

Cannock Chase District Council

Five year housing land supply position statement 1st April 2019 to 31st March 2024

The National Planning Policy Framework (NPPF) states that Councils' should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.

This position statement provides an updated summary of the Council's five year land supply for the period 1st April 2019-31st March 2024. It will be incorporated into the Councils' Authority Monitoring Report and Strategic Housing Land Availability Assessment in due course. It identifies that the Council currently has in excess of five years' housing land supply (6.6 years).

1. Local Housing Requirement

- 1.1 Revised national planning guidance requires that for the period within five years of a plan being adopted (or where a plan housing target has been subsequently formally reviewed) the strategic housing requirement of that plan should be used to calculate the five year supply.
- 1.2 In the case of Cannock Chase District the last strategic housing requirement was set in the 2014 Local Plan (Part 1) which was adopted on 14th June 2014. Therefore the strategic housing requirement is more than five years old as of the 14th June 2019. A Local Plan Review has been commenced which identifies a need for a review of the strategic housing requirement.
- 1.3 Planning practice guidance states that where there is no adopted strategic housing requirement policy, the authority's local housing need figure must be used for calculating a five year housing land supply. This must be determined using the Government's standard methodology for calculating each local authority's annual housing need.
- 1.4 The standard methodology housing figures for Cannock Chase District (as at 1 April 2019) are set out in Annex 1. This results in a requirement of 277 dwellings per annum to be applied from the five year anniversary of the adoption of Local Plan (Part 1). Up to the 14th June 2019, the Local Plan (Part 1) requirement of 241 dwellings is applicable.

2. Housing Land Supply

- 2.1 A schedule of the sites included within the current five year supply is provided in Annex 2. The table below provides a summary of the overall sources of supply.

| Breakdown of five year supply (in dwellings) | |
|--|-------|
| Small sites under construction | 134 |
| Small sites with full or outline planning permission | 226 |
| Major sites under construction | 1,130 |
| Major sites with full planning permission | 274 |
| Major site with outline planning permission | 116 |

- 2.2 The five year supply has been identified in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) in terms of what can be considered 'deliverable' sites. The NPPF indicates that small sites with outline or detailed planning permission, and major sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Additionally the NPPF also clarifies those sites with outline planning permission; that are allocated in the development plan; or have permission in principle, may be considered deliverable but only when there is clear evidence that housing completions will begin on site within five years.
- 2.3 In accordance with the most recent SHLAA methodology (2018) and the updated NPPG, the Council has determined if a site is deliverable via correspondence with developers and/or landowners on site progress and utilising information on the progress of planning applications/permissions (e.g. discharge of conditions). This correspondence has also been used to inform the expected delivery rate of the site. For those major sites that constitute a more significant part of the five year supply, position statements have been produced in conjunction with the landowners/developers in order to provide a robust evidence base for expected delivery rates.
- 2.4 The NPPG identifies that C2 use classes can be counted towards the local housing requirement, including in the five year housing land supply. There are no C2 use class schemes identified as deliverable in the District at present. Therefore these do not form part of the Districts' five year supply for 2019.
- 2.5 The Council has also applied the implementation timescales in accordance with the most recent SHLAA methodology which have been previously agreed with the SHLAA Panel (including representatives from the development industry). Where site specific trajectories are available for major sites following correspondence with the site owner/developer these have been utilised (after sense checking against the standard implementation timescales).
- 2.6 The Council has applied a non-implementation discount in accordance with the most recent SHLAA methodology. This indicates a non-implementation rate of 15% to be appropriate. This has been applied to minor sites only. Individual enquiries were made of all the major sites. It is therefore considered that these have already been assessed for risk and they have not been included in the 5 year supply where it was apparent that the site was no longer likely to come forward in that period. This approach is also justified by the lower rates of non-implementation for major sites. This results in 34 dwellings being deducted from the five year supply as per the table below.

| Category | Non-implementation discount | Dwellings to apply discount to |
|-------------------------|---|--------------------------------|
| Major Sites- Full PP | Not discounted- investigated individually | 0 |
| Major Sites- Outline PP | Not discounted- investigated individually | 0 |
| Minor Sites- Full PP | Apply 15% discount | 174 |
| Minor Sites- Outline PP | Apply 15% discount | 52 |
| TOTAL | Apply 15% discount | 226 |

2.7 The Council has applied a windfall allowance in accordance with the most recent SHLAA methodology. This suggests that a 4% windfall allowance is added to the five year supply. This results in 75 dwellings being added to the five year supply (4% against the unadjusted 1,880 dwellings five year supply).

3. Past Housing Delivery and Buffer Requirements

3.1 The NPPF requires Councils' to consider whether there has been significant under delivery over the previous three years in order to determine if a 5% or 20% buffer should be added to the local authority's five year supply target. The NPPF specifies that from November 2018 this will be measured against the Housing Delivery Test, and a 20% buffer will be applied where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.

3.2 The most recent housing delivery test results were published on 19th February 2019. This indicates that Cannock Chase delivered 138% of the relevant housing requirement over the measurement period. Therefore, for the purposes of calculating five year housing land supply, a 5% buffer should be added, as there is no evidence of significant under delivery over the previous three years. In addition, when using the Standard Methodology no previous undersupply or oversupply should be taken into account.

4. Overall Five year housing land supply position

4.1 The table below provides the five year housing land supply position as at 1st April 2019.

| | |
|---|--|
| Baseline Target | Local Plan (Part 1) 5,300 dwellings/Standard Methodology figure |
| Annual housing target ¹ | 241/277 net dwellings |
| Five year supply requirement ² | 1,377 net dwellings |
| Add 5% buffer ³ | 69 net dwellings |
| Final Five Year Supply Requirement | 1,446 (289 net dwellings per annum) |
| Total Deliverable Supply (including windfalls and non implementation discount) ⁴ | 1,921 net dwellings |
| Balance | +475 net dwellings |
| Years Supply (1,921/289) | 6.6 (rounded) |

Notes:

1. Annual housing target: This is calculated using the Local Plan requirement of 241 dwellings up to the 5 year anniversary of the Local Plan (Part 1) 14th June 2019. Thereafter the standard methodology housing figure is used, which is currently calculated at 277 dwellings (see Annex 1). See below:
 - 1st April 2019-31st March 2020= 269 dwellings per annum (**Local Plan (Part 1) pro rata requirement + standard methodology pro rata requirement***)
 - 1st April 2020-31st March 2024= 277 dwellings per annum (**standard methodology housing figure**)

**Calculated as follows: April 1st - June 14th 2019 Local Plan (Part 1) requirement of 241 dwellings applies = 75 days= 49 dwellings (241/365*75)
June 15th - March 31st 2020 standard methodology housing figure applies = 290 days= 220 dwellings (277/365*290)*

2. Five year supply requirement: This is calculated as follows:

269 dwellings (for year 2019/20) **PLUS** 1,108 dwellings (277 dwellings for years 2020-2024 x 4) = 1,377 dwellings
3. Buffer: 5% of five year requirement (1,377 dwellings) as detailed in Section 3
4. Windfall and non-implementation discount: The five year supply pre- windfall allowance and the non-implementation discount is 1,880 dwellings. As set out in Section 2, the windfall allowance in the 5 year supply results in an additional 75 dwellings whilst the non-implementation rate applied results in a discount of 34 dwellings. This results in a recalculated five year supply of **1,921 dwellings** as per the table below.

| Supply | Total |
|-----------------------------|-------|
| Unadjusted five year supply | 1,880 |
| Windfall allowance | +75 |
| Non-implementation discount | -34 |
| Readjusted five year supply | 1,921 |

Annex 1. Cannock Chase District Local Housing Needs Calculation

Local Housing Needs are calculated in line with the standard methodology for assessing housing need, set out in national planning guidance. This is a clear three step process as set out below.

Step 1 - Setting the baseline

Calculate the average household growth over a ten year period. National planning guidance states that this is done using a continuous 10 year period from the current year, using the most recent national household projections (note that updates to the standard methodology stated that until 2020 projection are released, the 2014 projections should be used and the 2016 projections discounted). These projections indicate that, the number of households in Cannock Chase District is expected to increase by 2,421 over a 10 year period of 2019-2029, implying an average yearly household growth of 242 dwellings each year (an increase from 43,120 households to 45,541 households).

Step 2 – An adjustment to take account of affordability

Government guidance requires us to make an adjustment to the figure given in Step 1, using an adjustment factor which takes account of the ratio of median house prices to median workplace earnings, using the most recently published data provided by the Government (at present this is the 2018 ratios published in 2019). The greater the disparity between house prices and wages in an area, the greater the extent of the uplift. For Cannock Chase District, the local median affordability ratio is 6.31 (i.e. local house prices are around 6 times local wages within the district). Where the ratio is more than 4 (as in Cannock Chase District's case) for every 1% increase in the affordability ratio the average household growth should be increased by 0.25%. No adjustment is required where the ratio is 4 or below. Using calculations set out in the national planning guidance this gives a new housing need of 277 dwellings per annum in Cannock Chase District (a 14% uplift on the household growth from Step 1).

