

Cannock Chase Local Plan

HRA of Main Modifications

Cannock Chase District Council

Final report

Prepared by LUC

September 2025



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Chapter 1

Introduction

1.1 This report sets out the Habitats Regulations Assessment (HRA) of the proposed Main Modifications to the emerging Cannock Chase Local Plan 2018 to 2040.

1.2 Following Local Plan Examination in May to July 2025, Cannock Chase District Council has proposed modifications to the Local Plan, which will be consulted upon in Autumn 2025. This HRA report assesses the implications of the Main Modifications for the previous HRA findings.

Previous HRA work

1.3 The HRA [See reference 1] of the Regulation 19 (Pre-Submission) version of the Local Plan, January 2024, was able to rule out adverse effects on the integrity of Habitats Sites (formerly referred to as 'European sites') from most impact pathways, with the exception of air quality. At the time of writing, traffic data was not available to screen the potential effects of vehicle emissions on Habitats Sites, and to carry out air quality assessment to inform an Appropriate Assessment. This work was therefore identified as a required next step.

1.4 The traffic modelling and air quality assessment was subsequently undertaken and documented in a November 2024 HRA addendum [See reference 2]. The Appropriate Assessment, set out in the addendum, was able to conclude that there would be no adverse effects on the integrity of any Habitats Sites due to air pollution from vehicle emissions.

1.5 Natural England agreed with the findings of the Reg. 19 HRA – that air quality assessment was required – and with the conclusions of the HRA addendum. The agreement with Natural England on these points is set out in

the Statement of Common Ground [See reference 3] (SOCG), October 2024; and in email correspondence [See reference 4], May 2025. The findings of the HRA addendum on air quality were also incorporated into a Statement of Common Ground [See reference 5] between Cannock Chase District Council and neighbouring authorities.

Chapter 2

Assessment of Main Modifications

2.1 The Main Modifications proposed by Cannock Chase District Council incorporate changes recommended by the Inspector following the Local Plan Examination to ensure that the Local Plan is sound and legally compliant. This HRA of Main Modifications considers whether the proposed modifications are of a nature or scale that would alter the conclusions of the Reg. 19 HRA or its air quality addendum.

2.2 LUC has reviewed all of the proposed Main Modifications and found that most of them will not affect the HRA assessment or findings (as set out in the Reg. 19 HRA and addendum); for example, because the changes are minor or because they update a policy that does not result in development or mitigation. The modifications that require further consideration as they could affect the HRA findings are those that:

- Alter the overall quantum of development, or significantly alter the quantum of development in individual locations; or
- Introduce a new policy; or
- Update HRA mitigation embedded within the policies.

2.3 Main Modifications falling into these categories are reproduced in Appendix A and their implications for the HRA findings are assessed below.

Main Modifications affecting the quantum of development

2.4 The overall quantum of housing and employment development proposed in the Local Plan remains the same as assessed in the Reg. 19 HRA: a minimum of 6,308 homes and up to 74 ha of employment land.

2.5 There are some minor changes to the capacity of some individual site allocations, the largest of which are an increase from 400 to 435 homes within site allocation SH2; the deletion of site allocation M3 (35 dwellings, which offsets the additional 35 at SH2); and a reduction in floorspace at Watling Street Business Park (SE2) from 50,000 to 43,000 sqm. Some site allocations have been deleted, but this is because they are already permitted or constructed and do not need to be allocated. The overall quantum of housing and employment development provided for by the Local Plan remains the same.

2.6 Twenty-seven of the site allocations for housing have had the wording 'up to' removed from the description of their capacity, which has been replaced by 'approximately'. This, in effect, slightly increases the capacity of each site, within the range that could be considered 'approximate' (e.g. +/-5). However, as the overall quantum of development in the Local Plan remains the same, this change would result in a minor re-distribution of housing development, rather than a significant increase in development.

2.7 Impact pathways that could be altered by changes in the quantum of development are: air quality, recreation pressure, and impacts associated with water abstraction or treatment.

2.8 The HRA addendum, which presented the air quality assessment, concluded that there would be no adverse effects on the integrity of Habitats Sites because total concentrations of the assessed pollutants are well below the relevant critical loads, and/or because sensitive qualifying features are not present in the assessed locations. These conclusions would not be altered by

minor redistribution of development that could occur as a result of the Main Modifications.

