

**CANNOCK CHASE DISTRICT
HOUSING DEVELOPMENT CAPACITY STUDY 2018–38
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CANNOCK CHASE DISTRICT – DEVELOPMENT CAPACITY STUDY (HOUSING)

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1. INTRODUCTION

This Development Capacity Study sets out evidence about the housing requirement and potential supply of land for housing in Cannock Chase District over the period from 2018 to 2038.

The Study will be kept under periodic review, and presents the position at the point the Study is dated. The Study forms part of the evidence base for the Cannock Chase District Local Plan.

Cannock Chase District includes large areas of Green Belt and the Area of Outstanding Natural Beauty (AONB), which together account for over 60% of the land area. Cannock Chase District's population is concentrated in the existing settlements of Cannock/Hednesford/Heath Hayes, Norton Canes, and Rugeley/Brereton which are the most sustainable development locations in the District.

The application of the Standard Method¹ indicates that the District has a minimum housing requirement of 5,516 net new homes during the 2018-2038 plan period. This study examines the options available which are compliant with current local plan policy to meet the housing requirement. The findings of the Study will inform the Local Plan in identifying future housing allocations and if removal of land from the Green Belt will be necessary to meet the overall housing need. Much of the District is Green Belt and the importance the Government attaches to the Green Belt is acknowledged and referred to in this report.

Inclusion of a site in this Study does not mean a site will be successfully allocated or be given planning permission.

2. METHODOLOGY

The Study area is the entire District, including the Green Belt. The SHLAA is the primary data source and contains all sites from 1 home upwards, however for the purposes of this Study where site assessments have been considered only sites of over 0.5 ha or 10 units are included. This has made a more manageable assessment and aligns with the likely minimum size of potential site allocations proposed through the preferred options. It is acknowledged smaller sites make a valuable contribution to the supply of deliverable sites and they are included within the calculations as permitted in the five year supply and windfall assessment.

The sources of data have been identified using the guidance in the planning practice guidance. The principle sources of data are the SHLAA, ELAA and Brownfield Register. Other sources are referred to through the report.

3. NATIONAL POLICY CONTEXT

¹ [The Standard Method for Assessing Local Housing Need. MHCLG 2019 \(PPG ref: 2a-002-20190220\)](#)

The National Planning Policy Framework² - NPPF (2019) - sets out the Government's planning policies for England and how these should be applied. The following extracts are relevant to the preparation of the Study and establishing the potential supply of land for housing which are compliant with Local and National policy. The method used for the Study and sources have been informed by the National Planning Practice Notes.

The CCDC SHLAA is the primary source of data for the Study and contains many sites which are within the Green Belt. The Government attaches great importance to Green Belts and the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Most forms of residential development are considered as inappropriate development in the Green Belt and do not comply with Green Belt policy.

Paragraph 136 states that: *'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.'*

Paragraph 137 explains that *'Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development'*, in particular: *'whether the strategy:*

- a) makes as much use as possible of suitable brownfield sites and underutilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground'.*

Paragraph 117 of the NPPF (2019) requires local planning policies to *'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*

Paragraph 123 states that *'Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site'*. Additionally, plans *'should include the minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these*

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

areas'. *'The use of minimum density standards should also be considered for other parts of the plan area'.*

Paragraph 70 of the NPPF allows local planning authorities to make an allowance for windfall sites as part of anticipated supply where there is "... *compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*"

'Living with Beauty' the report of the Building Better, Building Beautiful Commission (January 2020)³ will inform the National Model Design Code. The Commission's report promotes the idea of '*gentle density*' – '*density that is achieved at street level and without presenting alien or impersonal structures that challenge the ordinary resident's sense of belonging*'.

To end the '*unintended bias*' against '*gentle density*' neighbourhoods, the report suggests the following changes:

- *Strongly encouraging councils not to impose suburban parking requirements in non-suburban situations;*
- *Strongly encouraging councils not to impose minimum back to back or front to front distance between habitable room requirements which make it impossible to build more finely grained and popular traditional settlements;*
- *Making more explicit the existing guidance in the NPPF to councils not to use daylight and sunlight regulations to make it impossible to build more finely grained and popular traditional settlements; and*
- *Encouraging councils to consider what proportion of homes with above ground floor entrance require lifts so as not to impede viable infill in existing sites.*

A government consultation 'supporting housing delivery and public service infrastructure' (December 2020)⁴ proposed to introduce new Permitted Development (PD) rights to allow a change of use from Use Class E (commercial, business and service) to C3 (dwelling houses). The consultation proposes that:

- the new PD rights would apply to a conservation area, but not to other types of article 2(3) land (e.g. the AONB);
- the new PD rights would not apply to Sites of Special Scientific Interest (SSSI), listed buildings, scheduled monuments, safety hazard areas, or military explosives storage areas, or sites that are subject to an agricultural tenancy;
- the developer would need to apply to the LPA with respect to: transport and highways impacts; contamination risks; flooding risks; natural light; noise; and fire safety;

³ <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

⁴ <https://www.gov.uk/government/consultations/supporting-housing-delivery-and-public-service-infrastructure>

- the new PD rights would replace the current rights for the change of use from office to residential, and from retail to residential which remain in force until 31 July 2021 (uses, such as gyms, restaurants and research and development premises have not previously benefited from permitted development rights for the change of use to residential); and,
- there will be no size limit on the buildings that can benefit from the PD rights.

A fuller review of the NPPF is expected to be prepared by the government in due course, once the government has fully considered the responses to consultation on the White Paper proposals. This Development Capacity Study will be amended as required to conform to future revisions to the NPPF when they are made.

4. REQUIRED CAPACITY OF LAND FOR HOUSING DEVELOPMENT (2018-38)

3.1 Assessed Housing Need (2018-38)

The Standard Method for Assessing Housing Local Need⁵ provides a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic undersupply. The calculation of the housing requirement for Cannock Chase District is included in the evidence base.

The application of the Standard Method produces a minimum annual housing need figure of 275.8. The Local Plan is proposed to be adopted by 2023, and cover a 15 year period to 2038. The minimum housing requirement for the Cannock Chase District from 2018 to 2038 is **5,516**.

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

The Local Plan Preferred Options consultation (2021) is proposing that further housing provision will be made for 500 dwellings to help meet the unmet needs of neighbouring areas, and ensuring a sufficient supply of deliverable and developable land is available to deliver around an additional 25 dwellings each year. If this level of provision is confirmed through the adoption of the Local Plan, the total required housing land capacity (2018 to 2038) would increase from a minimum of 5,516 to **6,016** dwellings.

5. CONFIRMED HOUSING LAND SUPPLY CAPACITY (2018-38)

The Strategic Housing Land Availability Assessment (SHLAA) is a list of potential future residential housing sites and existing sites with planning permission or that are already under construction. The list of sites is updated annually to identify land that is suitable and available to meet future housing requirements within Cannock Chase District. Sites that are considered currently undeliverable due to land designations, unknown plans for the land or other restricting factors are listed separately.

⁵ Planning Practice Guidance Paragraph: 012 Reference ID: 2a-012-20190220

The SHLAA is an important information source that enables the Council to plan for future residential housing needs through providing a trajectory of likely future development residential completions and land supply. The document does not grant planning permission but is useful in providing a working picture of residential land supply in the District, which can then be used to inform local planning policy decisions. It is also an important source of monitoring data to show which sites have been completed and part constructed in the previous year.

4.1 SHLAA Housing Completions (2018-20)

Between 2018 and 2020 **1,124** dwellings were completed (See SHLAA 2020 Appendix 11: Completed Sites since SHLAA 2018).

4.2 SHLAA Deliverable Sites

The SHLAA identifies a deliverable (major and minor sites) supply of 1,359 dwellings (See Schedule 1: SHLAA Deliverable Sites – Under Construction and 0 - 5 Year). The District Council’s Five Year Housing Land Supply Position Statement (2020-25) has adjusted the deliverable supply to **1,385** dwellings to include windfalls (+54) and non implementation discount (-28) during the 5 years from April 2020.