Step 3 – Capping the level of any increase

National planning guidance indicates that there are two instances in which uplifts to local housing need made under Step 2 can be limited. These are:

- Where the level of increase implied by Step 2 is 40% above an up-to-date local plan adopted within the last five years (this also applies where the strategic policies that are more than 5 years old have been reviewed and found not to require updating).
- Where the level of increase implied by Step 2 is 40% above the level of household growth implied by Step 1 OR above the average annual housing requirement most recently adopted (whichever is the higher of the two figures).

The level of increase is not 40% above the current Local Plan (Part 1) requirements of 241 dwellings per annum and it is not 40% above the original level of household

growth. Therefore neither of these provisions are relevant in the case of Cannock Chase District. Consequently the district needs to plan for an annual rate of **277 dwellings per annum.**

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

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

0- 5 MAJOR SITES (10 Dwellings or More)

MAJOR SITES WITH FULL PLANNING PERMISSION

MAJOR FULL PLANNING PERMISSION: CANNOCK

| | | | | | | | | | | | | | | | | | |
|--|--|-------|----|--------|--------|-------|------|------|---------------------------|---------------------------|---|------------|----------|--|---|--|------------|
| C113 (c)- Part 1 | Land to the West of Pye Green Road, Hedgesford | 13.40 | 36 | 398282 | 313528 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 235 | - | Related to site C113 - parcel within the wider strategic housing site benefiting from outline planning permission (CH/11/0395). CH/18/080 is a reserved matters application by Barratts for phases 2 and 3 comprising 481 dwellings with associated access, granted September 2018. Barratts is landowner/developer. Agreed with developer to assume circa 50dpa (with 35dwellings in Year 1 to account for preparation works). 235 dwellings assumed in 0-5 year and 246 assumed in 6-15 year. Site area is approx. 17ha. NDA is approx 13ha. | Some Coal Authority High Risk Development Areas/TPOs on site. | Development potential, FULL planning permission | Greenfield |
| C422 (b)- Part 1 | Blocks C-D, Beecroft Court, Beecroft Road, Cannock | 0.19 | 63 | 398241 | 310555 | Major | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 12 | - | CH/17/113 is prior approval for the change of use from offices to 60 apartments. Two blocks of 40 flats have been completed (Site C422(a)). Site C422(b) is for the outstanding 20 units. Developer is site owner and advises that 12 units to be completed in short term. 10 units still occupied by office tenants but to be developed once vacated (Part 2 in 6-15 year supply). CH/18/359 is prior approval applications for the proposed change of use of lower ground floor of Block D from (B1 Office) into 2no. apartments, not yet determined | - | Development potential, FULL planning permission | Brownfield |
| Major Cannock Full Planning Permission Sub-Totals | | | | | | | | | | | | 247 | 0 | | | | |

