Council under Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012 during the preparation of the Plan. In line with the SHLAA monitoring period sites promoted to the Council or submitted through the planning application process up to and including 31st March 2023 have been included within the study.
- 2.2. The SHLAA is the primary data source for understanding housing land supply in the district and assesses all sites which have been identified that are capable of providing a net contribution of one home or more. However, for the purposes of this study and in line with the wider Site Selection Methodology Process, only sites of 0.5ha or more, or that are expected to contribute 10 or more dwellings are included. Ensuring that the assessment process aligns with the minimum size of site that is likely to be allocated through the plan.
- 2.3. The valuable contribution that smaller sites make to the housing land supply is acknowledged, where applicable the appropriate site contribution from the SHLAA on smaller sites has been allocated to the Housing Land Supply, to ensure the contribution from smaller sites is recognised. The Council also identify within the SHLAA that windfall sites⁴ provide a reliable source of supply to the Council's housing land provision. As part of the 2023 SHLAA a review of the current Windfall Assessment Methodology has been undertaken, an update has been undertaken to the historic windfall rates achieved in the district examining the rates 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). This is important as the current version of the Plan proposes to retain elements of the existing policy approaches set out in the Local Plan (Part 1) on these issues.
- 2.4. The assessment of windfall development and the contribution to the Plan's Local Housing Supply is outlined in Appendix B.
- 2.5. The completion of the SHLAA 2023 monitoring period has enabled housing completions during the period to 31st March 2023 to be identified as well as current permissions to be assessed so that the capacity of extant permissions can be understood. These extant permission form a significant element to the local housing supply and as part of the SHLAA process an assessment has been undertaken to identify when they are likely to come forward.

³ [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment)

⁴ Windfall Sites are defined as sites not specifically identified in the development plan. NPPF Paragraph 71.

- 2.6. The principal sources of data used to establish the housing land supply have been identified using the guidance in the PPG⁵. Principally the SHLAA 2023, Employment Land Availability Assessment (ELAA) 2023 and the Cannock District Brownfield Register December 2022. Together these sources identify the majority of land that may contribute to the housing land supply. There is some overlap between sources due to the very comprehensive nature of the SHLAA, which, in itself, identifies opportunities within the district from sources such as expired, refused and withdrawn planning applications. In addition, potential contributions to the housing land supply from neighbourhood plans, designated open space, designated employment land, housing estate redevelopment, surplus public land, town centre regeneration schemes, self-build housing and exception sites have also been assessed.
- 2.7. The study and wider Site Selection Methodology have considered a wide range of factors that may reduce the potential for sites to come forward for allocation, and where applicable, the study examines the capacity of sites that are likely to come forward from all sources that are not subject to absolute constraints. For the purpose of this study the absolute constraints to development are:
- Ancient Woodland;
 - Scheduled Monuments;
 - Special Areas of Conservation (SAC);
 - Sites of Special Scientific Interest (SSSI);
 - Local Nature Reserves (LNR);
 - Sites of Biological Importance (SBI);
 - Regionally Important Geological Sites (RIGS);
 - Flood Zone 3;
 - Local Green Spaces; and
 - Where development would involve the total loss of a designated heritage asset e.g. demolition of a listed building.
- 2.8. To ensure that the study is comprehensive, sites within the Green Space Network designated by the adopted plan, that have been promoted as available for development have also been assessed. Once the capacity of sites that could be allocated as part of the Plan beyond those already established has been identified, the study reflects on where there is sufficient capacity within these combined sources to meet the minimum housing requirement under the standard method before examining whether sites in the Green Belt may be required to be reviewed.
- 2.9. The study does not seek to establish whether sites in the Green Belt are suitable for removal from the Green Belt; only whether they offer a sustainable location for residential development and are free from absolute constraints. Whilst sites within the wider district have been incorporated into the site selection process through the Site Selection Methodology, the urban areas comprising of the settlements of Cannock, Hednesford and Heath Hayes, the settlements of Rugeley and Brereton, and the settlement of Norton Canes have been identified as the most sustainable locations for residential development in the district; sites that are capable of extending these urban areas to form contiguous development have also been assessed. Sites

⁵ PPG Paragraph: 011 Reference ID: 3-011-20190722

within the Green Belt are protected from development unless Exceptional Circumstances are demonstrated through the production of the Local Plan; a Green Belt Exceptional Circumstances Paper forms part of the Plans evidence base.

3. National Planning Policy Context

- 3.1. The National Planning Policy Framework⁶ (September,2023) (NPPF) sets out the Government’s planning policies for England and how these should be applied. It presents guidance for plan making. One of the fundamental requirements of the Local Plan is that it should promote a sustainable pattern of development that seeks to meet the development needs of the area.
- 3.2. NPPF Section 11 sets out how Local Authorities should make effective use of land. Para 119 states that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developer or ‘brownfield’ land.*
- 3.3. National guidance does not set out a detailed standard framework for site selection but it does specify what elements of supply count towards Local Plan targets. Smaller sites (below 10 dwellings) are not typically allocated for development in Local Plans, but small sites are a source of housing supply. Sites which have not been allocated in a Local Plan for development are referred to as ‘windfall sites’.
- 3.4. NPPF Para. 71 allows local planning authorities to make an allowance for windfall sites as part of anticipated supply where there is *compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. [...]*.
- 3.5. The government is clear that to make effective use of land, local authorities should be assessing how increasing the density of development can help increase housing supply.
- 3.6. NPPF Para. 125 states that *Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:*
 - a) *[...] should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;*
 - b) *The use of minimum standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range;*
[...]

⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101391/nppf-2023.pdf)

- 3.7. The Government attaches great importance to conserving the Green Belt. Land in the Green Belt is not expected to form part of the development land supply, unless exceptional circumstances exist. NPPF Para. 137 notes that *the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*. NPPF Para. 141 explains that *once established Green Belt boundaries should only be altered where exceptional circumstances are fully evidence and justified, through the preparation or updating of plan. Strategic policies should stablish the need for any changes to Green Belt boundaries, having regards to their intended permanence in the long term, so they can endure beyond the plan period*.
- 3.8. NPPF Para. 141 explains that *before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development, in particular whether the strategy:*
- a) makes as much use as possible of suitable brownfield sites and underutilised land;*
 - b) optimises the density of development in line with the policies in Chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
 - c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.*
- 3.9. In addition to the NPPF, the government also produces Planning Practice Guidance. The guidance on housing and economic land availability assessments generally informs the preparation of SHLAAs but also sets out a general methodology for assessing sites and broad locations and outlines potential sources of sites for consideration in determining land supply⁷.
- 3.10. Development Capacity Studies are a way of demonstrating how the requirements set out in national guidance have been met. It is important that all reasonable options for development are investigated and that the authority has complied with the steps set out in national policy and guidance to assess the development capacity of the authority area to meet development needs. This also ensures that all reasonable alternatives to development of the Green Belt are exhausted.