4.3 SHLAA Developable Sites (Adopted Local Plan Period to 2028)

The NPPF Glossary states that *‘to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged’*. The SHLAA identifies (major and minor) developable sites that could potentially accommodate **1,623** dwellings during the Local Plan period (See Schedule 2: SHLAA Developable Sites – Plan Period).

4.4 Total Confirmed Housing Land Supply Capacity (2018-38)

Table 1

Housing Completions 2018-20	1,124
Deliverable Sites (2020-25)	1,385
Developable Sites (to 2028)	1,623
Total	4,132

The total confirmed housing land supply capacity of 4,132 reduces the total required housing land capacity (2018 to 2038) from 6,016 to **1,884**.

6. POTENTIAL HOUSING LAND SUPPLY CAPACITY (2018-38)

5.1 SHLAA Developable Sites (Post Adopted Local Plan Period to 2028)

The SHLAA identifies further (major) developable sites that could accommodate **834** dwellings, possibly after 2028 (See Schedule 3: SHLAA Developable Sites – Post Adopted Local Plan Period). The Local Plan Preferred Options has identified 4 of these sites (with a potential yield of up to 723 dwellings) as proposed allocations for development during the plan period to 2038.

5.2 SHLAA ‘Restricted and Excluded’ Sites

Sites that are no longer being actively promoted (including Green Belt and AONB sites) or are assessed to be unlikely to be suitable for development (according to the methodology set out) are identified within a ‘Restricted and Excluded sites’ section (Appendix 11) within the SHLAA.

No minimum site threshold (or capacity) is applied for a site’s inclusion in the Restricted and Excluded sites’ section assessment. In relation to minor sites (less than 10 dwellings), where a planning consent has expired and no new activity has taken place within the last 3 years it is assumed that the site is no longer available due to a lack of current landowner/developer interest. In relation to other sites which have not been the subject of a planning permission, where the landowner/developer has not expressed an interest in taking the site forward within the last 5 years (e.g. via Call for Sites or Local Plan representations) then this is also assumed to be no longer available due to a lack of current landowner/developer interest.

A review of the ‘Restricted and Excluded’ sites has been undertaken to assess whether the constraints to development might be addressed, and whether the sites could potentially be considered further through the local planning process. The review was intended to identify those sites that were ‘policy compliant’. Green Belt (and Green Space Network) sites were therefore excluded.

The outcome of the review identifies the following policy compliant sites that could potentially make a contribution to the housing supply. These sites are also included as Schedule 4: SHLAA Restricted and Excluded Sites.

Table 2: SHLAA Restricted and Excluded Sites - Policy Compliant Major sites (0.5ha< or 10+ Dwellings)

Site ID	Location	Site Area (ha)	Potential Yield
C17	St. Chad's Courtyard, Cannock Road, Chads Moor	0.30	10
C85	Car sales and printers, Mill Street, Cannock	0.19	10
C86	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	0.96	24
C129	Corner of Uxbridge Street & Market Street, Hednesford	0.30	51
C152	26 - 28 Wolverhampton Road, Cannock	0.12	21

C237	268 Bradbury Lane, Hednesford	0.31	13
C498	23 Walsall Road, Cannock, WS11 5BU	0.11	12
R18	Land at The Mossley, off Armitage Road	1.30	40
R25	Nursery Fields, St Michaels Road, Brereton	1.25	38
R143	Rugeley Market Hall and Bus Station, Rugeley	1.10	50
R144	Land at Wellington Drive, Rugeley	0.67	30
R145	Market Street garages, Rugeley (incorporating BT telephone exchange)	0.56	28
R189	Land off Lichfield Road, Rugeley	0.53	20
N13(a)	Land at Norton Hall Lane and Butts Lane, Norton Canes	5.20	120
N67	272 Hednesford Road, Norton Canes	0.34	13
Totals		13.24	480

These sites are included as part of the potential housing land supply capacity with a potential yield of up to **480** dwellings. The Local Plan Preferred Options has identified 10 of these sites (with a potential yield of up to 246 dwellings) as proposed allocations for development during the plan period to 2038.

5.3 Employment Land Availability Assessment ‘Restricted and Excluded’ Sites

The Employment Land Availability Assessment (ELAA) is a list of current and potential future employment site locations within Cannock Chase District. The document is updated annually to identify land that is suitable and available to meet future employment requirements within Cannock Chase District.

Government policy requires the Council to allocate land for a variety of needs including residential and employment requirements. However, it also states that land should not be protected for long term employment requirements where there is no certainty that the land will be required for employment uses. Therefore the ELAA can help to identify if sites within the urban area are likely to be required to maintain a reservoir of future employment land provision or if there is surplus brownfield land that could potentially be used for residential development instead.

A review of the ELAA ‘Restricted and Excluded’ sites has been undertaken to assess whether the constraints to development might be addressed. The outcome of the review identifies the sites that could make a contribution to the housing supply, subject to evaluation and consultation through the local plan process. The outcome of the review identifies the policy compliant sites identified in Schedule 5 and Table 2 below that could potentially make a contribution to the housing supply.

Table 3: ELAA Restricted and Excluded Sites - Policy Compliant
Major sites (0.5ha< or 10 dwellings)

Site ID	Location	Site Area (ha)	Indicative Capacity (35dph)
CE15(b)	Former Porcelain Works, Old Hednesford Road, Hednesford	0.54	19
CE42	Former ATOS Origin Site, Walsall Road, Cannock	3.20	112
CE61	Gestamp, Watling Street/Wolverhampton Road, Cannock (also see C432 above).	0.80	28
CE62	Northwood Court, Hollies Avenue, Cannock	0.10	4
RE7	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	0.37	13
RE8	Power Station Road, Rugeley	0.28	10
NE1	Land off Norton Green Lane, Norton Canes	0.56	20
NE7	Unit 12, Conduit Road, Norton Canes	0.70	25
		6.55	229

These sites are included as part of the potential housing land supply capacity with a potential yield of up to **229** dwellings. The Local Plan Preferred Options has identified 1 of these sites (with a potential yield of up to 20 dwellings) as a proposed allocation for development during the plan period to 2038.

5.4 Total Potential Housing Supply Capacity (2018-38)

Table 4

	Optimal	Realistic
SHLAA Developable Sites (Post Adopted Local Plan Period)	834	723
SHLAA Restricted and Excluded Sites - Policy Compliant	480	246
ELAA Restricted and Excluded Sites - Policy Compliant	229	20
Total	1,543	989

The total potential housing land supply capacity of 1,543 could reduce the total required housing land capacity (2018 to 2038) from 1,884 to 341. However, all of the potential housing sites have been appraised against the policy options that were supported during the Issues and Options Consultation, and assessed in terms of the sustainability of their location. The sites that are consequently being considered for allocation through the Preferred Option consultation would suggest a more realistic potential contribution of **989** which could reduce the total required housing land capacity (2018 to 2038) from 1,884 to **895**.

7. OTHER POTENTIAL HOUSING LAND SUPPLY OPTIONS

6.1 SHLAA Green Belt and/or Green Space Network

Because they are not currently policy compliant, and cannot currently be considered as potential housing sites, the sites listed in Table 5 are not considered to be part of

the housing development capacity. However there are two sites where circumstances may change these are sites C64 and C81. C64 is currently the subject of a planning application for residential use and C81 is currently the subject of an application for village green status which is being contested by the land owners and the site has historic planning permissions for residential use.