MAJOR FULL PLANNING PERMISSION: RUGELEY

| | | | | | | | | | | | | | | | | | |
|--|--|------|-------|--------|--------|-------|------|------|---------------------------|-----------------------|---|------------|----------|---|---|--|------------|
| R23 | Main Road, Brereton (between Cedar Tree Hotel and Library) | 0.53 | 50.94 | 405394 | 316242 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 27 | - | CH/18/016 is full planning permission for the change of use of the Cedar Tree Hotel and annex to provide 11 no apartments/dwellings and development of the car park to provide 16 no dwellings, granted February 2019. Developer is site owner and advises in process of procuring contractors for works. | Within Conservation Area and affects listed building. TPOs. | Development potential, FULL planning permission | Brownfield |
| Major Rugeley Full Planning Permission Sub-Totals | | | | | | | | | | | | 27 | 0 | | | | |
| MAJOR SITES FULL PLANNING PERMISSION TOTAL: | | | | | | | | | | | | 274 | 0 | | | | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| | | | | | | | | | | | | | Potential Yield | | | | | |
|--|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|---|--|------------------------|--|
| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Suggested allocation via consultation or planning application | Indicative Capacity | Notes | Potential Constrains | Status | Brownfield/ Greenfield | |
| MAJOR SITES UNDER CONSTRUCTION | | | | | | | | | | | | | | | | | | |
| MAJOR UNDER CONSTRUCTION: CANNOCK | | | | | | | | | | | | | | | | | | |
| C20 | 410-418 Cannock Road, Cannock (AKA. Land at Cannock Road/Stafford Lane, Hightown) | 0.94 | 36 | 399653 | 312139 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/15/0001 is full planning application for the demolition of existing retail units and the erection of 23no. 2 bedroom houses and 11no. 3 bedroom houses (all affordable housing), granted July 2015. | Part of site within Green Space Network | UNDER CONSTRUCTION (31 of 34 completions) | Brownfield/ Greenfield | |
| C37 (Part 1) | Land off Green Heath Road, Hednesford - Pye Green Valley Development | 11.40 | 37 | 399320 | 313159 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 260 | - | CH/06/0205 is the outline approval for residential development granted in December 2009. On site distributor road received Reserved Matters approval (with conditions) in December 2009 (CH/08/0386) and has been completed. CH/14/0268 is reserved matters planning permission for 425 dwellings, granted May 2015. 260 dwellings to be completed. Agreed with developer to assume circa 50dpa build out rate. | - | UNDER CONSTRUCTION (165 of 425 completions) | Greenfield | |
| C75 | Former club at end of Arthur Street, Wimblebury, Cannock | 0.2 | 75 | 401388 | 311388 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 18 | - | CH/07/0846 is full planning permission for 16 flats and CH/12/0308 is an application for extension of the time limit- approved, subject to S106 but this was not signed before CIL deadline of 1/6/15. CH/17/035 is full planning permission for the erection of 18no. flats, granted May 2017. Landowner/developer is building flats for rent. | Historic Landfill | UNDER CONSTRUCTION | Brownfield | |
| C80 | Land opposite Keys Park football ground, Keys Park Road, Hednesford | 4.2 | 28 | 400745 | 311077 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 118 | - | CH/17/236 is full planning permission for the erection of 119no. Dwellings including 21no. Affordable dwellings, open space and associated roads and parking, granted March 2018. Site area circa 5.3ha. Developable area is 4.2ha. Build out rate agreed with developer (assumes circa 50dpa). | Site surrounded by SBI designation/TPOs/Green Space Network. Former brickworks-potential ground issues (historic landfill). Some Coal Authority High Risk Development Areas. Proximity to AQMA. | UNDER CONSTRUCTION (1 of 119 completions) | Brownfield | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------------|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|--------------------------------|-----------------------------|----------------------|---|---------------------|---|--|--|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| C90(b) | Whitelodge, New Penkridge Road, Cannock | 0.23 | 65 | 397022 | 310567 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 11 | - | CH/16/410 is full planning permission for the conversion of the existing building to form 13 apartments, granted February 2017 and under construction. CH/17/195 is full planning permission for the erection of 2no. dwellings, granted October 2017. 15 dwellings on site total. Developer advises site to be completed in 2019/20. CH/18/214 is planning application for additional 2 units on the first floor of conversion, not yet determined (site capacity may increase to 17 dwellings). | TPOs | UNDER CONSTRUCTION (4 of 15 completions) | Brownfield |
| C113(a) | Land to the West of Pye Green Road, Hednesford | 3.63 | 33 | 398524 | 313531 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 37 | - | Related to site C113 - parcel within the wider strategic housing site but outside of the area benefiting from outline planning permission (CH/11/0395). This part of the site has full planning permission for the erection of 119 dwellings, granted May 2015 (CH/14/0184). Site will be completed in 2019/20. | Historic Landfill areas. Some Coal Authority High Risk Development Areas/TPOs on site. | UNDER CONSTRUCTION (82 of 119 completions) | Greenfield |
| C113(b) | Land to the West of Pye Green Road, Hednesford | 7.02 | 31 | 398229 | 313095 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 108 | - | Related to site C113 - parcel within the wider strategic housing site benefiting from outline planning permission (CH/11/0395). Reserved Matters (CH/15/0113) approved for the erection of 219 dwellings, granted September 2015. Site likely to be completed in 2019/20. | Some Coal Authority High Risk Areas within site | UNDER CONSTRUCTION (111 of 219 completions) | Greenfield |
| C222(d) | Roman Court, Cannock South, Bridgtown | 0.48 | 25.00 | 398317 | 308433 | Major | TRUE | TRUE | Achievable within 6 - 15 years | Suburban Area - 30dph | - | 12 | - | CH/18/035 is full planning permission for the erection of 12no apartments, granted September 2018. Shares access with site C382. | - | UNDER CONSTRUCTION | Brownfield |
| C269 | Blackford's Former Working Men's Club, Cannock Road, Cannock | 0.40 | 65 | 398707 | 311001 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 26 | - | Buildings have been demolished. CH/15/0497 is full planning permission for 26 apartments, granted March 2017. Site owned by developer who is building out site. | - | UNDER CONSTRUCTION | Brownfield |
| C272 (Part 2) | Langbourn, Hillcroft and Ivy House, Longford Road, Cannock | 0.40 | 35 | 397528 | 309572 | Major | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 14 | - | CH/16/364 is full planning permission for the conversion of offices to 14 apartments, granted November 2016. Landowner is intended developer of site. Developer advises that the site will be completed 2019/2020 (currently undertaking finishing external works). | Building is of local historic interest | UNDER CONSTRUCTION | Brownfield |
| C327 | Land at junction of Cannock Road and Burgoyne Street, Cannock | 0.30 | 47 | 399346 | 311979 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/14/0097 is full planning permission for 14 dwellings, granted October 2016. Includes demolition of existing property so only net gain of 13 dwellings. | - | UNDER CONSTRUCTION (11 of 14 completions) | Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| | | | | | | | | | | | | Potential Yield | | | | | | |
|--|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|------------------------------|------------------------------|----------------------|---|---------------------|--|--|---|------------------------|--|
| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Suggested allocation via consultation or planning application | Indicative Capacity | Notes | Potential Constrains | Status | Brownfield/ Greenfield | |
| C335 | Land off Lakeside Boulevard, Bridgtown, Cannock | 3.10 | 36 | 397919 | 308335 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 15 | - | CH/13/0323 is outline planning permission for residential development: Erection of 111 dwellings, public house/restaurant and provision of public open space (outline all matters reserved), granted March 2016. CH/16/124 is reserved matters approval, granted June 2016. Incorporates 50% affordable housing provision (to be developed by Walsall Housing Group). Residential gross area is 3.7ha- net developable area is 3.1ha. Issues regarding adjacent industrial use have delayed completion but these are now resolved. Site to be completed 2019/20. | Historic Landfill. Proximity to AQMA. Adjacent industrial uses. | UNDER CONSTRUCTION (96 of 111 completions) | Brownfield | |
| C457 | 108, 102-106 High Green Court, Cannock | 0.10 | 80.00 | 397920 | 310150 | Minor | TRUE | TRUE | Achievable within 6-15 years | Urban Town Centre - 50dph | - | 8 | - | CH/18/041 is prior notification for change of use from office space to residential apartments, granted January 2019. | - | UNDER CONSTRUCTION (2 of 10 completions) | Brownfield | |
| Major Cannock Under Construction Sub-Totals | | | | | | | | | | | | 632 | 0 | | | | | |
| MAJOR UNDER CONSTRUCTION: RUGELEY | | | | | | | | | | | | | | | | | | |
| R19 | Former Ultra Electronics Site, Main Road / Armitage Road, Brereton | 3.05 | 34 | 405178 | 316979 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 37 | - | Outline planning permission CH/14/0293 granted for up to 120 dwellings (May 2015). CH/15/0492 is reserved matters approval for 103 dwelling, granted July 2016. Site to be completed 2019/20. | TPOs | UNDER CONSTRUCTION (66 of 103 completed) | Brownfield | |
| R97 | Land off Coulthwaite Way, Coulthwaite Way, Brereton | 0.40 | 60 | 404863 | 317005 | Major | TRUE | TRUE | Achievable within 5 years | Secondary Urban Area - 30dph | - | 2 | - | CH/12/0433 is full planning permission for change of use from care home to 20 no flats and erection of first storey extension and erection of entrance lobby, granted March 2013. Revised application for 22 flats (CH/13/0433) granted April 2014. CH/16/444 is full planning permission for an extension to form 2 additional dwellings, granted April 2017. Developer advises 2 flats will be implemented before permission expires. | - | UNDER CONSTRUCTION (22 of 24 completed) | Brownfield | |
| Major Rugeley Under Construction Sub-Totals | | | | | | | | | | | | 39 | 0 | | | | | |
| MAJOR UNDER CONSTRUCTION: NORTON CANES | | | | | | | | | | | | | | | | | | |
| N13 (Part 1) | Land off Norton Hall Lane and Butts Lane, Norton Canes | 13.60 | 33 | 401569 | 307547 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 385 | - | Saved Local Plan site (C7 policy). CH/10/0294 is outline planning permission, granted May 2015 for a mixed use site with a maximum of 450 new houses. Site size circa 24ha. The size of the residential area is suggested as 13.6ha. Site has been split into 2 parts - 385 dwellings in 0-5 years, 65 dwellings in 6-15 years. Reserved Matters granted July 2018 (CH/17/450). Build out rates agreed with developers at 50dpa (per developer). | TPOs, moated sites (historical interest), neighbouring M6 Toll/industrial uses. Proximity to AQMA. | UNDER CONSTRUCTION | Greenfield | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|--|--|---|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| N29 | Norton Canes Greyhound Stadium, (Land South of Red Lion Lane, Norton Canes) | 5.00 | 26 | 402651 | 307613 | Major | TRUE | TRUE | Achievable within 5 years | Green Belt and AONB- 20dph | - | 37 | - | Site is located in the Green Belt but it is partially previously developed land. Outline planning permission for up to 130 dwellings, granted May 2012- (CH/12/0078). Reserved Matters application (CH/14/0315) granted December 2014. Site area is circa 8ha. Net developable area is circa 5ha. Site to be completed 2019/20. | Green Belt. Historic Landfill. Biodiversity Alert Site in boundary. Proximity to AQMA. | UNDER CONSTRUCTION (93 of 130 completions) | Brownfield/ Greenfield |
| N46 | Land at Red Lion Lane, Norton Canes | 0.8 | 46.25 | 402772 | 307647 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 37 | - | CH/16/191 is full planning permission for 37 new affordable dwellings, granted on appeal June 2017. To be developed by Jessup/Walsall Housing Group. Discharge of conditions applications granted September 2018. Developers advise site will be completed in 2019/20. | Green Belt Policy. Proximity to AQMA. | UNDER CONSTRUCTION | Greenfield |
| Major Norton Canes Under Construction Sub-Totals | | | | | | | | | | | | 459 | 0 | | | | |
| MAJOR SITES UNDER CONSTRUCTION TOTAL: | | | | | | | | | | | | 1130 | 0 | | | | |
| MAJOR SITES WITH OUTLINE PLANNING PERMISSION | | | | | | | | | | | | | | | | | |
| MAJOR OUTLINE PLANNING PERMISSION: CANNOCK | | | | | | | | | | | | | | | | | |
| C270 | Former Parker Hannifin Site, Walkmill Lane, Cannock | 2.90 | 40 | 397742 | 308440 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 116 | - | CH/17/452 is an outline planning permission including access for up to 116 dwellings, granted May 2018. Site in process of being acquired from Homes England by private developer (Galiford Try) who intends to build out site. CH/17/452 is an outline planning permission including access for up to 116 dwellings, granted May 2018. Site has contamination issues from industrial legacy but has undergone remediation works in 2018 to enable development. Reserved matters application in process of being submitted by intended developer/landowner. Developer expects to be on site in Summer 2019. Agreed delivery rate of circa 40dpa (development is expected to be 50% affordable with plots to be pre-sold). Site area is 3.3ha. Net developable area is circa 2.9ha. | Site is contaminated in parts. Historic Landfill. Proximity to AQMA. | Development potential, OUTLINE planning permission | Brownfield |
| Major Cannock Outline Planning Permission Sub-Totals | | | | | | | | | | | | 116 | 0 | | | | |
| MAJOR SITES OUTLINE PLANNING PERMISSION TOTAL: | | | | | | | | | | | | 116 | 0 | | | | |
| 0-5 MAJOR SITES SUB-TOTALS: | | | | | | | | | | | | 1520 | 0 | | | | |
| | | | | | | | | | | | | 1520 | | | | | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

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

0-5 MINOR SITES (Less than 10 dwellings)