2.9 The recreation pressure impact identified in the Reg. 19 HRA is related to the presence of new housing within the 'zone of influence' of Cannock Chase SAC (15km). The mitigation for this impact is contained within Policy SO7.3, which requires development resulting in a significant recreation impact to make a financial contribution to the most up to date Cannock Chase SAC Partnership Mitigation Scheme. This requirement would not be altered by minor redistribution of development that could occur as a result of the Main Modifications.

2.10 The water quantity / quality impacts considered in the Reg. 19 that relate to population are wastewater treatment and abstraction. The provision of infrastructure for water supply and treatment are planned based on projected increases in population across the whole district and are licensed by the Environment Agency. The conclusions of the Reg. 19 HRA would not be altered by minor redistribution of development that could occur as a result of the Main Modifications.

New policies

2.11 The Main Modifications introduce five new policies:

- Policy SS1: The Spatial Strategy;
- Policy SS2: The Spatial Strategy for Cannock / Hednesford / Heath Hayes;
- Policy SS3: The Spatial Strategy for Rugeley and Brereton;
- Policy SS4: The Spatial Strategy for Norton Canes; and
- Policy SS5: The Spatial Strategy for rural areas (Cannock Chase National Landscape and rural north including Rawnsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill).

2.12 The provisions within these new policies were previously set out in the Visions and Objectives chapter of the Local Plan and have now been turned into strategic policies. The new policies do not introduce new development or mitigation that was not previously assessed in the Reg. 19 HRA.

Screening of new policies

2.13 These policies will not result in likely significant effects because, although they set out the principles that underpin the sites selected for allocation within the Local Plan, they do not themselves result in new development. No Appropriate Assessment is required. The new development has instead been assessed in relation to the site allocations, and the policies defining the overall quantum of development, e.g. Policy SO3.1 Provision for New Homes, and Policy SO4.2 Provision for New Employment Uses.

Updated HRA mitigation

2.14 The other type of Main Modifications identified as being relevant to the HRA are those that update policies that were referred to as mitigation in the Reg. 19 HRA, or that provide additional safeguards. These are:

- Policy SO5.3 Low and Zero Carbon Transport (and elsewhere in the Local Plan): change from 'low and zero carbon transport' to 'low carbon transport' and other minor changes to wording. The overall principle that the Council will support development that reduces reliance on carbon-intensive modes of transport remains the same. This modification does not alter the conclusions of the Reg. 19 HRA.
- Policy SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity: new text says that development should support habitat connectivity and avoid habitat fragmentation. This is not required to mitigate impacts identified in the HRA, but could contribute to the increased resilience of habitats, including within Cannock Chase SAC. This modification does not alter the conclusions of the Reg. 19 HRA.

- Policy SO7.3 Habitats Sites: the Main Modifications retain the requirement for HRA of individual developments that could significantly impact air quality (from vehicle emissions) at Cannock Chase SAC. The wording has been amended slightly to include nitrogen deposition in the identified pollutants. The Reg. 19 HRA addendum found that the Local Plan will not have an adverse effect on the integrity of any Habitats Sites due to air pollution. However, the Council have agreed the wording of the modification with Natural England and they wish to retain it as an additional safeguard. This modification does not alter the conclusions of the Reg. 19 HRA addendum.
- Policy SO8.3 Sustainable Design: wording has been updated from 'meet or exceed' Home Quality Mark and BREEAM standards to just 'meet'. However, this does not alter the conclusions of the Reg. 19 HRA (water abstraction).
- Policies SH1, SH2, SE1, SE2: the Main Modifications introduce the requirements for HRA into these site allocation policies. The requirement for HRA where there could be significant effects on the integrity of Habitats Sites was already a requirement of Policy SO7.1 and SO7.2. The modifications provide additional clarity but do not alter the conclusions of the Reg. 19 HRA.

Conclusions and next steps

2.15 The proposed Main Modifications will not affect the conclusions of the Reg. 19 HRA or its addendum.

2.16 This HRA report will be consulted upon alongside the Main Modifications.

LUC

September 2025

Appendix A

Main Modifications

A.1 Table A.1 summarises the Local Plan Review Main Modifications that are relevant to the HRA and their implications.

A.2 Main Modifications that are not listed in this table will not affect the HRA findings.