Table 5: SHLAA Restricted and Excluded Sites - Green Belt and/or Green Space Network

Major sites (0.5ha<) only

Site ID	Location	Site Area (ha)	Constraint
C64	Land at Rawnsley Road, Hazel Slade	2.40	Potential Green Belt or Local Green Space
C81	Land at Chapel Street, Heath Hayes	0.87	Potential village green.
C84	Land to the East of Wimblebury Road, Heath Hayes	6.40	Part of C279 which is mainly Green Belt.
C115	Land at Newlands Lane, Heath Hayes	0.75	Green Belt.
C116	Land south of A5190, Lichfield Road, Heath Hayes	14.00	Green Belt.
C118	Land at Cardinal Griffin School, Cannock	4.00	Green Space Network.
C119	Former Severn Trent Plc Land, Wedges Mills	1.65	Green Belt.
C122b	Former Iron Foundry, New Hayes Road, Rawnsley	3.40	Green Belt.
C176	Land at Rawnsley Road, Hednesford	2.28	Green Space Network.
C376	Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood	2.30	Green Belt and AONB.
C326	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	4.9	Green Belt.
R25	Nursery Fields, St Michaels Road, Brereton	1.25	Green Space Network.
R83	Land at Gorse Lane, Cherry Tree Road, Rugeley	8.96	Green Belt and AONB.
N3b	Land at Burntwood Road and Norton East Road, Norton Canes	0.50	Green Belt.
N14	Land adjacent to Norton Canes High School, Norton Canes	2.50	Green Belt
N15	Land at Washbrook Lane, Norton Canes	3.00	Green Belt.
N18	Lime Lane/Watling Street, Norton Canes	5.07	Green Belt.
Totals		64.23	

Any revisions to the Green Belt boundaries will need to be progressed through the local planning process. The Local Plan Preferred Options has identified 3 of these

sites (with a potential yield of up to 240 dwellings) as proposed allocations for development during the plan period to 2038.

6.2 ELAA Green Belt and Green Space Network

Because they are not currently policy compliant, and cannot currently be considered as potential housing sites, the sites listed in Table 6 are not considered to be part of the development capacity.

Table 6: ELAA Restricted and Excluded Sites - Green Belt
Major sites (0.5ha<) only

Site ID	Location	Site Area (ha)	Constraint
CE19	Site between A5 and M6 Toll	9.40	Green Belt
CE54	Former Severn Trent Plc Land, Wedges Mills	2.30	Green Belt
RE23	Former Brereton Colliery, Colliery Road, Rugeley	38.00	Green Belt
NE11	Land at Former Grove Colliery, Little Wyrley	8.10	Green Belt
		57.80	

Any revisions to the Green Belt boundaries will need to be progressed through the local planning process.

6.3 Restricted and Excluded Sites in Alternative Uses

The review of the 'Restricted and Excluded' sites has also identified a number of other sites (Table 7) which may offer capacity for housing development in the longer term, but are currently being used for, or proposed for, alternative uses.

Table 7: SHLAA Restricted and Excluded Sites - Other Sites in Alternative Use
Major sites (0.5ha<) only

Site ID	Location	Site Area (ha)	Potential Yield
C127	Rumer Hill Industrial Estate, Cannock	4.11	In alternative use.
C309	TNT Express, Wimblebury Road, Cannock	0.91	In alternative use.
C432	Gestamp, Wolverhampton Road/A5 Watling Street, Cannock (see CE61 below).	4.50	In alternative use.
Totals		9.52	Currently nil due to alternative uses.

The sites listed in Table 7 will be monitored over time to see if they could be included as part of the longer term housing development capacity.

6.4 Neighbourhood Plans

Neighbourhood Plans can allocate sites for residential development within their designated Neighbourhood Areas. Cannock Chase District Council currently has five designated Neighbourhood Areas:

- Brereton and Ravenhill;
- Cannock Wood;
- Hednesford;
- Norton Canes;
- Rugeley.

The boundaries all mirror the Parish/Town Council boundaries and each area is at a different stage in production of their Neighbourhood Plan.

The decision to include development site options for potential designation, including residential sites, is optional for Neighbourhood Plan groups and as many are at an early stage of production the full extent and capacity of any sites that may be considered are not yet known. Any site options to be considered will also be subject to planning controls including conformity with higher tier planning policies, a public referendum and examination by an approved Neighbourhood Plans Inspector. It should be noted that site options under consideration might also be considered via other planning mechanisms such as Planning Applications and the Cannock Chase Local Plan Review process, so are not guaranteed to increase capacity. However any sites put forward should still be considered as potential additional urban capacity options as they become known.

The only adopted Neighbourhood Plan at the current time is the Hednesford Neighbourhood Plan (2018), which contains several sites, as listed in Table 8.

Table 8: Hednesford Neighbourhood Plan Allocations

Site ID	Location	Site Area (ha)	Indicative Use
Policy TC2	Retail Premises – Upper floors, Market Street		Residential uses on upper floors of buildings will be encouraged to make use of underused or vacant space
Policy TC4 (SHLAA sites C388, C462 & part of C455)	Land between Market Street & Victoria Street		The potential uses should include residential development, tourist accommodation and a retail market.
Policy TC4 (SHLAA sites C232 & C463)	Land off Cardigan Place		The potential uses should include residential development, tourist accommodation and a retail market.
Policy H2 & TC7 (Southern part of site is C63 in SHLAA)	427-433 and 437-445 Cannock Road		Retirement Housing with Community Facilities
Policy Emp1	Old Hednesford Road/Chaseside Drive		The policy supports redevelopment for employment uses. Residential uses are

			supported if there is no evidence of demand for employment uses.
Policy Emp1	Rugeley Road/Station Road		The policy supports redevelopment for employment uses. Residential uses are supported if there is no evidence of demand for employment uses.

Three of the sites are also included, at least in part, in the SHLAA (2020). The two sites proposed for employment uses may come forward for residential uses if there is no evidence of demand for employment uses. These two sites are not currently within the ELAA. The other proposal involves the reuse of vacant or underused upper floors of retail premises for other uses, including residential.

Policy Emp1: Site 1 (Old Hednesford Road/Chaseside Drive) is a site of poor quality buildings with the majority of uses car repair and a scrapyards. These uses and jobs will need to be relocated to other sites if the land was used for residential development. Site currently surrounded by industry and main A460 road.

Policy Emp1: Site 2 (Rugeley Road/Station Road) is well used for car garages/car disassembly and other employment uses. These uses and jobs will need to be relocated to other sites if the land was used for residential development. Site currently surrounded by residential uses to the south east and west, with disused railway corridor/public footpath to south, and horse paddocks to north.

In conclusion, the Hednesford Neighbourhood Plan contains designated additional urban capacity sites that are able to provide additional residential development opportunities, subject to landowner intentions and the determination of appropriate Planning Permissions. The sites will be monitored over time to see if they could be included as part of the longer term housing development capacity.

The other Neighbourhood Plans being written may contain further opportunities for residential development within the next 5 years and should be kept under review as opportunities arise. There are also other Parish and unparished areas within the District that may provide longer term opportunities to designate development sites, if they decide to write a Neighbourhood Plan. Therefore, urban capacity from existing Neighbourhood Plans is important but currently limited to one area of the District, and there are likely to be future opportunities as plans are progressed in other areas.

6.5 Cannock Chase Open Space Review

The Cannock Chase Open Space Review is in progress, and there may be potential for the release of land which could provide a small supply of housing land. This includes brownfield sites and by improving the quality of provision of our varied and valued open space network. The emerging open space strategy will identify a comprehensive strategy for the enhancement of the open space network within the District and its relationship beyond the district boundaries.

There are a number of sites which are currently under review, and their potential contribution to the development capacity will be determined in due course.

6.6 Housing Estates and Redevelopment

The Cannock Chase District Council Housing and Partnerships Department has advised that there are currently no plans for the redevelopment of existing estates. Three estates have already undergone redevelopment (Bevan Lee, Elizabeth Road and Moss Road) and there aren't any others that currently need intervention. The Department is currently on site at a development at the former Hawks Green Depot, and is focused on finding land to build more Council housing.

The Cannock Chase District Housing Strategy aims to improve the quality and reliability of homes in the private rented sector through the work of the Council's Private Sector Housing Team, including actions to: adapt homes to allow people to stay in them; dealing with empty properties in the District and bringing them back into use; and assessing Council owned land, including garage sites, for housing development potential or sale. All sites are already included within the SHLAA.