MINOR SITES FULL PLANNING PERMISSION

MINOR SITES FULL PLANNING PERMISSION: CANNOCK

| | | | | | | | | | | | | | | | | | |
|-------------|---|------|------|--------|--------|-------|------|------|---------------------------|---------------------------|---|---|---|---|---|--|------------|
| C35 | 176 Belt Road, Chadsmoor | 0.10 | 53 | 398636 | 312711 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 6 | - | CH/17/399 is full planning permission for the erection of 6no apartments, granted January 2018. | - | Development potential, FULL planning permission | Brownfield |
| C73 | Tennent's Bakery, Wood Lane, Hednesford | 0.2 | 33 | 400677 | 311762 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 8 | - | CH/17/249 is full planning permission for demolition of former bakery and the erection of 8no dwellings, granted October 2017. | - | Development potential, FULL planning permission | Brownfield |
| C95 | Land between Newhall Street and Wolverhampton Road, Cannock | 0.70 | 2.86 | 397778 | 309856 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 2 | - | CH/17/461 is a planning application for the erection of 2no. detached dwellings, granted October 2018. | - | Development potential, FULL planning permission | Greenfield |
| C140 | Land adjacent to 49 Stafford Street, Heath Hayes | 0.04 | 75 | 401386 | 310351 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/18/203 is full planning permission for the erection of two detached 3 bedroom houses and demolition of existing outbuildings, shop and store, granted August 2018. | - | Development potential, FULL planning permission | Brownfield |
| C157 | 19 Eskrett Street, Hednesford | 0.13 | 8 | 400094 | 312167 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | Outline planning permission CH/13/0149 for 3 dwellings, granted May 2015. Full planning permission CH/16/088 for erection of 1 dwelling-granted May 2016. | TPOs | Development potential, FULL planning permission | Brownfield |
| C163 | Land opposite 116 Church Hill, Hednesford | 0.22 | 27 | 400493 | 312030 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 6 | - | CH/16/0295 is full planning permission for 6 dwellings, granted November 2016. | Coal Authority High Risk Development Area | Development potential, FULL planning permission | Greenfield |
| C230 | Land off Ashleigh Croft, Cannock | 0.18 | 39 | 398498 | 311294 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 7 | - | CH/16/153 is full planning permission for the erection of 7 dwellings, granted November 2016. | - | Development potential, FULL planning permission | Greenfield |
| C298 | Land adjacent to 11 Stafford Lane, Hednesford | 0.05 | 20 | 399739 | 312220 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/412 is full planning permission for the erection of a 4 bed detached dwelling, granted March 2019. | - | Development potential, FULL planning permission | Greenfield |
| C363 | 89 Wood Lane, Hednesford | 0.04 | 25 | 400547 | 311729 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/14/0134 is outline planning permission for the erection of 1 dwelling, granted June 2014. CH/17/040 is reserved matters approval, granted November 2017. | - | Development potential, FULL planning permission | Greenfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|---|--|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| C368 | 148 Hednesford Road, Cannock | 0.10 | 20 | 398640 | 310803 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/16/176 is full planning permission for the demolition of an existing bungalow and the erection of 3 detached houses, granted December 2016. 2 net dwellings. | - | Development potential, FULL planning permission | Brownfield |
| C369 | Land adjacent 86 Edward Street, Cannock | 0.06 | 17 | 398387 | 311738 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/475 is full planning permission for the erection of 1 bungalow, granted February 2017. | - | Development potential, FULL planning permission | Greenfield |
| C387 | 6a Hallcourt Crescent, Cannock | 0.02 | 50 | 398229 | 309816 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/16/023 is full planning permission for the conversion from office to a dwelling, granted April 2016. | - | Development potential, FULL planning permission | Brownfield |
| C388 | Land rear of 5 Victoria Street, Hednesford | 0.05 | 40 | 400230 | 312458 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 2 | - | CH/16/040 is full planning permission for the erection of 1 bungalow, granted April 2016. | - | Development potential, FULL planning permission | Greenfield |
| C392 | Land rear of 854 & 856 Pye Green Road, Hednesford | 0.2 | 15.00 | 398849 | 314027 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/16/470 is full planning permission for the erection of 3 dwellings, granted December 2017. | TPO | Development potential, FULL planning permission | Greenfield |
| C395 | 480 Littleworth Road, Cannock | 0.08 | 13 | 401917 | 312042 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/065 is full planning permission for 1 detached house, granted October 2016. | - | Development potential, FULL planning permission | Greenfield |
| C396 | 65 Union Works, Union Street, Cannock | 0.06 | 100 | 398357 | 308528 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 6 | - | CH/17/247 is full planning permission for the erection of one block of 6no. two bedroom apartments, granted September 2017. | - | Development potential, FULL planning permission | Brownfield |
| C406 | 8 Bank House, Mill Street, Cannock | 0.04 | 75 | 398199 | 310056 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 3 | - | CH/16/122 is full planning permission for conversion of offices into 3 flats, granted July 2016. CH/16/123 is listed building consent. | Listed Building, Within Conservation Area | Development potential, FULL planning permission | Brownfield |
| C407 | 523 Pye Green Road, Hednesford, Cannock | 0.01 | 100 | 398594 | 313355 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/158 is full planning permission for the conversion of a bungalow to 2no dwellings, granted June 2016. 1 net dwelling. | - | Development potential, FULL planning permission | Brownfield |
| C408 | Balfour House, High Green, Cannock | 0.08 | 113 | 397873 | 310271 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 9 | - | CH/16/214 is full planning permission for the conversion of offices to 9no apartments, granted September 2016. | Within Conservation Area. TPOs | Development potential, FULL planning permission | Brownfield |
| C410 | 4 Anglesley Street, Hednesford | 0.05 | 20 | 399985 | 312386 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/16/290 is full planning permission for the conversion of a dwelling into 2 apartments, granted October 2016. | - | Development potential, FULL planning permission | Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/Greenfield |
|---------|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|---------------------------------|--|-----------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| C414 | Land to the rear of 19 & 21, Queen Street, Hednesford | 0.07 | 14 | 399504 | 312168 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/100 is full planning permission for the erection of 1 dwelling, granted February 2017. | - | Development potential, FULL planning permission | Greenfield |
| C417 | Land to the rear of 6 Mill Street, Cannock | 0.09 | 56 | 398210 | 310023 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 5 | - | CH/16/269 is full planning permission for the erection of 5 apartments, granted April 2017. | In proximity to listed building | Development potential, FULL planning permission | Brownfield |
| C418 | Land to rear of 23, Cannock Road, Cannock | 0.05 | 20 | 398594 | 311096 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/360 is full planning permission for the erection of 1 bungalow, granted December 2016. | - | Development potential, FULL planning permission | Greenfield |
| C424 | 1-3 Walsall Road, Cannock | 0.01 | 600 | 398165 | 310032 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 6 | - | CH/16/443 is prior approval for the change of use from offices to 6 studio flats, granted January 2017. | - | Development potential, FULL planning permission | Brownfield |
| C425 | Land adjacent 75, Church Street, Chadsmoor | 0.02 | 50 | 399225 | 311513 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/252 is full planning permission for the erection of 1 dwelling, granted November 2016. | - | Development potential, FULL planning permission | Greenfield |
| C427 | 249, Hednesford Road, Heath Hayes, Cannock | 0.13 | 62 | 400864 | 310577 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 8 | - | CH/17/002 is full planning permission for the erection of 6 detached dwellings and 2 semi-detached dwellings, granted April 2017. | - | Development potential, FULL planning permission | Brownfield |
| C429 | 10, Union Street, Cannock | 0.03 | 33 | 398143 | 308688 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/394 is retrospective full planning permission for the conversion of outbuilding into a dwelling, granted January 2017. | Within Conservation Area | Development potential, FULL planning permission | Brownfield |
| C430 | Land to the rear of 379 - 381 Norton Road, Heath Hayes | 0.10 | 10 | 401600 | 309825 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/474 is full planning permission for the erection of 1 dwelling, granted June 2017. | - | Development potential, FULL planning permission | Greenfield |
| C434 | Land at 412 Rawnsley Road, Hednesford | 0.16 | 12.50 | 401026 | 313224 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/17/364 is full planning permission for the erection of 2no dwellings, granted November 2017. | - | Development potential, FULL planning permission | Greenfield |
| C438 | Garam Masala, 2 Old Fallow Road, Cannock | 0.12 | 25 | 398649 | 311443 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/17/187 is full planning permission for the conversion of function room to 3no. flats, granted August 2017. | - | Development potential, FULL planning permission | Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|----------------------------|--|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| C444 | 158 Belt Road, Cannock | 0.04 | 25 | 398690 | 312664 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/434 is full planning permission for new detached 2 bedroom bungalow with access from Foster Avenue, granted January 2018 | - | Development potential, FULL planning permission | Greenfield |
| C446 | Land at 54-56a, New Penkridge Road, Cannock | 0.17 | 24 | 397572 | 310412 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/17/243 is full planning permission for the erection of 4no. 4 bed semi-detached houses and 2No. 2 bed semi-detached bungalows with demolition of No. 54 and 55, granted March 2018. 4 net dwellings. | - | Development potential, FULL planning permission | Brownfield |
| C448 | Land to rear of 1-5 Victoria Street, Cannock | 0.07 | 29 | 398,431 | 311515 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/18/111 is a full planning application for the erection of 2no. Detached bungalows, granted November 2018. | - | Development potential, FULL planning permission | Greenfield |
| C449 | 323 & 325 Cemetery Road, Cannock | 0.05 | 20 | 397,838 | 311620 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/394 is a full planning application for the change of use of 1no dwelling back to 2no. Dwellings, granted June 2018. 1 net dwelling. | - | Development potential, FULL planning permission | Brownfield |