Table A.1: Local Plan Main Modifications relevant to the HRA

Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
PMM3 Spatial Strategy	<u>POLICY SS1 THE SPATIAL STRATEGY</u> <u>a. New development will be located in the most sustainable locations, including within and around existing town centres, neighbourhood centres and employment areas.</u> <u>b. Development will be focussed on the existing urban areas and will protect and enhance Green Belt land and the National Landscape.</u> <u>c. Cannock Chase District's development requirements will be met as far as possible within the existing urban areas and will prioritise reuse of previously developed land.</u> <u>d. The extent of the urban areas will be constrained by the Green Belt Boundary and Cannock Chase National Landscape as defined on the Policies Map.</u> <u>e. Limited Green Belt release is identified in accessible and sustainable locations to meet the Districts' housing and employment need. Further sites will be safeguarded to meet future need as identified in any subsequent review of the Local Plan.</u> <u>f. A minimum of 6,308 dwellings will be delivered to meet the needs of the District and incorporates a contribution of 500 dwellings to the unmet need of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA)</u>	New policy requires screening.

Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	<u>g. Up to 74 hectares of employment land will be provided to meet the District's employment need.</u> <u>h. Development proposals (including change of use) in locations outside of the Green Belt and Cannock Chase National Landscape or within the defined settlement boundaries, will be supported, in principle, where it is in keeping with the scale, role and function of the locality as set out in the hierarchy of centres</u> <u>i. Development proposals will be proportionate to the capacity of local infrastructure. Developer contributions will be required to mitigate the impact of development and support infrastructure improvements.</u> <u>j. All development proposals should contribute to delivering the District's Vision and Strategic Objectives.</u> <u>Supporting Text</u> <u>5.9 The overarching Spatial Strategy Policy SS1 outlines the general principle of where development will be located in the District. Four further area specific Spatial Strategy Policies (SS2-SS5) set out more detail about development in each area. These policies also set out the principle of where development is supported. However, proposals must also align with national policy and local policies in this plan.</u> <u>5.10 Whilst the urban area does not have a defined boundary on the Policies Map, it is identifiable as it is completely bounded by the Green Belt. The Green Belt also partially overlaps with the Cannock Chase National Landscape but encompasses a wider area. Defined settlement boundaries are shown on the Policies Map for the smaller rural settlements. It is considered appropriate to direct development to areas outside the</u>	

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	<u>Green Belt and National Landscape which are protected and where any development is tightly controlled.</u> 5.11 <u>The urban area and established settlements are the most sustainable locations for new development as they contain infrastructure, services and facilities to serve new occupiers and will reduce reliance on private vehicles. However, for proposals to be sustainable, development should generally accord with the Hierarchy of Centres as larger, strategic developments are more appropriate in the higher order centres and would have a disproportionate impact if located in smaller rural settlements.</u> 5.12 Residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations within<u>which will require limited release of land from</u> the Green Belt.	
PMM4 Spatial Strategy	<u>POLICY SS2</u> THE SPATIAL STRATEGY FOR CANNOCK/HEDNESFORD/HEATH HAYES <u>a.</u> Cannock, Hednesford and Heath Hayes will be the main priority area for new residential and commercial development. <u>b.</u> Previously developed land <u>within the urban area</u> and brownfield sites will be prioritised for development, and a high quality of design reflecting the character of the area will be sought. <u>c.</u> Cannock Town Centre is the designated Strategic Town Centre within the District, being the principal location for shopping and leisure.	New policy requires screening.

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	d. Residential development opportunities will be promoted that will enhance the vitality of the Town Centre, increase housing choice and compliment retail and leisure opportunities. • Opportunities to deliver net zero carbon development will be prioritised and other types of development which can contribute to the delivery of a net zero carbon District will be encouraged. e. The networks of open space will be protected and enhanced to support the natural assets and continue to provide opportunities to improve health and well-being. f. Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being. g. The Town Centre will be the focus for leisure and entertainment provision and provide new residential accommodation. h. <u>Existing employment areas will be protected, and improvements will be supported, alongside some limited Green Belt release to enable expansion of key business parks</u> i. Hednesford is a designated Town Centre serving the retail and service needs of residents to the north-east of Cannock. Opportunities to enhance the retail, commercial and residential offer will be prioritised. j. Heath Hayes is a designated Local Centre and provides small scale services to serve local needs. <u>Opportunities to improve or expand services and facilities in the local centre will be supported to meet the needs of new and existing residents.</u>	