⁷ [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment) accessed: 2/2/23

4. Housing Requirement for Cannock Chase Local Plan (2018-40)

Assessed Housing Need (2018-40)

- 5.1. The Standard Method for Assessing Local Housing Need⁸ provides a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth, any historic undersupply and the affordability of property in relation to earnings.
- 5.2. The application of the Standard Method produces a minimum annual housing need figure of 263.69 (264) dwellings per annum for the district as calculated in 2023. It is anticipated that the Plan will be adopted during 2025 and cover a 15-year period from adoption to 2040. The minimum housing requirement for the Cannock Chase district from 2018 to 2040 is therefore 5,808 dwellings.

Provision for the Needs of Neighbouring Areas under Duty to Co-operate

- 5.3. The Publication Local Plan proposes that further housing provision will be made for 500 dwellings to help meet the unmet needs within the local housing market area. This level of provision requires that land to accommodate a total of 6,308 dwellings over the plan period 2018 to 2040 is identified.

⁸ Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

5. Identified Housing Land Supply (2018-40)

Plan Period Delivery Housing Completions (2018-23)

- 5.1. Between 2018-2023 2,504 dwellings were completed, the annual net completions are summarised in Table 5.1.

Table 5.1: Completions 2018 to 2023

Year	Net Additional Dwellings
2018-19	234
2019-20	930
2020-21	319
2021-22	620
2022-23	437
Total	2,540

Sites With Planning Permission

- 5.2. The 2023 SHLAA identifies sites with capacity for 1,076 dwellings from both major and minor sites, which could come forward in years 0-5. These sites form the basis of the district's current five-year housing land supply.
- 5.3. The SHLAA includes a list of sites which benefit from planning permission or that are already under construction. The list of sites is updated annually to identify land that is suitable and available to meet future housing requirements within the district.
- 5.4. The SHLAA is an important information source that enables the Council to plan for future residential housing needs through providing a trajectory of likely future development residential completions and land supply. The document does not grant planning permission but illustrates the potential residential land supply in the district which can then be used to inform local planning policy decisions. It is also used as a monitor of housing delivery, showing which sites have been completed and partially constructed during the previous year.
- 5.5. The review of the SHLAA 2023 identified several sites already under construction which would make a contribution to the housing supply. As these sites have already been assessed as suitable for development and are identified as deliverable, they form part of the identified housing supply for the plan period. These sites at the time of writing contribute 338 dwellings to the housing land supply over the plan period (Policy SA1 of the Local Plan Reg 19).

Table 5.2: SHLAA 0-5year sites identified as Under Construction

SHLAA Site Ref	Site Name	Capacity	Remaining Capacity
C113c	Land to the west of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road)	481	168
C457	108, 102-106 High Green Court, Cannock	10	8
C90b	Whitelodge, New Penkridge Road, Cannock	17	2
C113f	Land west of Pye Green Road, Hednesford, Cannock (adj. Pye Green Road)	73	59
C64	Land at Rawnsley Road, Hazelslade	60	-
C237	268 Bradbury Lane, Hednesford	10	-
C384	77 Old Fallow Road, Cannock	11	-
C540a	Unit E Beecroft Road, Cannock	20	-
R23	Main Road, Brereton (between Cedar tree Hotel and Library)	27	-
	Total Identified Dwellings	-	338

- 5.6. The review also identified several sites of 10+ dwellings that had already been granted planning permission, at the time of writing commencement of these sites had not begun but it was considered as these sites have already been assessed as suitable for development and are identified as deliverable, that they form part of the identified housing supply for the plan period; whilst the development of the Rugeley Power Station Site falls under both deliverable (0-5years) and developable (6-15years) due to the timeframe for completion, for the purposes of this study the full capacity is identified in Table 5.3. These sites at the time of writing contribute 1,265 dwellings to the housing land supply over the plan period (Policy SA1 of the Local Plan Reg 19).

Table 5.3: SHLAA 0-5year sites of 10+ dwellings identified with planning permission

SHLAA Site Ref	Site Name	Capacity
C113g	Land to the west of Pye Green Road, Hednesford (land northern end of the larger site)	51
C63	Land adjacent and to the rear of 419-435 Cannock Road, Hednesford	25
C498	23 Walsall Road, Cannock	12
C349	Cromwell House, Mill Street, Cannock	11
R127	Rugeley Power Station, Rugeley	1,000
R153/RE15	Rugeley Market Hall and Bus Station, Rugeley	50
R144a	Land at Wellington Drive, Rugeley	20
R145	Market Street Garages, Rugeley (incorporating BT Telephone Exchange)	28
R139	Heron Court, Heron Street, Rugeley	10
R9	Former Aelfgar School, Taylors Lane, Rugeley	58
	Total Identified Dwellings	1,265

- 5.7. The SHLAA 2023 also identifies sites under 10 dwellings that are considered to provide a contribution to the local housing supply. The SHLAA 2023 identifies 89 dwellings on sites of less than 10 dwellings that are under construction at the time of writing. An additional 90 dwellings are identified to have full or outline planning permission, the SHLAA 2023 identifies a non-implementation rate of 18% applying this to the current 90 dwellings reduces this to a 74 dwelling

contribution. It is considered that a small site contribution of 163 dwellings is appropriate to add to the housing land supply for the Local Plan.

Table 5.4: Identified Local Housing Supply Contribution

SHLAA Under Construction Sites	338
SHLAA Sites with Planning Permission 10+ dwellings	1,265
SHLAA Small Site Contribution	163
Sub-Total	1,766
Housing Completions 2018-2023	2,504
Total	4,270

5.8. At the time of writing an identified Local Plan Housing Supply figure taken from the SHLAA 2023 0-5years (Deliverable Sites) is identified as **1,766** dwellings, combined with the existing completions for 2018-2023 a total of **4,270** dwellings has been identified.

6. Further Sites with Potential

- 6.1. The sites identified within the SHLAA 2023 to contribute towards the Local Housing Supply Need does not meet the full 6,308 requirement for the Local Plan to meet the needs of the district and to contribute to the local housing market area. A further look at other potential sites within the SHLAA has been undertaken.

SHLAA Developable Sites

- 6.2. The NPPF Glossary states that *to be considered developable, sites should be in a suitable for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged*. The SHLAA identifies developable sites with a capacity of 10 or more dwellings with the potential to accommodate 1,149 (the Rugeley Power Station dwellings have been attributed to the identified deliverable supply identified in Section 5) dwellings, these sites have been assessed as part of the Site Selection Methodology.