| C451 | 107 High Mount Street, Hednesford | 0.03 | 33 | 399903 | 313124 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/253 is approval for change of use from office to 1no dwelling, granted August 2017. | - | Development potential, FULL planning permission | Brownfield |
| C453 | Fallow Park, Rugeley Road, Hednesford, | 1.9 | 2 | 400892 | 313664 | FALSE | FALSE | - | Achievable within 5 years | Green Belt and AONB- 15dph | - | 3 | - | CH/17/348 is an application for the erection of 3 no. houses, granted December 2018. | Greenbelt policy and AONB. | Development potential, FULL planning permission | Greenfield |
| C455 | 58A, Market Street, Hednesford | 0.11 | 9 | 400,223 | 312417 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/17/427 is a planning application for the conversion of the rear store to 1no. Ground floor flat, granted March 2019. | - | Development potential, FULL planning permission | Brownfield |
| C456 | 124 New Penkridge Road, Cannock | 0.10 | 60.00 | 397227 | 310580 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 6 | - | CH/18/315 is full planning permission for the erection of 6no. 2 bedroom apartments, granted October 2018 | - | Development potential, FULL planning permission | Brownfield/ Greenfield |
| C460 | 1 Ellesmere Road, Cannock, WS11 1PJ | 0.06 | 17 | 396941 | 309504 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/320 is approval for change of use from an office to 1no. Dwelling, granted September 2018. | - | Development potential, FULL planning permission | Brownfield |
| C461 | Rear of Ashworth House, Church Street, Cannock, WS11 5DZ | 0.22 | 13.64 | 399053 | 311629 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/18/137 is a planning application for the proposed erection of 3no. dwelling houses, granted October 2018. | - | Development potential, FULL planning permission | Brownfield |
| C473 | Land adj 44 Huntington Terrace Road, Cannock | 0.04 | 25 | 398754 | 311523 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/200 is full planning permission for the erection of one 4 bedroom dwelling, granted August 2018. | - | Development potential, FULL planning permission | Greenfield |
| C474 | 21 Crab Lane, Cannock, | 0.04 | 25 | 399288 | 311292 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/222 is full planning permission for the erection of a 2-storey 2 bedroom house, granted November 2018. | - | Development potential, FULL planning permission | Greenfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield | |
|--|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|---|--|------------------------|--|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | | |
| C480 | 71 High Green, Cannock | 0.03 | 67 | 397947 | 310160 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/18/377 is full planning permission for the conversion of 2no retail units to 2 no. 1-bed flats, granted January 2019 | Within Conservation Area. Listed Building | Development potential, FULL planning permission | Brownfield | |
| C481 (a) | Newhall, High Green Court, Newhall Street, Cannock | 0.05 | 80 | 397904 | 310095 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | Relates to site C481 (b). CH/18/394 is prior approval for the conversion and installation of new mezzanine floor to incorporate 4no. apartments to first floor void, granted December 2018. | - | Development potential, FULL planning permission | Brownfield | |
| C484 | 29 Broadhurst Green, Pye Green, Cannock | 0.16 | 6.25 | 399118 | 313941 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/19/042 is prior approval for change of use from shop to dwellinghouse, granted March 2019. | - | Development potential, FULL planning permission | Brownfield | |
| Minor Cannock Full Planning Permission Sub-Totals | | | | | | | | | | | | 126 | 0 | | | | | |
| MINOR FULL PLANNING PERMISSION: RUGELEY | | | | | | | | | | | | | | | | | | |
| R71 | Land adjacent to 37 Attlee Crescent, Rugeley | 0.08 | 13 | 404885 | 317423 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/16/422 is full planning permission for the erection of 1 dwelling, granted February 2017. | - | Development potential, FULL planning permission | Brownfield/ Greenfield | |
| R80 | Former Dental Surgery, 43, Market Street, Rugeley | 0.03 | 133 | 404543 | 318310 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 4 | - | CH/18/323 is planning permission for the redevelopment of the former dental surgery and extension into four apartments, granted December 2018. | - | Development potential, FULL planning permission | Brownfield | |
| R131 | Land adjacent to 68 Sandy Lane, Rugeley | 0.10 | 50 | 404140 | 317360 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 5 | - | CH/16/213 is full planning permission for the erection of 4no. apartments and 1 dwelling, granted September 2016. | - | Development potential, FULL planning permission | Greenfield | |
| R135 | Land adjacent 14 & 18 West Butts Road, Rugeley | 0.05 | 20 | 402731 | 318322 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/338 is planning permission for the erection of 4 bed dwelling, granted January 2019 | ACONB | Development potential, FULL planning permission | Greenfield | |
| R136 | 37 Bower Lane, Rugeley | 0.16 | 31 | 403408 | 319289 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 5 | - | CH/15/0205 is full planning permission for the demolition of existing dwelling and erection of 6 dwellings (5 net dwellings) granted August 2016. | - | Development potential, FULL planning permission | Brownfield | |
| R138 | Land adjacent 23b Hardie Avenue, Rugeley | 0.02 | 50 | 404460 | 317085 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/15/0207 is full planning permission (granted on appeal May 2016) for the erection of a detached dwelling. | Green Space Network | Development potential, FULL planning permission | Greenfield | |
| R141(b) | Land to the rear of Hope and Anchor, 27 Redbrook Lane, Rugeley | 0.03 | 33 | 405109 | 316630 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/429 is full planning permission for the erection of 1no bungalow, granted February 2018. | - | Development potential, FULL planning permission | Brownfield | |
| R147 | 1 Wolseley Road, Rugeley | 0.03 | 133 | 404428 | 318443 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 4 | - | CH/16/150 is full planning permission for the change of use of shop and flat to 4 apartments and 1 bedsit, granted August 2016. 4 net dwellings. | - | Development potential, FULL planning permission | Brownfield | |
| R149 | Land adjacent 49, Burnthill Lane, Rugeley | 0.05 | 20 | 404012 | 317432 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/062 is full planning permission for the erection of a detached house, granted April 2017. | - | Development potential, FULL planning permission | Greenfield | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| | | | | | | | | | | | | Potential Yield | | | | | | |
|--|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|---|---|------------------------|--|
| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Suggested allocation via consultation or planning application | Indicative Capacity | Notes | Potential Constraints | Status | Brownfield/ Greenfield | |
| R153 | Land adjacent 16 Coppice Road, Rugeley | 0.03 | 33 | 404092 | 317042 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/15/0457 is full planning permission for the erection of a pair of semi-detached dwellings, granted November 2016. CH/17/240 is resubmission of CH/15/0457 for the erection of 1 detached dwelling, granted September 2017. Site formerly part of site R45 (garage courts). | - | Development potential, FULL planning permission | Brownfield | |
| R168 | Land off Ashleigh Road, Pear Tree Estate, Rugeley | 0.12 | 33 | 404331 | 317216 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/17/295 is a full planning application for the erection of two pairs of semi-detached dwellings, granted February 2019. | Green Space Network | Development potential, FULL planning permission | Brownfield | |
| R171 | Land adjacent Old Brewery, 155 Armitage Road, Rugeley | 0.06 | 33 | 405506 | 316862 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/17/454 is a full planning application for the erection of 1 no. 3 bed house and 1 no. 4 bed house, granted July 2018. | Conservation Area | Development potential, FULL planning permission | Brownfield | |
| R172 | Land rear of 7 & 9 Davey Place, Rugeley, WS15 1NA | 0.02 | 50 | 403940 | 316669 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/103 is a planning application for the erection of one detached dormer bungalow, granted November 2018. | - | Development potential, FULL planning permission | Greenfield | |
| R178 | 1 Regency Court, Rugeley | 0.07 | 14 | 405770 | 316683 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/266 is planning permission for the construction of a 2 bedroom chalet bungalow, granted March 2019. | - | Development potential, FULL planning permission | Greenfield | |
| Minor Rugeley Full Planning Permission Sub-Totals | | | | | | | | | | | | 32 | 0 | | | | | |
| MINOR FULL PLANNING PERMISSION: NORTON CANES | | | | | | | | | | | | | | | | | | |
| N47 | 198 Hednesford Road, Norton Canes | 0.07 | 14 | 401983 | 308551 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/13/0045 is outline planning permission for demolition of existing property and erection of two new dwellings- net total 1 dwelling- granted April 2013. CH/15/0375 is renewed outline planning permission, granted March 2016. CH/16/167 is reserved matters approval, granted June 2016. | - | Development potential, FULL planning permission | Brownfield | |
| N55 | Land to the rear of 58, Brownhills Road, Norton Canes | 0.07 | 14 | 402077 | 308426 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/011 is full planning permission for the erection of 1 dwelling, granted March 2017. | Historic Landfill | Development potential, FULL planning permission | Greenfield | |
| N56 | 99 Walsall Road, Norton Canes | 0.12 | 42 | 401842 | 308116 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 5 | - | CH/15/0249 is full planning permission for demolition of existing house and the erection of 2 detached houses, granted February 2016. 1 net dwelling. CH/18/433 is full planning permission for the erection of 4 dwellings on adjoining land, granted February 2019. Total of 5 net dwellings. | Coal Authority High Risk Development Area | Development potential, FULL planning permission | Brownfield | |
| N60 | 29 Brownhills Road, Norton Canes | 0.03 | 33 | 402026 | 308644 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/250 is full planning permission for the demolition of a garage and erection of 1 dwelling, granted September 2016. | Coal Authority High Risk Development Area | Development potential, FULL planning permission | Brownfield | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/Greenfield | |
|---|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|--|-----------------------|---|-----------------------|--|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | | |
| N62 | Land to the rear of 57 & 59, Norton East Road | 0.08 | 25 | 402498 | 308330 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/17/055 is full planning permission for the erection of 2 semi-detached dwellings, granted March 2017. | - | Development potential, FULL planning permission | Greenfield | |
| Minor Norton Canes Full Planning Permission Sub-Totals | | | | | | | | | | | | 10 | 0 | | | | | |
| MINOR SITES FULL PLANNING PERMISSION TOTAL: | | | | | | | | | | | | 168 | 0 | | | | | |