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	<u>k. Strategic urban extensions which require release of land from the Green Belt are identified at the edge of Heath Hayes to deliver residential development and new infrastructure.</u>	
PMM5 Spatial Strategy	POLICY SS3 THE SPATIAL STRATEGY FOR RUGELEY AND BRERETON <u>a.</u> Rugeley is a designated Town Centre serving the shopping needs of its hinterland <u>b.</u> The consolidation of the Town Centre is a priority through the redevelopment or refurbishment of the Market Hall, and the improvement of the station to provide a high-quality gateway into the Town Centre. <u>c.</u> The introduction of residential and commercial units that respect the historic character of the Town Centre will be prioritised. <u>d.</u> The provision of approx. 1,000 additional homes within Cannock Chase District will be delivered through the larger cross boundary redevelopment of the former Rugeley Power Station. • Development must seek to achieve a net zero standard <u>e.</u> Improvements to Rugeley <u>Town Train Railway</u> Station and Rugeley Trent Valley <u>Train Railway</u> Station will be a priority, as well as the Rugeley bus station. <u>f.</u> Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being. <u>g.</u> A high-quality natural environment will be protected and enhanced through improved quality of the existing green infrastructure, enabling greater use and support for wildlife <u>h.</u> Brereton is a designated as a Local Centre serving local needs.	New policy requires screening.

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
PMM6 Spatial Strategy	POLICY SS4 THE SPATIAL STRATEGY FOR NORTON CANES • Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate the increased demand upon services such as education. a. Residential and commercial development opportunities will be prioritised within Norton Canes where <u>proportionate to the size, role and function of the settlement and the capacity of infrastructure.</u> they can make a positive and sustainable contribution to the growth of the district. The Council will safeguard land for future development and work with the Parish Council to deliver further housing growth where this enables the delivery of a further half FE primary school including, if justified, removal of land from the Green Belt. Land can only be released from the Green Belt through a development plan such as the Local Plan or Neighbourhood Plan. b. Norton Canes is a designated Local Centre serving local needs. c. Improvements to transport networks will include improved links to Kingswood Lakeside via a recreational cycle/footpath route and a further crossing route across the A5 to provide a safe recreational cycle/footpath route to Grove Colliery via the Cannock Extension Canal towpath. d. The Local Plan supports t<u>The enhancement of the biodiversity link between Sutton Park and Cannock Chase, Cannock Extension Canal and dismantled rail line and Site of Biological Importance (SBI) fronting on to the A5 is supported.</u> e. <u>Opportunities for the E</u>enhancement of the historic landscape and other heritage assets at Grove Colliery will be explored <u>and support provided</u> for appropriate open recreation, leisure and tourism uses.	New policy requires screening.

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	f. The identity of Norton Canes as a separate settlement will be safeguarded and enhanced.	
PMM7 Spatial Strategy	POLICY SS5 THE SPATIAL STRATEGY FOR RURAL AREAS (CANNOCK CHASE NATIONAL LANDSCAPE AND RURAL NORTH INCLUDING RAWNSLEY, HAZELSLADE, PROSPECT VILLAGE, CANNOCK WOOD AND SLITTING MILL) • These areas have potential for local enterprises to support and contribute to the education, preservation and enhancement of the important landscape, habitat and species and history of the area. The retention of existing employment and working landscape will be important to retain the local vibrancy of the area and support local services and facilities. a. The retention of existing employment and working landscape will be important to retain the local vibrancy of the area and support local services and facilities. <u>Economic development proposals should support a prosperous rural economy and local job creation, including development and diversification of agricultural, fishing and equestrian uses.</u> b. <u>Great weight will be given to conserving and enhancing landscape and scenic beauty of the Cannock Chase National Landscape, and to protecting designated habitats sites.</u> • Some of the best and most sensitive areas of landscape and biodiversity within the District that are of national significance are located here. Management Plans for the AONB will provide guidance to development in this area and the scale and type of development will need to respect this and support for mitigation strategies will enable residents of the area and visitors to continue to appreciate and care for natural and historic environment.	New policy requires screening.