SHLAA Restricted and Excluded Sites

- 6.3. The SHLAA also keeps a record of those sites that have been refused planning permission, withdrawn during the planning process, or those sites which were granted planning permission and it has been 6 years or more since the expiration of the planning permission these sites are identified as Restricted and Excluded within the SHLAA. Further sites, identified within this category are sites which are no longer being actively promoted and those that have been assessed as unlikely to be suitable for development according to the SHLAA methodology.
- 6.3. Within the SHLAA there is no minimum site size or capacity threshold for inclusion of sites in the Restricted and Excluded assessment. For the purposes of identifying sites to contribute to the Housing Land Supply the study looks only at sites of 10 or more dwellings. In relation to sites within this category that have not been subject of a planning permission, and where the landowner/developer has not expressed an interest in taking the site forward within the last 5 years (for example through a response to the Call for Sites or through Local Plan representations) then it is assumed that the site is no longer available due to a lack of current landowner/developer interest.
- 6.4. A review of the Restricted and Excluded site that could contribute 10 or more dwellings has been undertaken to assess whether the constraints to development might be addressed, and whether the sites could be considered further through the site selection process for the Plan. This review identifies sites which could become available in the future in locations that accord with adopted development plan policies, therefore sites that are within the Green Belt or Green Space Network have not been included, as these are assessed through the Site Selection Methodology. The sites considered within this review are located within Table A.1 of Appendix A of this study. Where sites are currently being used for an alternative use and the landowner intentions are not to pursue residential development or have not been possible to ascertain at this stage the site has been accorded nil potential.

ELAA Restricted and Excluded Sites

- 6.5. The ELAA assesses current and potential employment site locations within the district. The assessment is updated annually alongside the SHLAA to identify land that is suitable and available to meet future employment requirements.
- 6.6. The Plan needs to allocate land for a variety of needs including residential and employment requirements. NPPF Para. 122 states that [...] *Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:*
- a) It should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and*
 - b) In the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.*
- 6.7. In addition, NPPF Para. 123 states that *Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. [...].* Consequently, the ELAA is used to help identify sites within the urban area which are likely to be required to maintain the supply of future employment land and also sites which are surplus to requirements and could potentially be used for residential development instead.
- 6.8. The ELAA Categorises sites as Readily Available and Not Readily Available. Sites that are Readily Available for employment purposes have not been reassessed by this study but are considered within the Site Selection Methodology. Where sites have been promoted for both employment and residential use, the SHLAA has already made an assessment. However, the ELAA identifies a number of sites as Not Readily Available and further sub-divides these as Restricted and Excluded in the Green Belt/Green Network and Restricted and Excluded Sites. A review of the Restricted and Excluded capable of accommodating 10 or more dwellings at 35dph has been undertaken to assess whether the constraints to development might be addressed. The sites considered within this review are located within Table A.2 of Appendix A of this study.

Neighbourhood Plans

- 6.9. Neighbourhood plans may allocate sites for residential development within their designated neighbourhood areas. There are currently five designated neighbourhood plan areas in the district, these are at Brereton and Ravenhill, Cannock Wood, Hednesford, Norton Canes and Rugeley. The boundaries of the neighbourhood plan areas align with the parish/town council boundaries and each area is at a different stage in production of its neighbourhood plan.
- 6.10. The decision to include development site options for potential designation, including residential sites, is optional for neighbourhood plan groups and as many are at an early stage of production the full extent and capacity of any sites that may be considered are not yet known. Any site options to be considered will also be subject to planning controls including conformity with higher tier planning policies, a public referendum and examination by an independent inspector. It should be noted that site options under consideration may also be considered through the

operation of the planning system, so are not guaranteed to increase capacity. However, any sites promoted through the neighbourhood planning process should still be considered as potential additional urban capacity options as they become known.

- 6.11. At present only the Hednesford Neighbourhood Plan (2018) has been “made”; this contains several sites which are set out in Table A.3 in Appendix A alongside commentary on whether additional contributions to the district capacity are indicated. No additional potential is identified as the sites with potential have been included within the SHLAA. They may be some future potential on sites that are designated for employment use by the Hednesford Neighbourhood Plan but this would be subject to relocation of the existing businesses and demonstration of lack of demand for commercial redevelopment; the sites are not currently available for development.
- 6.12. The other neighbourhood plans under development may contain further opportunities for residential development which will be kept under review.

Housing Estates and Redevelopment

- 6.13. The Cannock Chase District Council Housing and Partnerships officers have advised that there are currently no further plans for the redevelopment of existing estates. Three estates have already been subject to redevelopment (Bevan Lee, Elizabeth Road and Moss Road) and no other further interventions are planned. The Housing and Partnerships Department is now focused on finding land to build more Council housing.
- 6.14. The Cannock Chase District Housing Strategy aims to improve the quality and reliability of homes in the private rented sector through the work of the council’s private sector housing team, including actions to adapt homes to allow people to stay in them, addressing empty properties in the district to help bring them back into use and assessing Council owned land, including garage sites, for housing development potential or sale. All sites that have been assessed by the Cannock Chase District Council Housing and Partnerships Department as having residential potential have been included within the SHLAA. No further potential is identified through estate regeneration or sale of Council land holdings.

Public Sector Surplus Land

- 6.15. The Government Register of Surplus Land provides information on the availability of surplus land for those government departments and their sponsored bodies which fall under the responsibility of English Ministers. The Register is also used on a voluntary basis by NHS trusts. The latest records⁹ (14th May 2020) identify only one site. This is the site of former dwelling, 98 Walsall Road, Cannock (BEIS - Coal Authority) however the site capacity is below the 10-dwelling threshold of this study.
- 6.16. Other bodies that own land (public sector bodies, agencies, utilities providers etc.) are regularly consulted by the Council either as statutory consultees, Duty to Co-operate partners, or through the call for sites for the SHLAA and ELAA. No further potential is identified on surplus public sector land.

⁹ <https://e-pims.cabinetoffice.gov.uk/arcgis/rest/directories/arcgisjobs/Inspire/Repository/AXSX-456Y-9897-WEDF-EDEFD-OIPO-EPIMS/Land.xls>

Reallocation of Existing Employment Land

- 6.17. The Cannock Chase: Existing Employment Areas Study (2019) complements the Cannock Chase Development Needs Assessment (EDNA) 2020 and Market Intelligence Report. The Study identifies the district's existing employment sites and considers the degree to which there is scope for these sites to contribute to meeting future employment need, as well as seeking to establish if opportunities exist for additional development in these locations.
- 6.18. The study identified 77 sites distributed across 22 broad employment areas which cover a gross area of around 311 ha split across three distinct market areas: 'Cannock, Hednesford & Heath Hayes'; 'Rugeley & Brereton'; and 'Norton Canes'. The areas assessed generally comprise clusters of employment units distributed across one or multiple business parks or industrial estates. All sites assessed were identified as primarily industrial areas. The majority of the district's existing employment areas (in excess of 80%) are located within the 'Cannock, Hednesford and Heath Hayes' market area.
- 6.19. The assessment of existing employment areas indicated that the district contains a reasonable range of employment sites of differing qualities and types, with relatively low vacancy levels. It was concluded that all 22 existing employment areas should be retained within the employment land supply. The study recommends that 6 existing employment designations as established under Policy CP8 of the Cannock Local Plan Core Strategy (2014) should be retained within the emerging Local Plan. The study recommends that a further 10 employment areas should be subject to a criteria-based policy protection within the emerging Local Plan with a presumption in favour of retaining B-Class Uses.
- 6.20. The identified five sites which should be retained within the employment land supply but monitored closely. The study recommends that should the performance of these sites decline in the future, then the potential for alternative land uses should be considered and proposals for alternative uses within these employment areas in the future should not be restricted. An assessment of the capacity of these sites to contribute to the housing land supply is summarised in Table A.4 in Appendix A. The sites have been reviewed as part of the development capacity study and are considered to be making a valuable contribution to the economic performance of the district and as such are currently not considered to be available. Nil potential is ascribed to these sites at present.