MINOR UNDER CONSTRUCTION SITES

MINOR UNDER CONSTRUCTION: CANNOCK

| | | | | | | | | | | | | | | | | | |
|------|---|------|----|--------|--------|-------|------|------|---------------------------|----------------------------|---|---|---|---|------|---|------------|
| C1 | Garage court, off Cornhill, Chadsmoor | 0.09 | 33 | 398029 | 312255 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/14/0012 is full planning permission for the erection of 3 bungalows, granted May 2014. Sold to Heantun Housing Association. | - | UNDER CONSTRUCTION | Brownfield |
| C13 | Former School at the Corner of Cecil Street / Cannock Road, Chadsmoor | 0.12 | 50 | 399104 | 311751 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/10/0384 is planning permission for the conversion of The Old School House into 6 mews houses granted in December 2010. 5 completions to date. | - | UNDER CONSTRUCTION (5 of 6 completions) | Brownfield |
| C16 | Land off Petersfield / Cannock Road, Blackfords | 0.06 | 33 | 398795 | 311511 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/17/132 is full planning permission for the erection of 2 bungalows, granted May 2017. Former Council garage site redeveloped to provide affordable housing. | - | UNDER CONSTRUCTION | Brownfield |
| C31 | Land adjacent to 67 McGhie Street, Hednesford (formerly adjacent to no. 73) | 0.24 | 4 | 399838 | 312733 | Major | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/17/004 is full planning permission for the erection of 6 bungalows, granted March 2017. | - | UNDER CONSTRUCTION (5 of 6 completions) | Brownfield |
| C36 | Land off Woodland Close, Hednesford | 0.11 | 36 | 399780 | 313572 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/16/240 is full planning permission for the erection of 2 semi-detached houses and 2 bungalows, granted November 2016. | - | UNDER CONSTRUCTION | Brownfield |
| C68 | Land Adjacent to 81 Rugeley Road, Hazel Slade | 0.11 | 9 | 402212 | 312946 | Minor | TRUE | TRUE | Achievable within 5 years | Green Belt and AONB- 15dph | - | 1 | - | CH/14/0378 is full planning permission for the erection of 3no. 4 bedroom detached houses, granted April 2015. CH/17/202 is variation of condition, granted August 2017. | AONB | UNDER CONSTRUCTION (2 of 3 Completions) | Greenfield |
| C131 | Garage Court off Brunswick Road near Lysander Way, Cannock | 0.07 | 57 | 398192 | 311080 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/16/241 is full planning permission for the erection of 4 semi detached dwellings, granted September 2016. CH/17/093 is non-material amendment application, not yet determined. | - | UNDER CONSTRUCTION | Brownfield |
| C151 | Land adjacent 284 Cannock Road, Heath Hayes | 0.09 | 22 | 400748 | 310043 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/13/0146 is full planning permission for the erection of two 4 bedroom detached houses. (Re-submission of previously approved scheme CH/08/0136), granted June 2013. CH/19/180 is non material amendment application, yet to be determined. | - | UNDER CONSTRUCTION | Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|---------|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|--|---|---|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| C160 | Rear of 347 & 349 Littleworth Road, Rawsley | 0.10 | 40 | 401393 | 312051 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/10/0316 is outline permission 2 detached dwellings and one pair of semi-detached dwellings, granted October 2010. Extension of time limit granted July 2013. (CH/13/0158). Reserved matters (CH/15/0481) granted February 2016. | - | UNDER CONSTRUCTION (3 of 4 completed) | Brownfield |
| C413 | 8, Chapel Street, Heath Hayes, Cannock | 0.06 | 50 | 401,224 | 310,201 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/17/036 is a full planning application for the conversion of a dwellinghouse into 4 apartments, granted June 2017. 3 net dwellings. | - | UNDER CONSTRUCTION | Brownfield |
| C296 | The Lamb Public House, John Street, Wimblebury | 0.10 | 90 | 401606 | 311381 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 9 | - | CH/11/0417 is full planning permission for the conversion of the public house into 7 flats, granted August 2012. CH/15/0421 is permission for the change of use of additional area to 2 further flats, granted November 2016. | - | UNDER CONSTRUCTION | Brownfield |
| C297 | 258 Walsall Road, Bridgtown, Cannock | 0.05 | 80 | 398378 | 308558 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/12/0434 is full planning permission for the conversion of offices into 4 flats and one retail unit, granted Feb 2013 | - | UNDER CONSTRUCTION | Brownfield |
| C314 | 32 Rugeley Road, Hazelslade, Cannock | 0.14 | 14 | 402005 | 312830 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/13/0166 is full planning permission for the erection of two detached dwellings (demolition of one existing- 1 net dwelling), granted July 2013. | Coal Authority High Risk Development Area, AONB, TPOs | UNDER CONSTRUCTION (1 of 2 completions to date) | Greenfield |
| C315 | 89a Station Road, Hednesford | 0.10 | 20 | 400016 | 312881 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/13/0163 is extension of time limit to planning permission CH/10/0137, for 2 dwellings, granted July 2013. Reserved matters CH/14/0458 approved February 2015. | - | UNDER CONSTRUCTION | Greenfield |
| C320 | CVS Buildings, Arthur Street, Cannock | 0.14 | 28.57 | 398917 | 311672 | TRUE | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/15/0348 is full planning permission for conversion of the CVS building to a residential care home containing 5 communal rooms and 4 self-contained studio flats, granted April 2016. | - | UNDER CONSTRUCTION | Brownfield |
| C336 | 462 Littleworth Road, Cannock | 0.15 | 20 | 401820 | 311997 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/15/0118 is full planning permission for the erection of 3no. 2 bedroom houses, granted March 2016. | - | UNDER CONSTRUCTION (1 of 3 completions) | Brownfield |
| C343 | Garage Court, Land at Hannaford Way, Cannock | 0.20 | 30 | 398817 | 310774 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 6 | - | CH/16/243 is full planning permission for the erection of 3 houses and 3 bungalows, granted November 2016. | TPOs | UNDER CONSTRUCTION | Brownfield |
| C346 | Garage Court, Speedy Close, Cannock | 0.07 | 29 | 398215 | 312249 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/17/137 is full planning permission for the erection of 2 bungalows, granted May 2017. Former Council garage site redeveloped to provide affordable housing. | - | UNDER CONSTRUCTION | Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|--|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|--|--------------------------------------|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| C377 | Land adjacent former Oakley Garage, McGhie Street, Hednesford | 0.06 | 17 | 399963 | 312670 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/15/0150 is full planning permission for the erection of a pair of 3 bedroom semi-detached houses and 1 detached house, granted July 2015. | - | UNDER CONSTRUCTION (2 of 3 complete) | Brownfield |
| C378 | Red Lion Surgery, 86 Hednesford Road, Cannock | 0.06 | 33 | 398560 | 310333 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 2 | - | CH/15/0136 is full planning permission for 3 terraced houses, granted July 2015. | - | UNDER CONSTRUCTION (1 of 3 complete) | Brownfield |
| C382 | 44 Watling Street, Bridgtown, Cannock | 0.14 | 57 | 398310 | 308424 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 8 | - | CH/15/0377 is full planning permission for the erection of 9 apartments, granted June 2016. | - | UNDER CONSTRUCTION (1 of 9 complete) | Brownfield |
| C398 | 30 Market Street, Hednesford | 0.01 | 200 | 400235 | 312290 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | Convert 1st floor into studio flat. | - | UNDER CONSTRUCTION | Brownfield |
| C412 | Premier Stores, 24-26, Hednesford Road, Heath Hayes | 0.08 | 13 | 401543 | 310021 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/330 is full planning permission for the part change of use of shop to dwelling, granted October 2016. | - | UNDER CONSTRUCTION | Brownfield |