6.7 Public Sector Surplus Land

The Government Register of Surplus Land provides information on the availability of surplus land for those government departments and their sponsored bodies which fall under the responsibility of English Ministers. The Register is also used on a voluntary basis by NHS trusts. The latest records⁶ (14th May 2020) identify only one site. This is the site of former dwelling, 98 Walsall Road, Cannock (BEIS - Coal Authority).

Other bodies that own land (public sector bodies, agencies, utilities providers etc.) are regularly engaged by the Council either as statutory consultees, Duty to Co-operate partners, or through the call for sites for the SHLAA and ELAA.

6.8 Reallocation of Existing Employment Land

The Cannock Chase: Existing Employment Areas Study (2019) sits alongside the Cannock Chase Economic Development Needs Assessment [EDNA] and Market Intelligence Report. The Study considers the District's existing employment sites and the degree to which there is scope for these sites to contribute to meeting future employment need, as well as seeking to establish if opportunities exist for additional development in these locations.

The Study considered 77 sites distributed across 22 broad employment areas which cover a gross area of around 311 ha split across three distinct market areas: 'Cannock, Hednesford & Heath Hayes'; 'Rugeley & Brereton'; and 'Norton Canes'. The areas assessed generally comprise clusters of employment units distributed across one or multiple business parks or industrial estates. All of these sites are currently identified as primarily industrial areas. The majority of the District's existing

⁶ <https://e-pims.cabinetoffice.gov.uk/arcgis/rest/directories/arcgisjobs/Inspire/Repository/AXSX-456Y-9897-WEDF-EDEFD-OIPO-EPIIMS/Land.xls>

employment areas (in excess of 80%) are located within the ‘Cannock, Hednesford and Heath Hayes’ market area.

The assessment of existing employment areas indicated that the District contains a reasonable range of employment sites of differing qualities and types, with relatively low vacancy levels. It was concluded that all 22 existing employment areas should be retained within the employment land supply. The study recommends that 6 existing employment designations as established under Policy CP8 of the Cannock Local Plan Core Strategy (2014) should be retained within the emerging Local Plan, the most notable of which is Kingswood Lakeside which is largely considered to be the District’s premier employment destination. A further 10 employment areas should be subject to a criteria-based policy protection within the emerging Local Plan with a presumption in favour of retaining B-Class Uses.

The Study recommends that the five sites listed in Table 9 should be retained within the employment land supply but monitored closely. If the performance of these sites declines in the future, then the potential for alternative land uses should be considered. Proposals for alternative uses within these employment areas in the future should not be restricted.

Table 9: Existing Employment Sites where Alternative Land Uses might be considered

Site ID	Location	Site Area (ha)	Indicative Capacity
1	Anglesey Business Park	4.81	Nil.
2	Chasewood Park Business Centre	0.26	Nil.
3	EDS Couriers Wimblebury Road	0.96	Nil.
4	Brereton Business Park	13.74	Nil.
5	Power Station Road Business Area (excluding the JCB site)	15.11	Partly included in ELAA.

The first four of the sites identified in the Existing Employment Areas Study are currently performing at a level which suggests that they are making a good contribution to the economic performance of the District. These sites are not included as part of the development capacity as they are currently not considered to be available.

6.9 Review of Brownfield Land Register and the National Land Use Database

Part 1 of the Brownfield Land Register comprises all brownfield sites that a local planning authority has assessed as appropriate for residential development. This includes sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission. Sites on the Part 1 Brownfield Land Register have been sourced from the Council’s Strategic Housing Land Availability Assessment (SHLAA 2020) which includes all known potential residential development sites across the District.

The range of sources that were used to compile the SHLAA also included the now discontinued National Land Use Database. This ensures that all suitable sites from the National Land Use Database have already been included in the SHLAA.

The sites within the Brownfield Land Register and the National Land Use Database are already included as part of the development capacity.

The recent contribution of brownfield sites to the housing supply is shown in Table 10.

Table 10: Brownfield Site Contribution to the Housing Supply

Year	Sites				Dwellings			
	Cannock	Hednesford	Rugeley & Brereton	Norton Canes	Cannock	Hednesford	Rugeley & Brereton	Norton Canes
2011/12	8	1	4	0	16	9	12	0
2012/13	8	1	3	0	35	1	35	0
2013/14	7	0	4	0	46	0	11	0
2014/15	6	2	0	0	105	7	0	0
2015/16	5	1	9	0	14	6	41	0
2016/17	7	1	2	1	31	4	11	1
TOTAL	41	6	22	1	247	27	110	1
AVERAGE	6.8	1.0	3.7	0.2	41.0	4.5	18.3	0.2

In January 2021, the Government launched a consultation⁷ on 'Right to Regenerate' proposals that would 'make it easier to challenge councils and other public organisations to release land for redevelopment – helping communities make better use of public land and give a new lease of life to unloved buildings'. Underused public land could be sold to individuals or communities by default, unless there is a compelling reason the owner should hold onto it. Under the proposals, public bodies would need to have clear plans for land in the near future, even if only a temporary use before later development.

6.10 Regeneration Sites Promoted for Residential Development

The District Council has actively promoted a number of sites via the Rugeley Town Centre Action Plan (Local Plan (Part 1) 2014 Section 2), and the Cannock Town Centre Regeneration Prospectus.

The Rugeley Town Centre Action Plan includes the five site allocations listed in Table 11.

Table 11: Rugeley Town Centre Action Plan Sites

Site ID	Location	Site Area (ha) NDA if available	Indicative Capacity
SHLAA R9	RTC4 Aelfgar Centre/Former Squash Courts, Taylors Lane,	1.88	85

⁷ Consultation - Right to Regenerate: reform of the Right to Contest (MHCLG 16 January 2021)

	Rugeley – mixed housing scheme at 30-40 dph. (SHLAA 6-15 years)		
SHLAA R145 ELAA RE19	RTC5 Market Street Garages – mixed housing scheme at 30-50 dph. (SHLAA Restricted/Excluded Site)	0.56	28
SHLAA R143 ELAA RE15	RTC6 Rugeley Market Hall/Bus Station and Surrounding Area – mixed use development (SHLAA Restricted/Excluded Site)	1.10	50
SHLAA R144 ELAA RE16	RTC7 Land at Wellington Drive – retail, and office or residential (SHLAA Restricted/Excluded Site)	0.67	30
ELAA RE20	RTC8 Leathermill Lane/Trent and Mersey Canal Corridor – leisure, residential, retail	0.72	--
TOTALS		4.93	193

The Rugeley Town Centre Action Plan sites are all included in the SHLAA and/or ELAA 2020. SHLAA reference R9 is already counted within the housing supply. SHLAA references R143, R144 and R145 are included in the review of Restricted/Excluded Sites set out above.

The Cannock Town Centre Prospectus identifies the nine Council owned opportunity sites that are listed in Table 12.

Table 12: Cannock Town Centre Prospectus Opportunity Sites

Site ID	Location	Site Area (ha) NDA if available	Indicative Capacity
C504 & ELAA CE73	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	0.78	40
C505	Park Road Bus Station, Cannock	0.11	15
C506 & ELAA CE40	Beecroft Road Car Park, Cannock	0.68	35
C507	Danilo Road Car Park, Cannock	0.19	20
C508	Backcrofts Car Park, Cannock	0.26	20
C509	Park Road Offices, Cannock	0.19	25
C510	Police Station Car Park, Cannock	0.19	25
C511	Avon Road/Hallcourt Lane, Cannock	0.37	40
C512	Allport Road, Cannock	0.09	2

TOTALS		2.86	222
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All of the opportunity sites identified in Rugeley Town Centre Action Plan and the Cannock Town Centre Regeneration Prospectus are included in the SHLAA and/or ELAA 2020, and are already counted in the land supply.

6.11 Sites where Planning Applications were Refused or Withdrawn (2018-20)

The following sites are the subject of planning applications that were either withdrawn or refused consent.