Review of Brownfield Land Register and the National Land Use Database

- 6.21. Part 1 of the Brownfield Land Register comprises all brownfield sites that a local planning authority has assessed as appropriate for residential development including sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission. Sites on the Part 1 Brownfield Land Register were derived from the SHLAA which includes all known potential residential development sites across the district. The sources that were used to compile the SHLAA included the National Land Use Database; the database has been discontinued. This ensures that all suitable sites from the National Land Use Database have already been included in the SHLAA.

- 6.22. All sites within the Brownfield Land Register and the National Land Use Database have already been included within the SHLAA and form part of the development capacity. No further potential is identified.

Regeneration Sites Promoted for Residential Development

- 6.23. The Council is actively promoting development of a number of sites via the Rugeley Town Centre Action Plan Local Plan (Part 1) 2014 and the Cannock Town Centre Regeneration Prospectus. All five of the sites in the Rugeley Town Centre Action Plan and the nine sites identified by the Cannock Town Centre Regeneration Prospectus are included in the SHLAA and/or ELAA 2023 and have been assessed through that process.

Sites where Planning Applications were Refused or Withdrawn (2018-23)

- 6.24. The SHLAA identifies applications for residential development that have been refused or withdrawn as they may be the subject of future applications for alternative schemes. All refused or withdrawn planning application sites are therefore reviewed through the SHLAA process.

Contributions from Self Build Housing

- 6.25. Since 2016 all local planning authorities have been required to maintain a register of individuals and associations seeking to acquire a plot of land within their districts for the purpose of building a house as their sole or main residence as a self-build or custom build project.
- 6.26. A self-build home is one where the future resident directly organises the design and construction of their new home. In a custom build, the future resident works with a specialist developer to help build their home. There will often be overlap between the two types, but both construct a bespoke dwelling for the resident's occupation.
- 6.27. The register provides evidence for the council of the demand for self-build and custom build development in the district. In the long term, where sufficient evidence of need is expressed, this could lead to the allocation of land for self-build projects or adopting policies to make plots available through other development.
- 6.28. As at March 2023 there were 17 people on the Cannock Chase Self Build Register. At this stage the contribution of Self Build Housing to the district housing capacity will be negligible. The contribution from self-build housing is included within the windfall assessment and no further potential is identified.

Contributions from Empty Homes

- 6.29. The PPG identifies that when including empty homes being brought back into use as part of the housing land supply that it would be for the authority to ensure that empty homes had not already been counted as part of the existing stock of dwellings to avoid double counting¹⁰.
- 6.30. The number of vacant homes in the District has consistently hovered around the 1,000 dwellings mark over the past decade:

¹⁰ PPG Paragraph: 030 Reference ID: 68-030-20190722

Table 6.1: Number of vacant dwellings per year in Cannock Chase District, source: ORS

Year	Number of Vacant Homes
2012	1,087
2013	1,127
2014	1,037
2015	996
2016	1,067
2017	1,090
2018	1,151
2019	1,136
2020	1,024
2021	996
2022	1,078

- 6.31. The impact on bringing back empty homes into use and the contribution they may make to the housing supply in future years is unlikely to change, based on historic data. The level of empty homes is comparatively low in the West Midlands. Since there is no clear evidence for the deliverability of this additional capacity the contribution is considered to form part of the calculated windfall allowance.

Potential Contributions from new Permitted Development Rights

- 6.32. Under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.3) Order 2020 (S.I. 2020.No. 756) owners of vacant and redundant buildings of a footprint of up to 1,000 square metres are able to fast-track the planning process for demolishing and rebuilding them as new residential developments within the footprint of the original building, up to a maximum height of 18 metres, including up to 2 storeys higher than the former building. The new development could be a block of flats or a single new family home.
- 6.33. The (Permitted Development Right) PDR applies to purpose-built blocks of flats, offices, research and development and light industrial buildings.
- 6.34. Under the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 (S.I. 2020.No. 632) allows the building of an extra two storeys on top of freestanding blocks of flats (of at least 3 storeys) without other services below, up to a maximum of 30 metres (if the building was constructed between 1948 and 2018).
- 6.35. Under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 (S.I. 2020.No. 755) allows the building of:
- An extra two storeys on top of existing 2-storey homes for new homes or as an extension, up to a maximum of 18 metres and no more than 3.5 metres above the highest part of the terrace or the adjoined semi;
 - One storey on top of bungalows and other single storey homes;

- An extra two storeys on top of 2-storey buildings in a terrace in commercial uses and in mixed uses, up to a maximum of 18 metres and no more than 3.5 metres above the highest part of the terrace;
 - One extra storey on top of single storey buildings in a terrace in commercial uses and in mixed use with residential; and
 - An extra two storeys on freestanding buildings in commercial uses (of at least 3 storeys) and in mixed used with residential, up to a maximum height of 30 metres.
- 6.36. The Cannock Chase Retail & Town Centre Uses Study (2021) provides an assessment of commercial vacancy rates for the main towns in the district. While there are high numbers of vacant units in Cannock Town Centre, many of these are in areas which may be redeveloped in the short to medium term. This, coupled with the poor condition of some of the vacant units may represent a financial barrier for new businesses with the investment required not seen as viable.
- 6.37. There were 47 vacant units across Cannock Town Centre, accounting for 20% of all units which is significantly higher than the national average of 12%. The vacant units total 8,190sq m of floorspace, 14% of the total floorspace across the centre (higher than the national average of 10%).
- 6.38. While vacant units can be found across the town centre, there are concentrations within The Forum shopping arcade, within the indoor portion of Cannock Shopping Centre, and on Mill Street to the east of the main shopping area. Some of the vacancies, especially around Cannock Shopping Centre have resulted from aspirations of redeveloping this part of the town centre.
- 6.39. Aspirations for redevelopment works in the town centre provide an opportunity to improve the attractiveness of the town centre, drive footfall and would help to improve the marketability of vacant units. The award of £20 million from the government's "Levelling Up" fund provides further opportunity to transform part of Cannock Town centre including the potential to provide housing within the town centre. The capacity of these town centre sites has been determined in accordance with the Cannock Town Centre Prospectus which have been assessed by the SHLAA
- 6.40. There were 22 vacant units across Rugeley Town Centre and 3,310sqm of vacant floorspace (11% of the total number of units and 10% of the total floorspace across the centre). The vacancy rates are similar to the national average (12% of units and 11% of floorspace), though they have increased since 2015. There were no particular concentrations of vacant units in the Primary Retail Area designated by Local Plan Part 1.
- 6.41. Sites that were identified in the Rugeley Town Area Action Plan relied upon a flood alleviation scheme that was completed in 2017, since then a number of small schemes for upper floors have been forthcoming in Rugeley Town Centre and the development at Rugeley Power Station provides impetus for regeneration through a zero-carbon project. The capacity of sites within the town centre has been determined in accordance with the Rugeley Town Area Action Plan which have been assessed by the SHLAA.
- 6.42. There are 17 vacant units across Hednesford Town Centre and 3,090sqm of vacant floorspace (15% of the total number of units and 12% of the total floorspace across the centre). When