| C416 | Land to the rear of 165, Hednesford Road, Heath Hayes | 0.10 | 40 | 401250 | 310216 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/16/233 is full planning permission for the erection of 4 dwellings, granted April 2017. | - | UNDER CONSTRUCTION | Greenfield |
| C420 | Land at 65 Wimblebury Road, Heath Hayes, Cannock | 0.30 | 30 | 401560 | 310138 | Major | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 9 | - | CH/18/042 is full planning permission for the erection of 9no dwellings, granted March 2018. | - | UNDER CONSTRUCTION | Brownfield |
| C436 | Garage Court at Cornhill, Cannock | 0.09 | 33 | 398025 | 312346 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/17/133 is full planning permission for the erection of 3no. 2 storey houses, granted May 2017. | - | UNDER CONSTRUCTION | Brownfield |
| C437 | Land at rear of 1 Nirvana Close, Cannock | 0.12 | 8 | 397246 | 310628 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/166 is full planning permission for the erection of 1no. dwelling, granted June 2017 | - | UNDER CONSTRUCTION | Greenfield |
| C439 | The Whitehouse, High Green, Cannock | 0.40 | 20 | 397926 | 310245 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 8 | - | CH/17/210 is full planning permission for change of use of existing college building/council offices to leisure, restaurant and ancillary retail use, retention opt part offices and 7no. Apartments, granted September 2017. CH/17/395 is resubmission of CH/17/210 for 8 no. apartments, granted December 2017. | Within Conservation Area. TPOs. Listed Building. | UNDER CONSTRUCTION | Brownfield |
| C440 | Land rear of 359, Littleworth Road, Cannock | 0.04 | 25 | 401419 | 312056 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/228 is full planning permission for the erection of 1no. detached dwelling with associated parking and amenity, granted November 2017. | Adjacent to SSSI | UNDER CONSTRUCTION | Greenfield |
| Minor Cannock Under Construction Sub-Totals | | | | | | | | | | | | 91 | 0 | | | | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|--|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|--|--|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| MINOR UNDER CONSTRUCTION: RUGELEY | | | | | | | | | | | | | | | | | |
| R55 | Land rear of 20a - 30a, Church Street, Rugeley | 0.08 | 25 | 404214 | 318417 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 2 | - | CH/15/0053 is full planning permission for the erection of 3 bungalows, granted September 2015. | Within Conservation Area | UNDER CONSTRUCTION (1 of 3 completions) | Brownfield |
| R81 | Youth Community Office, The Former School, Talbot Street, Rugeley | 0.23 | 13 | 404612 | 317690 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 3 | - | CH/11/0241 is full planning permission for the conversion of a former school (D1) into three dwellings (C3); comprising one 6 bedroom dwelling, one 3 bedroom dwelling and one 2 bedroom flat, granted July 2012. CH/15/0005 is permission for amendments to CH/11/0241, granted December 2015. | Within Conservation Area | UNDER CONSTRUCTION | Brownfield |
| R98 | West End Wines, 50 Anson Street, Rugeley | 0.07 | 14.29 | 404474 | 318387 | TRUE | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/16/449 is full planning permission for the conversion of A1 shop to HMO (sui generis) granted January 2017. | - | UNDER CONSTRUCTION | Brownfield |
| R101 | Land adjacent to 41 Stonehouse Road, Etchinghill | 0.14 | 7 | 402503 | 318005 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/13/0136 is full planning permission for the erection of one 5 bedroom house, granted July 2013. | AONB, TPOs | UNDER CONSTRUCTION | Greenfield |
| R103 | 88 Peakes Road, Rugeley | 0.12 | 8 | 402779 | 318467 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/14/0136 is full planning permission for the demolition of existing dwelling and erection of two detached houses, granted August 2014- 1 net dwelling. | AONB | UNDER CONSTRUCTION (1 of 2 completions) | Brownfield |
| R104 | Libbys, 45 Bow Street, Rugeley | 0.03 | 233 | 404291 | 318078 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 7 | - | CH/13/0317 is full planning permission for the conversion of the building into 2 houses and 6 flats, granted May 2015. | Within Conservation Area and is listed building. | UNDER CONSTRUCTION (1 of 8 completions) | Brownfield |
| R105 | 26 Talbot Street, Rugeley | 0.08 | 13 | 404649 | 317837 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/13/0358 is full planning permission for the change of use of outbuilding to 2 bedroom house, granted December 2013. | Within Conservation Area | UNDER CONSTRUCTION | Brownfield |
| R108 | Land to the rear of the former Prince of Wales, 55 Church Street, Rugeley | 0.08 | 13 | 404140 | 318198 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 1 | - | CH/13/0327 is full planning permission for the erection of three 2 bedroom detached bungalows, granted March 2014. 2 completions. | Within Conservation Area | UNDER CONSTRUCTION (2 of 3 completions to date) | Brownfield |
| R124 | Land to the rear of Prince of Wales, 55 and adjacent to 61 Church Street, Rugeley | 0.03 | 67 | 404118 | 318193 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 2 | - | CH/15/0067 is full planning permission for 2 bungalows, granted July 2015. CH/15/0296 is full planning permission for 1 dwelling, granted October 2015, which has been completed. | Within Conservation Area, TPO | UNDER CONSTRUCTION (1 of 3 completions to date) | Brownfield |
| R140 | Land adjacent 9 Whitgreave Lane, Rugeley | 0.09 | 22 | 404098 | 316879 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/15/0485 is outline planning permission for 2 dwellings, granted June 2016. Reserved matters approved February 2018. | - | UNDER CONSTRUCTION | Greenfield/ Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield |
|--|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|---|---------------------------------------|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| R141 (a) | Hope and Anchor, 27 Redbrook Lane, Rugeley | 0.11 | 27 | 405092 | 316636 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/16/094 is full planning permission for conversion of the public house and the erection of 4 dwellings, granted September 2016. Number of dwellings reduced to 4 to account for R141(b). | - | UNDER CONSTRUCTION (1 of 4 completed) | Brownfield |
| R148 | 9, Wolsley Road, Rugeley | 0.08 | 88 | 404379 | 318470 | Minor | TRUE | TRUE | Achievable within 5 years | Urban Town Centre - 50dph | - | 7 | - | CH/16/342 is full planning permission for the change of use of a former day care centre and cottage to 7 apartments and cottage, granted March 2017. No net gain for reconstruction of cottage. | Within Conservation Area and is listed building | UNDER CONSTRUCTION | Brownfield |
| R151 | Former garage block, Hillary Crest, Rugeley | 0.08 | 38 | 404,255 | 316,708 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 3 | - | CH/17/099 is full planning permission for the erection of 3 dwellings, granted May 2017. Site previously benefited from outline consent- formerly part of site R45. | - | UNDER CONSTRUCTION | Brownfield |
| R154 | Land adjacent 20 Sankey Crescent, Rugeley | 0.07 | 29 | 404173 | 317314 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/16/068 is full planning permission for the erection of a pair of semi-detached houses, granted June 2016. Site formerly part of site R45 (garage courts). | - | UNDER CONSTRUCTION | Brownfield |
| R174 | 36 Church Street, Rugeley | 0.08 | 25 | 404118 | 318302 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/18/163 is full planning permission for the demolition of existing bungalow and erection of 3no. Dwellings and associated works, granted August 2018. | Within Conservation Area. | UNDER CONSTRUCTION | Brownfield |
| R177 | 132 Chaseley Road, Rugeley | 0.13 | 8 | 402857 | 318171 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/224 is full planning permission for the demolition of the existing dwelling and erection of 2 detached dwellings, granted September 2018. | AONB. TPO | UNDER CONSTRUCTION | Greenfield/ Brownfield |
| Minor Rugeley Under Construction Sub-Totals | | | | | | | | | | | | 39 | 0 | | | | |
| MINOR SITES UNDER CONSTRUCTION TOTAL: | | | | | | | | | | | | 130 | 0 | | | | |