Table 13: Planning Applications – Refused and Withdrawn (2018-20)
Major sites (0.5ha</10 or more units) only

Site ID	Location	Site Area (ha) NDA if available	Indicative Capacity
SHLAA C152	Queens Court, 28 Wolverhampton Road, Cannock, WS11 1AH (CH/18/167 Withdrawn)	0.12	25 (apartments)
SHLAA C302	Former Cannock Royal British Legion, 21 Stafford Road, Cannock, WS11 4AF (CH/18/247 Refused)	---	Change of use to 25 bedroom HMO
SHLAA C477	Land at 145 Greenheath Road, Hednesford, WS12 4AU (CH/18/343 Withdrawn)	0.09	Demolition of retail unit and erection of 16 apartments
SHLAA C498	23 Walsall Road, Cannock, WS11 5BU (CH19/399 Withdrawn)	0.11	12 apartments
SHLAA C302	21 Stafford Road, Cannock, WS11 4AF (CH/20/026 Refused)	---	18 room HMO

All of these sites are within the SHLAA, and are already counted in the land supply.

6.12 Contributions from Self Build Housing

The Government is trying to increase the amount of housing built through a range of different means and since 1st April 2016 Cannock Chase Council has been required to maintain a register of individuals and associations seeking to acquire a service plot of land within the borough for the purpose of building a house as their sole or main residence as a self-build or custom build.

A self-build is a project where someone directly organises the design and construction of their new home. In a custom build, you work with a specialist developer to help build your home. There will often be overlap between the two types, but the linking factor is that you will be building a bespoke dwelling for your own occupation.

The register will provide evidence for the council of the demand for self-build and custom builds in the borough and will inform work on the council's Local Plan,

preparing housing strategies and when disposing of land. In the long term this could mean the council allocating land in its Local Plan for self-build projects, or adopting policies to make plots available through other development, if there is evidence of enough demand.

This type of housing development is popular in other European countries and the Government considers that enabling more people to build their own home could increase the number of houses built each year. There are currently 18 people on the Cannock Chase Self Build Register (CCC, March 2021) looking for sites to build their own homes.

The contribution of Self Build Housing to the housing capacity will be limited, but it may help to bring forward small development plots in the urban area that might not otherwise be considered viable by larger building companies. The sites are monitored through the SHLAA

6.13 Potential Contributions from new Permitted Development Rights

The government consultation ‘Supporting housing delivery and public service infrastructure’ (December 2020) proposes to introduce new Permitted Development Rights (PDR) to allow a change of use from Use Class E (commercial, business and service) to C3 (dwelling houses). These changes allow greater flexibility in uses in town centres allowing for units to be re-occupied quicker and to change use quickly without requiring planning permission.

The proposed changes take control away from Local Planning Authorities and give more freedom to allow the market to decide about alternative uses, and could encourage an increase in the provision of dwellings in the urban areas.

The patterns of working from home that have emerged during the pandemic are likely to continue to some extent in the future. This may result in an over-supply of commercial space in our towns with increased vacant space and falling rents. Housing development offers a solution to help address some long-term vacant town centre sites and properties. Housing development also has a role to play in ensuring the future vitality of town centres.

The Cannock Chase Retail & Town Centre Uses Study (2020) provides the assessment of commercial vacancy rates for the main towns in the District shown in Table 14.

Table 14: Commercial Units and Floorspace

	Units			Floorspace		
	Number	Vacant	Percentage	Number	Vacant	Percentage
Cannock	240	47	20	59,430	8,190	14
Rugeley	198	22	12	32,870	3,310	10
Hednesford	117	17	15	25,630	3,090	12
Totals	555	86	15	117,930	14,590	12
UK			12			11

Whilst there are high numbers of vacant units in Cannock Town Centre, many of these are in areas which may be redeveloped in the short to medium term. This,

coupled with the poor condition of some of the vacant units may represent a financial barrier for new businesses with the investment required not seen as viable.

There are 47 vacant units across Cannock Town Centre, accounting for 20% of all units which is significantly higher than the national average of 12%. The vacant units total 8,190sq m of floorspace, 14% of the total floorspace across the centre (higher than the national average of 10%). When compared with 2015, the vacancy rate is shown to have increased from 27 units (12% of the total) and 4,150sq m of floorspace (7%).

While vacant units can be found across the town centre, there are concentrations within The Forum shopping arcade, where 7 of the 10 units are currently empty, within the indoor portion of Cannock Shopping Centre, and on Mill Street to the east of the main shopping area. The vacant units, particularly within The Forum and Cannock Shopping Centre detract from the vitality and viability of this part of the centre with some requiring maintenance. Some of the vacancies, especially around Cannock Shopping Centre have resulted from aspirations of redeveloping this part of the town centre.

In the short term, it is likely that vacancy rates will increase across Cannock due to the impacts of the Coronavirus pandemic. Several retailers currently present within the town centre such as Argos and Peacocks have recently announced a programme of store closures, while the impacts of restrictive operating requirements brought about by the need for social distancing will impact on the viability of some leisure and hospitality businesses.

Aspirations for redevelopment works in the town centre provide an opportunity to modernise and breathe new life into the town. Should proposals come forward, they would improve the attractiveness of the town centre, drive footfall and would help to improve the marketability of vacant units.

There are 22 vacant units across Rugeley Town Centre and 3,310sqm of vacant floorspace (11% of the total number of units and 10% of the total floorspace across the centre). The vacancy rates are slightly below the national average (12% of units and 11% of floorspace), though they have increased since 2015 when there were 16 vacant units and 2,960sqm of vacant floorspace.

There are no particular concentrations of vacant units in the Primary Retail Area, although 5 of the 8 units on Horsefair between St Pauls Road and Talbot Street are empty. These units are away from the main activity of the town centre and their peripheral position may have impacted on their viability. Though not surveyed by the Goad town centre uses plan, we noted a high proportion of vacant stalls within the indoor market units at Market Hall. Taking note of the 2015 town centre appraisal, it is clear that vacant units here are a longstanding issue.

There are 17 vacant units across Hednesford Town Centre and 3,090sqm of vacant floorspace (15% of the total number of units and 12% of the total floorspace across the centre). The vacancy rate is higher than the national averages where around 12% of units across a typical centre would be vacant. When compared with 2015,

the number of vacancies has increased by 4 units though it appears that several units vacant at that time have been re-occupied.

The largest vacant units in the centre are at 22-26 Market Street, formerly occupied by B&M, and the former Co-operative foodstore at Anglesey Street. Though vacant units are dispersed across the centre, there are concentrations within the Lightworks shopping centre (4 units) and at the southern end of Market Street around the former B&M unit.

The outcome of the review identifies that there may be potential for the proposed extension of PDR to make an increased contribution to the housing supply. The Retail & Town Centre Uses Study (2020) found a total of 14,590sqm of vacant commercial floorspace across the three main centres. The English Household Survey (2018) states that the average mean usable floor area of a converted flat was 65sqm. These figures indicate that the conversion of 25% of the vacant floorspace to residential would notionally create 56 units.

Under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.3) Order 2020 (S.I. 2020.No. 756) owners of vacant and redundant buildings of a footprint of up to 1,000 square metres are able to fast-track the planning process for demolishing and rebuilding them as new residential developments within the footprint of the original building, up to a maximum height of 18 metres, including up to 2 storeys higher than the former building. The new development could be a block of flats or a single new family home.

The PDR applies to purpose built blocks of flats, offices, research and development and light industrial buildings.

Under the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 (S.I. 2020.No. 632) allows the building of an extra two storeys on top of freestanding blocks of flats (of at least 3 storeys) without other services below, up to a maximum of 30 metres (if the building was constructed between 1948 and 2018).