compared with 2015, the number of vacancies has increased by 4 units though it appears that several units vacant at that time have been re-occupied. While vacant units are dispersed across the centre, there are concentrations within the Lightworks shopping centre and at the southern end of Market Street.

- 6.43. There is some potential for the extensions to permitted development rights to make a contribution to the housing land supply. The Retail & Town Centre Uses Study (2021) found a total of 14,590sqm of vacant commercial floorspace across the three main centres driven predominantly by increased vacancies in Cannock and Hednesford. Nationally Described Space Standards¹¹ suggest that a one bedroom flat should have a minimum usable floorspace of between 39m² and 50m². While a 2 bedroom flat should have a minimum floorspace of 61 m². These figures indicate that the conversion of 25% of the vacant retail floorspace to residential use with a notional floorspace of 55m² per residential unit could notionally create 66 units across the district.
- 6.44. The impact of these new Permitted Development Rights and the contribution they may make to the housing supply in future years is not known at the time of writing. Since there is no clear evidence for the deliverability of this additional capacity the contribution is considered to form part of the calculated windfall allowance.

Contributions from Exception Sites

- 6.45. Exception sites are small sites brought forward in places where residential development would not normally be considered acceptable, in order to deliver affordable housing to meet local need. Rural exception sites are usually adjacent to existing villages and hamlets. The district has few rural settlements namely Cannock Wood, Hazel Slade, Little Wyrley, Prospect Village, Slitting Mill and Rawnsley. At present no exception sites have been identified to accommodate affordable housing for those with a local connection to the villages. There may, however, be sites developed to meet local need for rural workers dwellings.
- 6.46. Should any such schemes come forward over the plan period then the contribution to district capacity would be negligible and likely to be of the order of a maximum of twenty dwellings over the plan period. The contribution of exception sites to the district capacity will be monitored but will contribute to the windfall allowance.

Cannock Green Space Review

- 6.47. The Strategic Green Space Network Review and Open Spaces Assessment may indicate the release of land from the adopted open space designations which could provide a small supply of land suitable for residential development. The emerging open space strategy will identify a comprehensive strategy for the enhancement of the designated green space open space network within the district and its relationship beyond the district boundaries.
- 6.48. There are a number of sites which are currently under review, and any contribution to the housing land supply from these sites will be determined through the site selection process. Sites that are currently ascribed nil potential by the SHLAA due to a current open space designation are shown

¹¹ [Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/technical-housing-standards)

in Table A.5 of Appendix A. These sites have been promoted for residential development and, should the Strategic Green Space Network review or Open Spaces Assessment suggest that the sites are suitable for release, then they could contribute to the district housing land supply. There is potential capacity of approximately 45 dwellings from these sites.

Sites within the AONB

- 6.49. Restricted and Excluded sites identified by the SHLAA include those within the AONB. These sites are accorded nil potential in accordance with the SHLAA methodology. These sites are also considered to have nil potential in accordance with the parameters of this study since major development within an AONB should be refused other than in exceptional circumstance in accordance with NPPF Para. 177. The majority of land within the AONB designation in the district is also within the Green Belt. There is one site with capacity of 10 or more dwellings that has been excluded from the potential capacity consideration due to the AONB designation. Site C174 in the SHLAA is not within the Green Belt but is within the AONB.

Review of Density Assumptions

- 6.50. The density of a development is the number of dwellings per hectare (dph). High density schemes in a city centre may achieve 200dph in flatted development while suburban development is usually around 35dph. Victorian terraces are usually around 70dph. A large proportion of the residential development that will take place during the plan period already has planning permission. The scope for increasing densities from this committed supply is very limited. The average density achieved by completed major residential developments over the period 2018 to 2022 was calculated by the SHLAA as 35.2dph while sites that form part of the deliverable supply range in density from 17dph to 111dph with an average of 36.5dph.
- 6.51. The application of higher densities to sites, particularly in urban areas, could yield additional capacity. A review of the density assumptions used to assess the capacity of sites has been undertaken by following the Planning Practice Guidance (Paragraph: 004 Reference ID: 66-004-20190722) including:
- accessibility measures such as distances and travel times to key facilities, including public transport stops or hubs (and taking into consideration service capacity and frequencies and destinations served);
 - characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space;
 - environmental and infrastructure assessments, such as the capacity of services and presence of environmental risks (e.g. flood risks or overheating), and the opportunities to address these; and
 - assessments of market or site viability.
- 6.52. The detailed site selection process will assess whether there is additional potential from individual sites due to an increase in density. At present sites that form part of the future capacity have been assessed using the density assumptions set out in the SHLAA. Subject to discounts to inform the proportion of the site that will form the net developable area, the density assumptions used in the SHLAA 2023 are:
- Urban Town Centre 50dph;

- Suburban 35dph;
- Green Belt Urban Extensions 35dph;
- Rural Areas established settlement/village 20dph;
- Green Belt and AONB 15-20dph;

6.53. The density range experienced over the plan period to date suggests that densities in excess of 50dph could be achievable for town centre sites. In order to ascertain whether there is scope to increase the density expectations, sites that form part of the SHLAA developable supply in town centres have been reviewed. The review is summarised in Table A.6 of Appendix A. Three sites within the town centre may have additional capacity to accommodate more dwellings but these are all subject to masterplanning in accordance with the Cannock Town Centre redevelopment and will form part of wider schemes. The density assumed is in excess of 50dph. At present no further capacity can be justified from raising density assumptions regarding the supply.