MINOR SITES OUTLINE PLANNING PERMISSION

MINOR OUTLINE PLANNING PERMISSION: CANNOCK

| | | | | | | | | | | | | | | | | | |
|------|---|------|----|--------|--------|-------|-------|------|---------------------------|-----------------------|---|---|---|--|---|---|------------|
| C155 | 145, Cannock Road and land rear of 133 - 143 Cannock Road Chadsmoor | 0.13 | 46 | 398793 | 311496 | TRUE | FALSE | - | Achievable within 5 years | Suburban Area - 30dph | - | 6 | - | CH/19/002 is outline planning permission for a residential development for 6no. 2 bed apartments, granted March 2019. | - | Development potential, OUTLINE planning permission | |
| C317 | 476 Littleworth Road, Cannock | 0.06 | 17 | 401893 | 312033 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/376 is outline planning permission for a 2-storey detached dwelling, granted December 2018. | - | Development potential, OUTLINE planning permission | Greenfield |
| C384 | Land to the rear of 77 Old Fallow Road, Cannock | 0.25 | 20 | 398433 | 311133 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 5 | - | CH/15/0410 is outline planning permission for the erection of 5 houses and demolition of existing industrial buildings, granted June 2016. | - | Development potential, OUTLINE planning permission | Brownfield |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constraints | Status | Brownfield/ Greenfield | | |
|---|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|---|-------------------------------|---|------------------------|--|--|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | | | |
| C397 | Land to the rear of 78-94 Wolverhampton Road, Cannock | 0.14 | 14 | 397823 | 309868 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/15/0259 is outline planning permission for the erection of 2 dwellings, granted January 2017. | - | Development potential, OUTLINE planning permission | Greenfield | | |
| C423 | 5-7, Broad Street, Bridgtown, Cannock | 0.05 | 120 | 398094 | 308636 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 6 | - | CH/16/384 is an outline planning permission for the demolition of 2 dwellings and the erection of an apartment block, consisting of 8 dwellings, granted May 2017. 6 net dwellings | Adjacent to Conservation Area | Development potential, OUTLINE planning permission | Brownfield | | |
| C441 | 71, Old Penkridge Road, Cannock | 0.16 | 13 | 497415 | 310632 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 2 | - | CH/17/234 is outline planning permission for the erection of 2no. Detached dwellings, granted February 2018. CH/19/015 is a full planning application for the demolition of existing house and the erection of 2no. Detached dwellings, not yet determined. | - | Development potential, OUTLINE planning permission | Greenfield | | |
| C445 | Land rear of 117 & 118, Moss Road, Blackford, Cannock | 0.10 | 40 | 399174 | 311481 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 4 | - | CH/17/391 is outline planning permission for the erection of 4no 1 bed flats, granted December 2017. | - | Development potential, OUTLINE planning permission | Greenfield | | |
| C447 | Land to rear of 41 Ebenezer Street, Green Heath, Cannock | 0.03 | 33 | 399492 | 313402 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/413 is outline planning permission for the erection of one detached dwelling, granted March 2018 | - | Development potential, OUTLINE planning permission | Greenfield | | |
| C450 | Land at 53 Gorsey Lane, Cannock | 0.13 | 8 | 397.078 | 310213 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/252 is outline planning application for the erection of 1no three bed dormer bungalow, granted March 2019. | - | Development potential, OUTLINE planning permission | Greenfield | | |
| C459 | Vacant site north of 385 Norton Road, Heath Hayes | 0.20 | 35 | 401586 | 309862 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 7 | - | CH/17/351 is outline planning permission for residential development (indicative capacity of 7 dwellings), granted October 2017. CH/19/081 is a reserved matters planning application for the erection of 8 dwellings - not yet determined. | TPOs. | Development potential, OUTLINE planning permission | Greenfield | | |
| C483 | Land adj 130 Heath Street, Hednesford | 0.03 | 33.33 | 399583 | 313409 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/416 is an outline planning permission for the erection of 1no. Dwelling, granted February 2019. | Potential Contaminated Land | Development potential, OUTLINE planning permission | Greenfield | | |
| Minor Cannock Outline Planning Permission Sub-Totals | | | | | | | | | | | | 36 | 0 | | | | | | |
| MINOR OUTLINE PLANNING PERMISSION: RUGELEY | | | | | | | | | | | | | | | | | | | |
| R150 | Land adjoining 80 Hardie Avenue, Rugeley | 0.02 | 50 | 404427 | 317014 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/16/388 is outline planning permission for 1 dwelling, granted January 2017. Site formerly part of site R45 (garage courts). | - | Development potential, OUTLINE planning permission | Brownfield | | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Potential Yield | | Notes | Potential Constrains | Status | Brownfield/ Greenfield |
|--|---|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|-----------------------------|----------------------|---|---------------------|--|--|---|------------------------|
| | | | | | | | | | | | | Suggested allocation via consultation or planning application | Indicative Capacity | | | | |
| R161 | 36 Yew Tree Road, Rugeley | 0.03 | 33 | 404785 | 316874 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/268 is outline planning permission for 1no dwelling, granted October 2017. | - | Development potential, OUTLINE planning permission | Greenfield |
| R163 | Land at Brereton Fields, 37 Gorse Lane, Rugeley | 0.08 | 13 | 404554 | 316582 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/17/358 is outline planning permission for the erection of 1no. Detached 4 bedroom houses, granted December 2017. | ACONB | Development potential, OUTLINE planning permission | Greenfield |
| R183 | 28 West Butts Road, Rugeley | 0.04 | 25 | 402754 | 318423 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/418 is outline planning permission for the erection of 1no. Dwelling to the rear, granted February 2019. | ACONB | Development potential, OUTLINE planning permission | Greenfield |
| Minor Rugeley Outline Planning Permission Sub-Totals | | | | | | | | | | | | 4 | 0 | | | | |
| MINOR OUTLINE PLANNING PERMISSION: NORTON CANES | | | | | | | | | | | | | | | | | |
| N61 | Land at 153, Norton East Road, Norton Canes | 0.28 | 32 | 402,575 | 308,844 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 9 | - | CH/16/454 is outline planning permission for residential development, granted April 2017. | Green Space Network. Historic Landfill | Development potential, OUTLINE planning permission | Greenfield |
| N69 | 164 Burntwood Road, Norton Canes | 0.02 | 50 | 402,594 | 309,134 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/237 is outline planning permission for the demolition of existing garage and erection of 1no. Detached dwelling, granted September 2018. | - | Development potential, OUTLINE planning permission | Brownfield |
| N71 | 92 Burntwood Road, Norton Canes | 0.04 | 25 | 402,337 | 308,878 | Minor | TRUE | TRUE | Achievable within 5 years | Suburban Area - 30dph | - | 1 | - | CH/18/346 is an outline planning permission for the erection for 1 detached dwelling, granted December 2018. | - | Development potential, OUTLINE planning permission | Greenfield |
| Minor Norton Canes Outline Planning Permission Sub-Totals | | | | | | | | | | | | 11 | 0 | | | | |
| MINOR SITES OUTLINE PLANNING PERMISSION TOTAL: | | | | | | | | | | | | 51 | 0 | | | | |
| 0-5 MINOR SITES SUB-TOTAL: | | | | | | | | | | | | 349 | 0 | | | | |
| | | | | | | | | | | | | 349 | | | | | |
| 0-5 URBAN SITES TOTAL: | | | | | | | | | | | | 1869 | 0 | | | | |
| | | | | | | | | | | | | 1869 | | | | | |

ANNEX 2: LIST OF 0-5 YEAR DELIVERABLE SITES

| | | | | | | | | | | | | Potential Yield | | | | | | |
|------------------------------------|--|----------------------|---------------|---------|----------|---------------------|-----------|------------|---------------------------|--|----------------------|---|---------------------|---|-----------------------|---|------------------------|--|
| Site ID | Location | Site Area (Ha) (NDA) | Density (dph) | Easting | Northing | Major or Minor Site | Suitable? | Available? | Achievability | Character Area Density Zone | Net Developable Area | Suggested allocation via consultation or planning application | Indicative Capacity | Notes | Potential Constraints | Status | Brownfield/ Greenfield | |
| RURAL SITES | | | | | | | | | | | | | | | | | | |
| RURAL SITES: CANNOCK | | | | | | | | | | | | | | | | | | |
| C374 | 74 Hayfield Hill, Cannock Wood | 0.11 | 9 | 404547 | 311670 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 1 | - | Erection of 3 bed detached dwelling, granted full planning permission May 2014 (CH/14/0175). | ACONB | UNDER CONSTRUCTION | Greenfield | |
| C379 | 38 Park Gate Road, Cannock Wood | 0.17 | 18 | 404613 | 312499 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 3 | - | CH/16/348 is full planning application for 4 detached dwellings and demolition of existing dwelling, granted February 2016. 3 net dwellings. | ACONB | UNDER CONSTRUCTION | Greenfield | |
| C415 | Land at 53, Hayfield Hill, Cannock Wood | 0.28 | 7 | 404634 | 311812 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 2 | - | CH/16/178 is outline planning permission for the demolition of the existing dwelling and erection of 3 dwellings, granted December 2016. Reserved matters approved September 2017. 2 net dwellings. | ACONB | Development potential, FULL planning permission | Greenfield/ Brownfield | |
| C421 | 17, Ironstone Road, Cannock | 0.06 | 17 | 403382 | 311563 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 1 | - | CH/17/079 is full planning permission for the erection of 1 dwelling, granted May 2017 | - | Development potential, FULL planning permission | Greenfield | |
| C435 | 167 Rawnsley Road, Cannock | 0.04 | 25 | 401822 | 312508 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 1 | - | CH/17/107 is outline planning permission for the erection of 1 detached dwelling, granted June 2017. CH/19/039 is an outline planning permission for the erection of one detached dwelling, granted March 2019. | Adjacent to SSSI | Development potential, OUTLINE planning permission | Greenfield | |
| C443 | The Bungalow, Cannock Wood Street, Cannock | 0.09 | 22 | 402354 | 312715 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 2 | - | CH/17/404 is for full planning permission for demolition of existing bungalow and erection of 3 dwellings, granted December 2017. 2 net dwellings. | ACONB | Development potential, FULL planning permission | Greenfield/ Brownfield | |
| RURAL SITES: RUGELEY | | | | | | | | | | | | | | | | | | |
| R155 | Land at 45, Slitting Mill Road, Rugeley | 0.04 | 25 | 402919 | 317294 | Minor | TRUE | TRUE | Achievable within 5 years | Rural Area - Established Settlement or Village - 20dph | - | 1 | - | CH/16/376 is full planning permission for the erection of 1 dwelling, granted March 2017. CH/18/062 is resubmission, granted April 2018. | - | Development potential, FULL planning permission | Greenfield | |
| 0-5 RURAL SITES TOTAL: | | | | | | | | | | | | 11 | 0 | | | | | |
| | | | | | | | | | | | | 11 | | | | | | |
| GRAND TOTALS 0-5 YEAR SITES | | | | | | | | | | | | 1880 | 0 | | | | | |
| | | | | | | | | | | | | 1880 | | | | | | |