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	c. Housing will be identified <u>through limited infill development within settlement boundaries</u> or through neighbourhood plans, reflecting local need and affordable housing provision as well as respecting the local character and infrastructure of the <u>rural</u> area. d. Transport improvements will focus on the improvement of active travel methods such as cycling and walking to improve health and reduce the impact on air quality. • The alteration to the Green Belt boundary and the safeguarding of areas of land for future development recognises the constrained nature of the District and will give permanence to the Green Belt so the revised boundaries can endure beyond the plan period.	
PMM46 Policy SO5.3	Amendment to Policy Title and wording in Policy SO5.3: POLICY SO5.3: LOW AND ZERO CARBON TRANSPORT	Minor change to wording of policy used as mitigation (air pollution). (Note: Amendment also reflected elsewhere in the plan where text previously referred to 'low and zero carbon').
PMM47 Policy SO5.3	Amendment to wording in Policy SO5.3: <u>The Local Planning Authority will support developments which</u> All major development proposals will contribute to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra-low emission vehicles, hydrogen vehicles, developing electric vehicle charging networks, accelerating the uptake of low	Minor changes to wording of policy used as mitigation (air pollution).

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	emission taxis and buses investing in cycling and walking, and moving freight from road to rail. All major developments will set out as part of the Design and Access Statement how they will: • Support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport. • Include the provision of electric vehicle charge points and, where appropriate and proportionate, other infrastructure that may be required for alternative <u>will promote low and zero carbon transport options for example</u> designate parking spaces for low emission vehicles, and facilitate low emission bus service operations. • Support, as appropriate <u>where applicable</u>, sustainable freight distribution by road and rail. • Ensure that the design and layout of the development will reduce reliance on private vehicles while promoting walking, cycling and public transport (as required by Policy SO5.1 'Accessible Transport').	
PMM58 Policy SO7.1	Policy SO7.1 - after second paragraph - new Paragraph 3. Insert new paragraph: New development should support habitat connectivity and should avoid habitat fragmentation by consideration of ecological linkages between existing and new habitats. Proposals to restore heathland corridors between Cannock Chase SAC and Sutton Park will be supported.	Additional safeguards for Habitats Sites.

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
PMM63 Policy SO7.3	Amend wording Policy SO7.3, Paragraph 4: Where it is possible that a development may result in harm to Cannock Chase SAC via significantly increasing the atmospheric concentrations of NO_x, or NH₃ <u>or nitrogen deposition</u> (directly or indirectly, alone or in combination with other developments) then the Council will be required to conduct a Habitats Regulations Assessment prior to determining the application. If it is determined that the application could cause harm to the SAC then the developer will need to avoid their impact and/or provide mitigation to reduce the impact sufficiently for the full impact, or else the application will need to be refused. Guidance will be provided by the Council to the developer on a case by case basis where NO_x, or NH₃ <u>or nitrogen deposition</u> concentrations are determined to be an issue.	Changes to wording of policy referred to as mitigation (air pollution).
PMM74 Policy SO8.3	Amend wording in the first two paragraphs of Policy SO8.3 All residential development proposals should meet or exceed the standards set out by the Home Quality Mark, or equivalent <u>and comply with the most current national building standards</u>. All new dwellings should have a maximum consumption of water of 110 litres/person/day, and levels below this will be supported. All non-residential development proposals of more than 500m² gross (new build and conversions) should meet or exceed BREEAM 'excellent' rating, and be accompanied by an independent and validated assessment of the net carbon emissions or reductions that are expected to result from the development, together with details of the monitoring system that will be put into place to monitor impacts.	Minor changes to wording of policy referred to as mitigation (water quantity).

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
PMM83 Policy SH1	Policy SH1, heading 'Parcel C116a', eighth paragraph add new wording at the start of the paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment...</u>	Clarity around requirement for HRA (general protection).
PMM89 Policy SH2	Amend wording in Policy SH2, first bullet point: • Approximately 400<u>435</u> dwellings will be located on 17.9ha of land which comprises 6.4ha of safeguarded land identified in the 2014 Local Plan and an adjacent 11.5ha of land will be released from the Green Belt.	Increase in number of homes at site allocation.
PMM93 Policy SH2	Add wording to Policy SH2, start of the twelfth Paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required.</u> Development should have no significant adverse impact ...	Clarity around requirement for HRA (general protection).
PM105 Policy SE1	Add wording to Policy SE1, start of the 11 th paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment ...</u>	Clarity around requirement for HRA (general protection).
PM106 Policy SE6	Policy SE2, amend first paragraph: Land to the south of the existing Watling Street Business Park, shown as SE2 on the Policies Map, is allocated for employment floorspace up to 50,000<u>43,000</u> sqm.	Reduction in floorspace at site allocation.