7. Potential Capacity from Sources outside of the Green Belt

- 7.1. The application of the Standard Method produces a minimum housing requirement for the Cannock Chase district from 2018 to 2040 of 5,808 dwellings. In addition, it is proposed that land to accommodate 500 dwellings to meet unmet housing needs arising from the housing market area is made available. This gives rise to a need for land for 6,308 homes over the plan period.
- 7.2. The 'Deliverable' and 'Potential' Housing Supply is summarised in Table 7.1. Sites have been cross referenced to ensure that there is no double counting. A simple traffic light Red Amber Green (RAG) rating has been used to identify which sources of supply are likely to come forward over the plan period. The sources of supply indicated in the capacity column of Table 7.1 are most likely to contribute over the plan period. The sources of supply rated amber may come forward over the plan period. There is likely to be some contribution from these sources over the plan period but the potential capacity identified may not be achieved.
- 7.3. It is anticipated that the sources of supply identified would lead to a capacity of approximately 5,419 dwellings with potential for a further 1,002 dwellings subject to overcoming the constraints set out in the preceding sections of this study. This equates to a potential district capacity of 6,421 dwellings outside of the Green Belt if all potential sources identified were developed over the plan period.
- 7.4. However, the constraints to the development of the potential additional 1,002 dwellings include landowner intentions and relocation of other uses. It is highly unlikely that all these sites would be able to contribute to the housing land supply over the plan period. The capacity of the SHLAA deliverable and developable sites is not questioned; they have all been assessed as suitable and available locations for residential development. However, it is unlikely that all potential sources would be suitable for allocation for residential use as there is a need to balance the need for other land uses in accordance with spatial strategy and vision of the plan.
- 7.5. The district non-implementation rate for sites with planning permission has been calculated as 18% for all site sizes by the SHLAA. However, implementation scenarios have not been applied at this stage. The study has explored the possible potential capacity from all known sites and the potential options will be further investigated through the Site Selection Methodology and Integrated Impact Assessment. It does, however, illustrate that in order to meet the minimum housing requirements for the district under the standard method, and to give flexibility for non-implementation over the plan period, further sites are likely to be needed to be identified.
- 7.6. The district is highly constrained by the AONB and SAC designations as well as Green Belt and the second highest population density of all the districts within Staffordshire. Other local authorities in the shared housing market area are unable to meet their own housing needs without looking to land currently designated as Green Belt. In addition, there is a wider unmet need for residential land within the housing market area. This study does not determine whether sites in the Green Belt should make a contribution to the housing land supply of the district but seeks to establish the capacity of all land within the district that could come forward for residential development

over the plan period. The detailed site selection process will then examine all the sites alongside other elements of the evidence base to determine whether a site should be allocated by the Plan.

Table 7.1: Potential Housing Supply 2018-40

Source of Supply	Identified Capacity	Potential Capacity	
Residential Completions 2018 to 2023	2,504	0	
Deliverable Sites Identified by the SHLAA 2023	1,766	0	
Developable Sites Identified by the SHLAA 2023	1,149	0	
SHLAA Restricted and Excluded Sites with Potential	0	457	
ELAA Restricted and Excluded Sites with Potential	0	176	
Neighbourhood Plans	0	0	
Cannock Chase Open Space Review	0	45	
Housing Estates and Redevelopment	0	0	
Public Sector Surplus Land	0	0	
Reallocation of Existing Employment Land	0	0	
Contributions from Self Build Housing	0	0	
Potential Contributions from new Permitted Development Rights	0	0	
Contributions from Exception Sites	0	0	
Contribution from windfall development (27 dwellings per annum)	0	324	
TOTALS	5,419	1,002	6,421

8. Residential Capacity of Green Belt Sites

- 8.1. Sites for major development in the Green Belt that have not been previously developed have been accorded nil residential potential by the SHLAA in accordance with the SHLAA methodology. However, some sites promoted are adjacent to the urban area comprising the settlements of Cannock, Hednesford and Heath Hayes, the urban area comprising the settlements of Rugeley and Brereton, and the settlement of Norton Canes.

- 8.2. The SHLAA and ELAA sites within the Green Belt that meet the size threshold of this study and have been promoted as available have been reviewed. Those that are capable of forming contiguous development with the existing main urban areas of the district and are not subject to absolute constraints to development, have been accorded potential development capacity. The review is summarised in Table A.7 of Appendix A and suggests that there is capacity for approximately 6,747 dwellings within the Green Belt on land that is contiguous with the main urban areas of the district.

9. Conclusion

- 9.1. This study has considered all possible sources of sites and of housing supply which could contribute to meeting housing need over the plan period (to 2040). It has also provided a high-level consideration of appropriate densities for sites according to location. This high-level assessment is used to collate all potential sources of housing supply and all potential site options. The study has found that there is potential capacity from all sources and sites for approximately 6,421 dwellings on land outside of the Green Belt. However, there are many limitations to drawing conclusions on capacity at this stage.
- 9.2. Sites identified for allocation in the plan must be deliverable, therefore sites with extant permissions or potential ownership issues must be investigated further to determine whether constraints can be overcome. The location of sites must be in compliance with the Local Plan spatial strategy. All sites will be subject to more rigorous detailed assessment including the process of sustainability appraisal, heritage impact assessment and habitats regulation assessment to ensure they are appropriate for allocation.
- 9.3. For larger sites or for areas where a number of sites collectively have cumulative impact on infrastructure, mitigation measures, costs and funding must be identified in the Infrastructure Plan. The conclusion of a more detailed site assessment will be documented in the Site Selection Topic Paper. This will determine precisely how many sites can be allocated in the Local Plan on land outside of the Green Belt and AONB.
- 9.4. The study has found that there is a capacity for approximately 6,747 dwellings on sites currently within the Green Belt that could form contiguous development with the main urban areas of the district. This is a simple assessment of development capacity and represents a 'policy off' scenario without any consideration in terms of the contribution these sites make to the five purposes of the Green Belt as set out in NPPF, or consideration of exceptional circumstances for Green Belt release.
- 9.5. Whilst this capacity study has identified potentially enough sites outside of the Green Belt to meet housing need, there is still potential for sites to be excluded from allocation through the process of further site assessment and refinement. The site selection process will assess all sites identified with potential by this study to consider the contribution that they could make to meeting housing needs over the plan period in terms of the wider plan making evidence base and the spatial strategy for the district.

Appendix A

- A.1. The following tables comprise of the sites considered within Section 6 (Further Sites with Potential), Section 7 (Potential Capacity from sources outside of the Green Belt), and Section 8 (Residential Capacity of Green Belt Sites).