Under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 (S.I. 2020.No. 755) allows the building of:

- An extra two storeys on top of existing 2-story homes for new homes or as an extension, up to a maximum of 18 metres and no more than 3.5 metres above the highest part of the terrace or the adjoined semi;
- One storey on top of bungalows and other single storey homes;
- An extra two storeys on top of 2-storey buildings in a terrace in commercial uses and in mixed uses, up to a maximum of 18 metres and no more than 3.5 metres above the highest part of the terrace;
- One extra storey on top of single storey buildings in a terrace in commercial uses and in mixed use with residential;
- An extra two storeys on freestanding buildings in commercial uses (of at least 3 storeys) and in mixed use with residential, up to a maximum height of 30 metres.

The impact of these new Permitted Development Rights will be monitored in order to come to an evidence based view of what contribution they may make to the housing supply in future years.

6.14 Contributions from Exception Sites

Historically, the District Council has not included any allowance for the contribution of exception sites to the housing capacity estimates. This is based on the fact that there are very few villages in the District, and opportunities are constrained by the Green Belt.

. Exception sites are small sites brought forward outside the local plan to deliver affordable housing. Under the amended policy, the Government specify that the affordable homes delivered should include First Homes for local, first-time buyers.

The contribution of Exception Sites to development capacity will be reviewed and monitored.

6.15 Reviewing Density Assumptions

The average density assumptions (dwellings per hectare) used in the SHLAA 2020 are as follows:

- Urban Town Centre 50 dph
- Suburban 35 dph
- Green Belt Urban Extension 35 dph
- Rural Areas established settlement/village 20 dph
- Green Belt and AONB 15 – 20 dph

The average density achieved by completed housing developments (2018-20) is shown in Table 15.

Table 15: Committed Housing Development Densities

Major Sites (10 plus dwellings)	Dwellings	Hectares	Dwellings/Hectare
Completions 2018-2020	1,124	37.98	29.59

A large proportion of the housing development that will take place during the plan period (2018-38) already has planning permission. The scope for increasing densities from this committed supply is very limited. An analysis of the SHLAA Deliverable Sites is shown in Table 16.

Table 16: Density of SHLAA - Deliverable Sites

Major Sites (10 dwellings or more) excluding changes of use (SHLAA Appendix 7)

Site ID	Location	Site Area (Ha)	Potential Yield	Density (DPH)	Notes
R16	Land between Wharf Road and Hardie Avenue, Rugeley WS15 1NX	2.72	79	29.04	Full planning permission for 79 houses, granted March 2020 (CH/19/374).

C37	Land off Green Heath Road, Hednesford - Pye Green Valley Development	11.40	425 (Incl. 29 0-5 years)	37.28	Reserved matters planning permission for 425 dwellings, granted May 2015 (CH/14/0268)
C80	Land opposite Keys Park football ground, Keys Park Road, Hednesford	4.20	119 (Incl. 44 0-5 years)	28.33	Full planning permission for 119 dwellings, open space and associated roads and parking, granted March 2018 (CH/17/236).
C113(c)Pt1	Land to the West of Pye Green Road, Hednesford	13.40	481 (Incl. 250 0-5 years)	35.90	Reserved matters application for 481 dwellings with associated access, granted September 2018 (CH/18/080)
C113(d)	Land to the West of Pye Green Road, Hednesford-Common Farm	1.50	52	34.67	Related to C113 sites - parcel within the wider strategic housing site allocated for 900 dwellings.
C222(d)	Roman Court, Cannock South, Bridgtown	0.37	12	32.43	Full planning permission for 12 apartments, granted September 2018 (CH/18/035).
C270	Former Parker Hannifin Site, Walkmill Lane, Cannock	2.90	116	40.00	Reserved Matters permission for 116 dwellings granted June 2019 (CH/19/147).
C500	Former Council Depot, Old Hednesford Road, Cannock	0.88	44	50.00	Planning application for 44 dwellings granted February 2020 (CH/19/408).
N13	Land off Norton Hall Lane and Butts Lane, Norton Canes	13.60	450 (Incl. 247 0-5 years)	33.09	Outline planning permission, for a maximum of 450 houses granted May 2015 (CH/10/0294). Reserved Matters granted July 2018 (CH/17/450).
N23	Land off of 71 Burntwood Road, Norton Canes	3.20	70 (Incl. 40 0-5 years)	21.87	Full planning permission for 70 dwellings, granted May 2019 (CH/18/392).
N25	Land off Walsall Road near Cherry Brook, Norton Canes	1.65	67	40.61	Full planning permission for 67 dwellings granted August 2019 (CH/18/176).
		55.82	1,915	34.31	

The sites shown in Table 16 will achieve an average density of 34 dph (with a range from 21 to 50 dph). This is quite close to the average suburban estimate of 35 dph.

There would therefore seem to be little scope in revisiting these permitted sites to achieve higher yields.

The application of higher densities to new local plan allocations, particularly in urban areas, could yield additional capacity. A review of the density assumptions used to assess the capacity of allocated sites has been undertaken by following the Planning Practice Guidance (Paragraph: 004 Reference ID: 66-004-20190722) including:

- accessibility measures such as distances and travel times to key facilities, including public transport stops or hubs (and taking into consideration service capacity and frequencies and destinations served).
- characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space.
- environmental and infrastructure assessments, such as the capacity of services and presence of environmental risks (e.g. flood risks or overheating), and the opportunities to address these.
- assessments of market or site viability.

6.16 Additional Potential Sites Identified During Study Process

Table 17: Additional Potential Sites

Site ID	Location	Site Area (ha) NDA if available	Indicative Capacity
1	Pear Tree Youth Centre, Hislop Road, Rugeley, WS15 1LS New SHLAA 2021 site reference R194. Application Reference CH/20/002.	0.67	18
2	County Grounds Depot, Cannock Road, Cannock New SHLAA 2021 site reference C178. Application Reference CH 19/408 91 bedroom care home.	0.44	49 (91 bedrooms/1.86 local ratio)
3	243 Hill Street, Hednesford, Cannock, WS11 2DP New SHLAA 2021 site reference C521. Application Reference CH/20/241 Outline application for 13 houses.	0.51	13
4	Castle Inn, 141 Main Road, Brereton, Rugeley, WS15 1DX New SHLAA 2021 site reference R208. Application reference CH/21/0023 apartment building of 27 dwellings.	0.37	27

8. A REVISED ASSESSMENT OF THE REMAINING HOUSING REQUIREMENT

The application of the Standard Method produces a minimum housing requirement for the Cannock Chase District from 2018 to 2038 of **5,516**. In addition, the Local Plan Preferred Options consultation (2021) will propose that further housing provision will be made for **500** dwellings to meet unmet housing needs arising from the housing market area we share.

A number of the sites fall within more than one category, the sites have been checked to ensure there is no double counting.

The 'Deliverable' and 'Potential' Housing Supply is summarised in Table 18 below.

Table 18: Housing Supply 2018-38

	Confirmed Capacity	Potential Capacity	Keep Under Review
SHLAA Housing completions 2018-20 (see section 4.1)	1,124	0	0
SHLAA Deliverable Sites (Under Construction and 0 - 5 Year) adjusted (4.2 & Schedule 1)	1,385	0	0
SHLAA Developable Sites – Adopted Plan Period to 2028 (4.3 & Schedule 2)	1,623	0	0
SHLAA Developable Sites – Post Adopted Plan Period (5.1 & Schedule 3)	0	723	0
SHLAA Restricted and Excluded Sites – Policy Compliant (5.2 & Schedule 4)	0	246	0
ELAA Restricted and Excluded Sites – Policy Compliant (5.3 & Schedule 5)	0	20	0
SHLAA Green Belt and/or Green Space Network (6.1)	0	0	Yes
ELAA Green Belt and Green Space Network (6.2)	0	0	Yes
Restricted and Excluded Sites in Alternative Uses (6.3)	0	0	Yes
Neighbourhood Plans (6.4)	0	0	Yes
Cannock Chase Open Space Review (6.5)	0	0	Yes
Housing Estates and Redevelopment (6.6)	0	0	Yes
Public Sector Surplus Land (6.7)	0	0	Yes
Reallocation of Existing Employment Land (6.8)	0	0	Yes
Review of Brownfield Land Register and the National Land Use Database (6.9)	0	0	Yes
Regeneration Sites Promoted for Residential Development (6.10)	0	0	Yes
Sites where Planning Applications were Refused or Withdrawn (2018-20) (6.11)	0	0	Yes
Contributions from Self Build Housing (6.12)	0	0	Yes
Potential Contributions from new Permitted Development Rights (6.13)	0	0	Yes
Contributions from Exception Sites (6.14)	0	0	Yes
Reviewing Density Assumptions (6.15)	0	0	Yes
Additional Potential Sites Identified During Study	0	0	Yes