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Main Modification and Local Plan reference	Main modification	Change relevant to the HRA	
	Also amend the associated 'Proposed Use.' reference to 50,000sqm for the Site Allocation SE2 shown on page 189 of the submitted Plan accordingly.		
PMM108 Policy SE2	Add wording to Policy SE2, start of the 6 th paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment ...</u>	Clarity around requirement for HRA (general protection).	
PMM109 Policy SA1	Policy SA1, Table C: remove sites which do not require allocation. For proposed allocations: amend all site capacities to approximate, delete sit M3, and also delete reference to Site M32, as follows: In addition, all subsequent amendments to the site allocations amended within this Schedule are to be reflected in the updated Table C: Site Allocations. Policy SA1: Site Allocations The following sites identified on the Policies Map are allocated for development over the plan period. The allocations will be developed in accordance with the specified use, will be delivered in accordance with the specific development considerations set out in the site-specific policies, and must comply with other development plan policies. Sites which do not have planning permission will be developed in accordance with the specific development considerations set out in the site allocations information. <table border="1"><tr><td>Table A: Under Construction Sites</td></tr></table>	Table A: Under Construction Sites	Deletion of sites not requiring allocation. Minor changes to capacity of allocated sites. (Note: site allocation deletions and minor edits to capacity also reflected in main mods elsewhere in the plan).
Table A: Under Construction Sites			

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
	H1	Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168	
	H11	108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8	
	H12	Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2	
	H17	Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road. Part of larger site) Allocation: Housing. Capacity: 59	
	H30	Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60	

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Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
	H44	268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10	
	H55	77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11	
	H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20	
	H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27	
	Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.		
	H16	Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site)	

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Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
		Allocation: Housing. Capacity: 51	
	H18	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25	
	H45	23, Walsall Road, Cannock Allocation: Housing. Capacity: 12	
	H58	Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11	
	M6	Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings	
	M7	Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings	

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Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
	H24	Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings	
	H27	Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: 10 dwellings	
	H48	Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: 58 dwellings	
	E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton Allocation: Employment. Capacity: 0.14 Ha (537sqm)	
	E14	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley Allocation: Employment. Capacity:	
	E16	Land Off Norton Green Lane, Norton Canes	

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Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
		Allocation: Employment. Capacity: 0.56Ha	
	Table C: <u>Site</u> Proposed Allocations – Additional Sites from Development Capacity Study		
	H29	Land at 521 Pye Green Road, Hednesford, Cannock Allocation: Housing. Capacity: Approximately Up to 80 dwellings	
	M1	Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre Allocation: Mixed. Capacity: Approximately Up to 70 dwellings	
	H32/M5	Avon Road/Hallcourt Lane, Cannock Allocation: Mixed. Capacity: Approximately Up to 22 dwellings	
	M3	Beecroft Road Car Park, Cannock Allocation: Mixed. Capacity: Up to 35 dwellings	

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Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
	H34	Land at Chapel Street, Heath Hayes Allocation: Housing. Capacity: Approximately Up to 20 dwellings	
	H35	Land at Girton Road/Spring Street, Cannock Allocation: Housing. Capacity: Approximately Up to 24 dwellings	
	H36	Park Road Offices, Cannock Allocation: Housing. Capacity: Approximately Up to 25 dwellings	
	H37	Police Station Car Park, Cannock Allocation: Housing. Capacity: Approximately Up to 25 dwellings	
	H38	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock Allocation: Housing. Capacity: Approximately Up to 24 dwellings	
	H39	26 - 28 Wolverhampton Road, Cannock	

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Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
		Allocation: Housing. Capacity: Approximately Up to 25 dwellings	
	H40	Danilo Road Car Park, Cannock Allocation: Housing. Capacity: Approximately Up to 20 dwellings	
	M4	Backcrofts Car Park, Cannock Allocation: Mixed. Capacity: Approximately Up to 20 dwellings	
	M2	Park Road Bus Station, Cannock Allocation: Mixed. Capacity: Approximately Up to 15 dwellings	
	H43	243, Hill Street, Hednesford, Cannock Allocation Housing. Capacity: Approximately Up to 13 dwellings	
	H60	41, Mill Street, Cannock Allocation: Housing. Capacity: Approximately Up to 15 dwellings	