Table A.1: SHLAA Restricted and Excluded Sites - Development Potential Review

SHLAA Site Ref.	Site Name	Barriers to Development	Site Area (ha)	Potential Dwellings
C17	St. Chad's Courtyard, Cannock Road, Chadsmoor	Permission granted for alternative use. Site not recently promoted. Landowner intentions unknown.	0.30	10
C85	Car sales and printers, Mill Street, Cannock	Currently occupied by existing businesses. Landowner intentions unknown.	0.19	10
C86	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	Site in multiple ownership. Previously consented schemes unviable and residential use is not being considered by new landowners at present.	0.96	24
C127	Rumer Hill Industrial Estate, Cannock	Subject to remediation works and compatibility with neighbouring industrial uses. Within a Coal Authority High Risk Development Area. Site currently promoted.	2.60	99
C129	Corner of Uxbridge Street & Market Street, Hednesford	Land assembly constraints. Landowner intentions unknown.	0.30	51
C152	26 - 28 Wolverhampton Road, Cannock	Application for residential development expired, further application for residential development withdrawn. Landowner intends to develop in the future.	0.12	25
C222a	Virage Court, Cannock South, Bridgtown	New landowners intend to retain site in commercial use.	0.27	NIL
C309	TNT Express, Wimblebury Road, Cannock	New landowners would like to retain commercial use on site.	0.91	NIL
C323	Virage Point, Green Lane, Cannock	Previous prior notification approval for conversion to flats. Landowner confirms residential use is no longer being considered.	0.1	NIL
C432	Gestamp, Wolverhampton Road/A5 Watling Street, Cannock (see CE61 below).	Application for residential development withdrawn. New landowner pursuing commercial use.	4.5	NIL
C521	243 Hill Street, Hednesford, Cannock, WS11 2DP	Application for residential development withdrawn. Landowner intends to develop for residential purposes.	0.46	10
R18	Land at The Mossley, off Armitage Road	Subject to land ownership and access constraints.	1.30	40
R143	Rugeley Market Hall and Bus Station, Rugeley	Currently in alternative use. Within Flood Zone 2. Sequentially preferable sites are likely to be available. RTCAAP Opportunity Site.	1.10	50
R144a	Land at Wellington Drive, Rugeley	Subject to land ownership and access constraints. Partially within Flood Zone 2. RTCAAP Opportunity Site.	0.67	20

SHLAA Site Ref.	Site Name	Barriers to Development	Site Area (ha)	Potential Dwellings
R145	Market Street garages, Rugeley (incorporating BT telephone exchange)	Access within Flood Zone 2. Landowner intentions to be ascertained. RTCAAP Opportunity Site.	0.56	28
R189	Land off Lichfield Road, Rugeley	Brownfield site partially within Flood Zone 2.	0.53	20
N13a	Land at Norton Hall Lane and Butts Lane, Norton Canes	Identified as employment land and open space under application CH/10/0294.	5.20	70
Total Potential Dwellings				457

Table A.2: ELAA Restricted and Excluded Sites with Residential Potential

ELAA Site Ref.	Site Name	Barriers to Residential Development	Site Area (ha)	Potential Dwellings
CE15b	Former Porcelain Works, Old Hednesford Road, Hednesford	Permission granted for alternative use 2012. Partially implemented but the remainder of the site has residential potential subject to relocation of existing use.	0.25	19
CE42	Former ATOS Origin Site, Walsall Road, Cannock	Partially within Flood Zone 2 and 3. Site cleared. Storage use granted temporary permission in 2021.	3.20	112
RE7	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	Commercial redevelopment permission expired. Landowner Intends to not develop sites.	0.37	NIL
RE8	Power Station Road, Rugeley	Flood Zone 2 affects part of the site. Landowner Intends to not develop sites.	0.28	NIL
NE1	Land off Norton Green Lane, Norton Canes	Commercial redevelopment permission expired. Subject to relocation of existing use.	0.56	20
NE7	Unit 12, Conduit Road, Norton Canes	Commercial redevelopment permission expired. Subject to relocation of existing use.	0.70	25
Total Potential Dwellings				176

Table A.3: Hednesford Neighbourhood Plan Allocations - Additional Capacity

NP Policy	Location	Indicative Use	Residential Potential
Policy TC2	Retail Premises – Upper floors, Market Street	Residential uses on upper floors of buildings will be encouraged to make use of underused or vacant space	Capacity of the premises to support residential use is unknown. Windfall potential.
Policy TC4	Land between Market Street & Victoria Street	The potential uses should include residential development, tourist accommodation and a retail market.	SHLAA sites C388, C462 & part of C455 - no additional potential.
Policy TC4	Land off Cardigan Place	The potential uses should include residential development, tourist accommodation and a retail market.	SHLAA sites C232 & C463 - no additional potential.
Policy H2 & TC7	427-433 and 437-445 Cannock Road	Retirement Housing with Community Facilities	Southern part of site is C63 in SHLAA - no additional potential.
Policy Emp1	Old Hednesford Road/Chaseside Drive	The policy supports redevelopment for employment uses. Residential uses are supported if there is no evidence of demand for employment uses.	Subject to relocation of current uses and no demand for commercial redevelopment. The sites are not currently available for redevelopment.
Policy Emp1	Rugeley Road/Station Road	The policy supports redevelopment for employment uses. Residential uses are supported if there is no evidence of demand for employment uses.	Subject to the relocation of current uses and no demand for commercial redevelopment. Site is in active use and is not currently available for redevelopment.

Table A.4: Existing Employment Sites with Residential Potential

Location	ELAA Reference	Barriers to Residential Development	Site Area (ha)	Residential Potential
Anglesey Business Park	-	Currently in active commercial use.	4.81	Nil
Chasewood Park Business Centre	-	Currently in active commercial use. Below site size threshold.	0.26	Nil
EDS Couriers Wimblebury Road	-	Currently in active commercial use.	0.96	Nil
Brereton Business Park	RE33	Currently in active commercial use.	13.74	Nil
Power Station Road Business Area (excluding the JCB site)	RE28, RE20 and part (RE7)	Currently in active commercial use Partially assessed as ELAA	15.11	Nil

Table A.5: Sites Subject to Green Space Designation

SHLAA Site Ref.	Site Name	Barriers to Development	Site Area (ha)	Potential Dwellings
C118	Land at Cardinal Griffin School, Cannock	Within the Strategic Green Space Network. Not recommended for removal by the network review.	4	NIL
C176	Land at Rawnsley Road, Hednesford	Within Strategic Green Space Network and adjacent to the Hednesford Hills SSSI. Not recommended for removal by the network review.	2.28	NIL
R25	Nursery Fields, St Michaels Road, Brereton	Recommended for removal from the Strategic Green Space Network by the network review. Alternative use on site.	1.25	35
R90	Land fronting Sheep Fair and the Old Mill, Rugeley	Recommended for removal from the Strategic Green Space Network by the network review. Conservation Area. Landowner intentions. Alternative use.	0.11	10
Total				45