Process (6.16)			
TOTALS	4,132	989	TBD

9. SCHEDULES

Schedule 1: SHLAA Deliverable Sites – Under Construction and 0 - 5 Year

Schedule 2: SHLAA Developable Sites – Plan Period

Schedule 3: SHLAA Developable Sites – Post Plan Period

Schedule 4: SHLAA Restricted and Excluded Sites

Schedule 5: ELAA Restricted and Excluded Sites - Policy Compliant

SCHEDULE 1: SHLAA DELIVERABLE SITES - UNDER CONSTRUCTION AND 0 - 5 YEAR

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Character Area Density Zone	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in SHLAA Appendix 3	Brownfield/ Greenfield	Cross Reference to Preferred Options Policy
0- 5 MAJOR SITES (10 Dwellings or More)									
MAJOR SITES WITH FULL PLANNING PERMISSION									
MAJOR FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES									
Major Cannock Full Planning Permission Sub-Totals						0	0		
MAJOR FULL PLANNING PERMISSION: RUGELEY AND BRERETON									
R23	Main Road, Brereton (between Cedar Tree Hotel and Library)	0.53	50.94	Suburban Area - 35dph	-	27	-	Brownfield	H25
R16	Land between Wharf Road and Hardie Avenue, Rugeley WS15 1NX	2.72	32	Suburban Area - 35dph	90%	79	-	Brownfield/ Greenfield	H21
Major Rugeley Full Planning Permission Sub-Totals						106	0		
MAJOR FULL PLANNING PERMISSION: NORTON CANES									
Major Norton Canes Full Planning Permission Sub-Totals						0	0		
MAJOR SITES FULL PLANNING PERMISSION TOTAL:						106	0		

MAJOR SITES UNDER CONSTRUCTION									
MAJOR UNDER CONSTRUCTION: CANNOCK, HEDNESFORD AND HEATH HAYES									
C37	Land off Green Heath Road, Hednesford - Pye Green Valley Development	11.40	37	Suburban Area - 35dph	-	29	-	Greenfield	H8
C80	Land opposite Keys Park football ground, Keys Park Road, Hednesford	4.2	28	Suburban Area - 35dph	-	44	-	Brownfield	H5
C90 (b)	Whitelodge, New Penkridge Road, Cannock	0.23	65	Suburban Area - 35dph	-	2	-	Brownfield	H12
C113(c)Pt1	Land to the West of Pye Green Road, Hednesford	13.40	36	Suburban Area - 35dph	-	250	-	Greenfield	H1
C113(d)	Land to the West of Pye Green Road, Hednesford-Common Farm	1.50	35	Suburban Area - 35dph	-	52	-	Greenfield	H3
C113 (e)	Land to the west of Pye Green Road, Hednesford, Cannock, WS12 4HT	0.68	51	Suburban Area - 35dph	-	35	-	Greenfield	H7
C178	County Grounds Depot, Cannock Road, Cannock	0.44	111	Suburban Area - 35dph	-	49	-	Brownfield	H4
C222(d)	Roman Court, Cannock South, Bridgtown	0.37	32.43	Suburban Area - 35dph	-	12	-	Brownfield	H9
C270	Former Parker Hannifin Site, Walkmill Lane, Cannock	2.90	40	Suburban Area - 35dph	-	116	-	Brownfield	H2

C457	108, 102-106 High Green Court, Cannock	0.10	80.00	Urban Town Centre - 50dph	-	8	-	Brownfield	H11
C478	The Roebuck, 54 Stafford Road, Cannock	0.11	90.91	Urban Town Centre - 50dph	-	10	-	Brownfield	H10
C500	Former Council Depot, Old Hednesford Road, Cannock	0.88	50	Suburban Area - 35dph	-	44	-	Brownfield	H6
Major Cannock Under Construction Sub-Totals						651	0		
MAJOR UNDER CONSTRUCTION: RUGELEY AND BRERETON									
Major Rugeley Under Construction Sub-Totals						0	0		
MAJOR UNDER CONSTRUCTION: NORTON CANES									
N13	Land off Norton Hall Lane and Butts Lane, Norton Canes	13.60	18	Suburban Area - 35dph	-	247	-	Greenfield	H13
N23	Land off of 71 Burntwood Road, Norton Canes	3.20	13	Suburban Area - 35dph	-	40	-	90% Greenfield, 10% Brownfield	H15
N25	Land off Walsall Road near Cherry Brook, Norton Canes	1.65	41	Suburban Area - 35dph	-	67	-	Greenfield	H14
Major Norton Canes Under Construction Sub-Totals						354	0		
MAJOR SITES UNDER CONSTRUCTION TOTAL:						1005	0		
MAJOR SITES WITH OUTLINE PLANNING PERMISSION									
MAJOR OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES									
Major Cannock Outline Planning Permission Sub-Totals						0	0		
MAJOR SITES OUTLINE PLANNING PERMISSION TOTAL:						0	0		

0-5 MAJOR SITES SUB-TOTALS:					1111	0		
					1111			
0- 5 MINOR SITES (Less than 10 dwellings)								
MINOR SITES FULL PLANNING PERMISSION								
MINOR SITES FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES								
C35	176 Belt Road, Chadsmoor	0.10	53	Suburban Area - 35dph	-	6	-	Brownfield
C73	Tennent's Bakery, Wood Lane, Hednesford	0.2	33	Suburban Area - 35dph	-	8	-	Brownfield
C298	Land adjacent to 11 Stafford Lane, Hednesford	0.05	20	Suburban Area - 35dph	-	1	-	Greenfield
C363	89 Wood Lane, Hednesford	0.04	25	Suburban Area - 35dph	-	1	-	Greenfield
C392	Land rear of 854 & 856 Pye Green Road, Hednesford	0.2	15.00	Suburban Area - 35dph	-	3	-	Greenfield
C396	65 Union Works, Union Street, Cannock	0.06	100	Suburban Area - 35dph	-	6	-	Brownfield
C417	Land to the rear of 6 Mill Street, Cannock	0.09	56	Urban Town Centre - 50dph	-	5	-	Brownfield
C427	249, Hednesford Road, Heath Hayes, Cannock	0.13	62	Suburban Area - 35dph	-	8	-	Brownfield

C430	Land to the rear of 379 - 381 Norton Road, Heath Hayes	0.10	10	Suburban Area - 35dph	-	1	-	Greenfield	
C434	Land at 412 Rawnsley Road, Hednesford	0.16	12.50	Suburban Area - 35dph	-	2	-	Greenfield	
C438	Garam Masala, 2 Old Fallow Road, Cannock	0.12	25	Suburban Area - 35dph	-	3	-	Brownfield	
C446	Land at 54-56a, New Penkridge Road, Cannock	0.17	24	Suburban Area - 35dph	-	4	-	Brownfield	
C448	Land to rear of 1-5 Victoria Street, Cannock	0.08	25	Suburban Area - 35dph	-	2	-	Greenfield	
C449	323 & 325 Cemetery Road, Cannock	0.05	20	Suburban Area - 35dph	-	1	-	Brownfield	
C451	107 High Mount Street, Hednesford	0.03	33	Suburban Area - 35dph	-	1	-	Brownfield	
C456	124 New Penkridge Road, Cannock	0.10	60.00	Suburban Area - 35dph	-	6	-	Brownfield	
C460	1 Ellesmere Road, Cannock, WS11 1PJ	0.06	17	Suburban Area - 35dph	-	1	-	Brownfield	
C461	Rear of Ashworth House, Church Street, Cannock, WS11 5DZ	0.22	13.64	Suburban Area - 35dph	-	3	-	Brownfield	