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	H61 Cannock Chase High School, Lower Site, Campus, Hednesford Road Allocation: Housing. Capacity: -	
	H62 Springvale Area Service office, Walhouse Street, Cannock Allocation: Housing. Capacity: <u>Approximately</u> 10 dwellings	
	H63 Former Rumer Hill Industrial Estate, Cannock Allocation: Housing. Capacity: <u>Approximately Up to</u> 99 dwellings	
	H65 A Dunford and Son, Brindley Heath Road, Cannock Allocation: Housing. Capacity: <u>Approximately Up to</u> 15 dwellings	
	H66 Land at the Corner of Avon Road and Hunter Road, Cannock Allocation: Housing. Capacity: <u>Approximately Up to</u> 18 dwellings	
	H49 Land at The Mossley, off Armitage Road	

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
		Allocation: Housing. Capacity: Approximately Up to 40 dwellings	
	H50	Nursery Fields, St Michaels Road, Brereton Allocation: Housing. Capacity: Approximately Up to 35 dwellings.	
	H51	Castle Inn, 141, Main Road, Brereton Allocation: Housing. Capacity: Approximately Up to 27 dwellings	
	H52	Gregory Works, Armitage Road, Brereton Allocation: Housing. Capacity: Approximately Up to 23 dwellings	
	H53	Land off Lichfield Street , Rugeley Allocation: Housing. Capacity: Approximately Up to 20 dwellings	
	H64	The Fairway Motel, Horsefair, Rugeley Allocation: Housing. Capacity: Approximately Up to 17 dwellings	

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
	H67	Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley Allocation: Housing. Capacity: <u>Approximately</u> 18 dwellings	
	H68	Land off Norton Hall Lane, Norton Canes Allocation: Capacity: <u>Approximately Up to</u> 55 dwellings	
	H69	272 Hednesford Road, Norton Canes Allocation: Housing. Capacity: <u>Approximately Up to</u> 11 dwellings	
	Gypsy and Traveller Site Allocations		
	GT1	Land at Cannock Wood <u>Road</u>, Rawsley Allocation: Gypsy and Traveller pitches. Capacity: 3 pitches	
	GT2	Land at Lime Lane, Little Wyrley Allocation: Gypsy and Traveller pitches. Capacity: 2 pitches	

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification	Change relevant to the HRA
	Employment Site Allocations	
	E4 Former Power Station off A51 (Adjacent to Towers Business Park) Allocation: Employment. Capacity: 2.1Ha	
	E6 <u>Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton</u> Allocation: Employment. Capacity: 0.14 Ha (537sqm)	
	E14 <u>Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley</u> Allocation: Employment. Capacity: 0.52ha	
	E15 <u>Cannock Elim Church, Girton Road, Rumer Hill</u> Allocation: Employment. Capacity: 0.08ha	
	E16 <u>Land Off Norton Green Lane, Norton Canes</u> Allocation: Employment. Capacity: 0.56Ha	

Appendix A Main Modifications

Main Modification and Local Plan reference	Main modification		Change relevant to the HRA
	SM1	Rugeley Power Station, Rugeley Allocation: Employment. Capacity: 3.5Ha	

References

- 1 LUC (2024) HRA Report for Reg. 19 Consultation,
<https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Cannock%20Chase%20Reg19%20HRA%20Report%202024.pdf>
- 2 LUC (2025) Addendum to Reg. 19 HRA,
[https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Cannock%20Chase%20HRA%20Addendum%20\(Nov%202024\).pdf](https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Cannock%20Chase%20HRA%20Addendum%20(Nov%202024).pdf)
- 3 Statement of Common Ground between Natural England and Cannock Chase District Council, October 2024,
[https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Statement%20of%20Common%20Ground%20between%20Cannock%20Chase%20District%20Council%20and%20Natural%20England%20\(Oct%202024\).pdf](https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Statement%20of%20Common%20Ground%20between%20Cannock%20Chase%20District%20Council%20and%20Natural%20England%20(Oct%202024).pdf)
- 4 Email Correspondence from Natural England Confirming Position in relation to Habitat Regulations Assessment, May 2025,
https://www.localplanservices.co.uk/files/ugd/017f5b_19999733cdb54b8185dfb9ae4874c170.pdf
- 5 Statement of Common Ground between Cannock Chase District Council, City of Wolverhampton Council, Dudley Metropolitan Borough Council, East Staffordshire Borough Council, Lichfield District Council, Sandwell Metropolitan Borough Council, Stafford Borough Council, South Staffordshire District Council, Walsall Council and Natural England in relation to air quality, December 2024,
https://www.localplanservices.co.uk/files/ugd/017f5b_76e07e6befb44a2788401483dc599ffc.pdf

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