Table A.6: Reviewing Density of Town Centre Sites

SHLAA Site Ref.	Site Name	Location	Density (dph)	Indicative Capacity	Density Summary
C349	Cromwell House, Mill Street, Cannock, WS11 0DP	Cannock Town Centre	240	12	No increase to density indicated.
C504	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	Cannock Town Centre	57	40	The site is adjacent to a conservation area and listed building and is part of wider redevelopment opportunity. Scope for more dwellings subject to masterplanning.
C505	Park Road Bus Station, Cannock	Cannock Town Centre	136	15	No increase to density indicated.
C506	Beecroft Road Car Park, Cannock	Cannock Town Centre	57	35	Part of a wider redevelopment scheme. Scope for more dwellings subject to masterplanning.
C507	Danilo Road Car Park, Cannock	Cannock Town Centre	105	20	No increase to density indicated.
C508	Backcrofts Car Park, Cannock	Cannock Town Centre	77	20	Partially within a conservation area. No increase to density indicated.
C509	Park Road Offices, Cannock	Cannock Town Centre	132	25	No increase to density indicated.
C510	Police Station Car Park, Cannock	Cannock Town Centre	132	25	No increase to density indicated.
C511	Avon Road/Hallcourt Lane, Cannock	Cannock Town Centre	108	40	Part of a wider redevelopment scheme. Scope for more dwellings subject to masterplanning.
C553	41 Mill Street, Cannock, WS11 0DZ	Cannock Town Centre	114	15	No increase to density indicated.
R139	Heron Court, Heron Street, Rugeley	Rugeley Town Centre	67	10	Subject to Flood Zone 2 and within a conservation area. No increase to density indicated.
R144b	The Fairway Motel, Horse Fair, Rugeley, WS15 2EJ	Rugeley Town Centre	708	17	No increase to density indicated.

Table A.7: SHLAA and ELAA Restricted and Excluded Sites - Green Belt

Site ID	Location	Contiguous to Main Urban Area	Site Area (Ha)	Capacity
C116a and C116b	Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)	Yes	20	700
C116c	Land south of A5190, Lichfield Road, Heath Hayes	Yes	5.18	160
C120	Land at the Grange, Cannock Wood St, Hazelslade	Yes	1.2	16
C121	Land to the rear of Longford House, Watling Street, Cannock	Yes	1.18	45
C264	Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock	Yes	38	1000
C264a	Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)	Yes	1.2	37
C264b	Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)	Yes	6.5	195
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)	Yes	4.3	63
C264d	Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)	Yes	21	629
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)	Yes	5	145
C265	Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock	No - Contiguous with Prospect Village	84.6	NIL
C279a	Land east of Wimblebury Road at Bleak House, Heath Hayes	Yes	11	410
C279b	Land east of Wimblebury Road at Bleak House, Heath Hayes (Southern Parcel)	No	11	NIL
C352	Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes	Yes	0.99	45
C467	Land at Old Ironstone Road, Burntwood/Wimblebury	No	1.00	NIL
C489	Land at Newlands Lane, Heath Hayes	Yes	3.60	130
R28	Land at Springs Farm, Brereton	Yes	6.07	204
R29a	Land to the north of Armitage Lane, Rugeley	Yes	0.762	15
R29b	Land at Hobbs View, Armitage Lane, Brereton, Rugeley, WS15 1ED	Yes	0.502	10
R32	Land East of The Meadows, Armitage Lane, Brereton	Yes	1.49	33
R33	Land adjacent to The Birches, Rugeley	Yes	5	150
R38	Land at Hagley Park Farm and Jones Lane, Rugeley	No - Contiguous with Slitting Mill	2.5	NIL
R128	Land at Coalpit Lane, Brereton, Rugeley	Yes	7.5	113
N20	Land at South of Long Lane, Norton Canes (Adjacent to Spinney Close)	Yes	2.79	65

Site ID	Location	Contiguous to Main Urban Area	Site Area (Ha)	Capacity
N24	Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)	Yes	4.17	145
N33	Land west of Hednesford Road, Norton Canes	Yes	5.25	175
N49	Land at Norton Canes between the A5 and M6 Toll	No	15.30	NIL
N51	Land between Greyhound Stadium and M6 Toll, Norton Canes	Yes	4.00	140
N52	Land north of Norton Hall Lane, Norton Canes	Yes	16.62	570
N57	Wyrley Grove, Lime Lane, Little Wyrley	No	2.48	NIL
N59	Land north of Washbrook Lane, Norton Canes	Yes	3.00	95
N63	Land at Commonside, Norton Canes	No	3.00	NIL
N64	Land east of Long Lane, Norton Canes	Yes	3.00	100
N65	Land west of Long Lane, Norton Canes	Yes	15.00	500
N66	Parcel of land to north of Norton Hall Lane, Norton Canes	Yes	0.72	20
N68	Lime Lane/Watling Street, Norton Canes	No	2.78	NIL
N73	Land off Hednesford Road, Norton Canes	Yes	12.98	445
N74	Land off Burntwood Road, Norton Canes	Yes	6.8	180
N75	Land off Lime Lane, Little Wyrley	No	10.5	NIL
N78	Land at South Acres Farm, 228 Norton East Road, Norton Canes, Staffordshire, WS11 9RP	Yes	4.65	212
CE17	Kingswood Lakeside Extension 1	No	3.8	NIL
CE18	Kingswood Lakeside Extension 2	No	21.5	NIL
RE25	Land at Coalpit Lane, Brereton, Rugeley	No	10	NIL
NE5	Turf Field, Watling Street/Walsall Road, Norton Canes	No	2.12	NIL
NE6	Jubilee Field, Lime Lane/Watling Street, Norton Canes	No	5.08	NIL
NE8	Wyrley Grove, Lime Lane, Little Wyrley	No	3.2	NIL
NE10	Land south of A5, Norton Canes	No	8.8	NIL
NE12	Watling Street Business Park	No	5.5	NIL
NE15	Land south of A5, Norton Canes	No	3	NIL
NE17	Yates Bros Sports and Social Club, Lime Lane, Pelsall, Walsall WS3 5AS	No	1.38	NIL
Total				6,747

Appendix B

B.1 The below is an extract from the SHLAA 2023 Windfall Assessment that has been used to calculate the windfall contribution to the Local Plan Housing Land Supply.

B.2 The 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 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 retail elements of the existing policy approach set out in the Local Plan (Part 1) on these issues.

B.3 The Historic windfall rates achieved within this period are set out below.

Table B.1: Windfalls in Cannock Chase 2014-2023

Annual Windfall Rate	324	Dwellings per annum (dpa)
% Residential Land ¹²	5	%
% Non-Residential Land ¹³	95	%
Total windfalls	3241	Dwellings
Total Residential Land	155	Dwellings
Total Non-Residential Land	3090	Dwellings
Annual Windfall Rate Non-Residential Land	309	dpa

B.4 Further reductions were undertaken to consider where there is the potential for overlap and to ensure sites are not double counted as part of the housing supply. In consideration of this, the SHLAA methodology considered it important to look at windfall completions on sites that are below 10+ dwellings, and sites that wouldn't be expected to be included on any Brownfield Land Register (5-9 dwellings) 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

¹² Residential Garden Land

¹³ Non-Residential Garden Land