C473	Land adj 44 Huntington Terrace Road, Cannock	0.04	25	Suburban Area - 35dph	-	1	-	Greenfield	
C474	21 Crab Lane, Cannock,	0.04	25	Suburban Area - 35dph	-	1	-	Greenfield	
C481(a)	Newhall, High Green Court, Newhall Street, Cannock	0.05	120	Suburban Area - 35dph	-	6	-	Brownfield	
C484	29 Broadhurst Green, Pye Green, Cannock	0.16	6.25	Suburban Area - 35dph	-	1	-	Brownfield	
C487	1 West Hill Avenue, Hednesford	0.04	25.00	Suburban Area - 35dph	-	1	-	Brownfield	
C486	111 Hill Street, Hednesford	0.07	57.14	Suburban Area - 35dph	-	4	-	Brownfield	
C459	Vacant site north of 385 Norton Road, Heath Hayes	0.20	35	Suburban Area - 35dph	-	7	-	Greenfield	
C493	47 Clarion Way, West Chadsmoor, Cannock, WS11 4NN	0.05	20	Suburban Area - 35dph	-	1	-	Brownfield/ Greenfield	
C441	71, Old Penkridge Road, Cannock	0.16	13	Suburban Area - 35dph	-	2	-	Greenfield	
C492	67 Sankey Road, Blackfords, Cannock, WS11 6DT	0.05	20	Suburban Area - 35dph	-	1	-	Brownfield	
C496	251 Huntington Terrace Road, Cannock WS11 5HT	0.03	33	Suburban Area - 35dph	-	1	-	Brownfield	

C501	19 New Street, Bridgtown, Cannock, WS11 ODD	0.02	83	Suburban Area - 35dph	-	2	-	Brownfield	
Minor Cannock Full Planning Permission Sub-Totals						90	0		
MINOR FULL PLANNING PERMISSION: RUGELEY AND BRERETON									
R141 (b)	Land to the rear of Hope and Anchor, 27 Redbrook Lane, Rugeley	0.03	33	Suburban Area - 35dph	-	1	-	Brownfield	
R146	Land at Rutland Avenue, Rugeley	0.18	28	Suburban Area - 35dph	-	5	-	Greenfield	
R149	Land adjacent 49, Burnthill Lane, Rugeley	0.05	20	Suburban Area - 35dph	-	1	-	Greenfield	
R153	Land adjacent 16 Coppice Road, Rugeley	0.03	33	Suburban Area - 35dph	-	1	-	Brownfield	
R168	Land off Ashleigh Road, Pear Tree Estate, Rugeley	0.12	33	Suburban Area - 35dph	-	4	-	Brownfield	
R171	Land adjacent Old Brewery, 155 Armitage Road, Rugeley	0.06	33	Suburban Area - 35dph	-	2	-	Brownfield	
R172	Land rear of 7 & 9 Davey Place, Rugeley, WS15 1NA	0.02	50	Suburban Area - 35dph	-	1	-	Greenfield	
R178	1 Regency Court, Rugeley	0.07	14	Suburban Area - 35dph	-	1	-	Greenfield	

R181	Land rear of 489 Anson Street, Rugeley	0.01	100	Suburban Area - 35dph	-	1	-	Brownfield	
R117	11 Bradwell Lane, Cannock Wood, Rugeley	0.04	26	Rural Area - Established Settlement or Village - 20dph	-	1	-	Brownfield/ Greenfield	
R165	153 Armitage Road, Rugeley, WS15 1PJ	0.02	65.19	Suburban Area - 35dph	-	1	-	Brownfield	
R88	Former Abattoir, Love Lane, Rugeley	0.16	12.71	Urban Town Centre - 50dph	-	2	-	Brownfield	
R191	Land adjacent to 38 Flaxley Road, Rugeley WS15 2LY	0.02	50		-	1	-	Brownfield/ Greenfield	
R196	35 Wolseley Road, Rugeley. WS15	0.09	22	Suburban Area - 35dph	-	2	-	Brownfield	
R195	2 Elmore Lane, Rugeley, WS15 2DJ	0.06	113	Urban Town Centre - 50dph	-	7	-	Brownfield	
R135	Land adjacent 14 & 18 West Butts Road, Rugeley	0.05	20	Suburban Area - 35dph	-	1	-	Greenfield	
R185	4 Holly Lodge Close, Rugeley	0.02	50	Suburban Area - 35dph	-	1	-	Brownfield	
Minor Rugeley Full Planning Permission Sub-Totals						33	0		
MINOR FULL PLANNING PERMISSION: NORTON CANES									
N55	Land to the rear of 58, Brownhills Road, Norton Canes	0.07	14	Suburban Area - 35dph	-	1	-	Greenfield	

N70	151 Walsall Road, Norton Canes	0.10	50	Suburban Area - 35dph	-	5	-	Brownfield	
N56	99 Walsall Road, Norton Canes	0.12	42	Suburban Area - 35dph	-	5	-	Brownfield/ Greenfield	
N72	1 Butts Close, Norton Canes	0.04	25	Suburban Area - 35dph	-	1	-	Brownfield	
Minor Norton Canes Full Planning Permission Sub-Totals						12	0		
MINOR SITES FULL PLANNING PERMISSION TOTAL:						135	0		
MINOR UNDER CONSTRUCTION SITES									
MINOR UNDER CONSTRUCTION: CANNOCK, HEDNESFORD AND HEATH HAYES									
C1	Garage court, off Cornhill, Chadsmoor	0.09	33	Suburban Area - 35dph	-	3	-	Brownfield	
C16	Land off Petersfield / Cannock Road, Blackfords	0.06	33	Suburban Area - 35dph	-	2	-	Brownfield	
C151	Land adjacent 284 Cannock Road, Heath Hayes	0.09	22	Suburban Area - 35dph	-	2	-	Brownfield	
C160	Rear of 347 & 349 Littleworth Road, Rawnsley	0.10	40	Suburban Area - 35dph	-	1	-	Brownfield	
C413	8, Chapel Street, Heath Hayes, Cannock	0.06	50	Suburban Area - 35dph	-	3	-	Brownfield	
C296	The Lamb Public House, John Street, Wimblebury	0.10	90	Suburban Area - 35dph	-	9	-	Brownfield	

C297	258 Walsall Road, Bridgtown, Cannock	0.05	80	Suburban Area - 35dph	-	4	-	Brownfield	
C315	89a Station Road, Hednesford	0.10	20	Suburban Area - 35dph	-	2	-	Greenfield	
C320	CVS Buildings, Arthur Street, Cannock	0.14	43	Suburban Area - 35dph	-	2	-	Brownfield	
C350	Pied Piper, 114 Pye Green Road, Cannock	0.28	3.57	Suburban Area - 35dph	-	1	-	Brownfield	
C377	Land adjacent former Oakley Garage, McGhie Street, Hednesford	0.06	17	Urban Town Centre - 50dph	-	1	-	Brownfield	
C398	30 Market Street, Hednesford	0.01	200	Urban Town Centre - 50dph	-	1	-	Brownfield	
C412	Premier Stores, 24-26, Hednesford Road, Heath Hayes	0.08	13	Suburban Area - 35dph	-	1	-	Brownfield	
C416	Land to the rear of 165, Hednesford Road, Heath Hayes	0.10	40	Suburban Area - 35dph	-	4	-	Greenfield	
C420	Land at 65 Wimblebury Road, Heath Hayes, Cannock	0.30	30	Suburban Area - 35dph	-	6	-	Brownfield	
C428	Land adjacent to 53 High Mount Street, Hednesford	0.02	42.30	Suburban Area - 35dph	-	1	-	Brownfield	

C453	Fallow Park, Rugeley Road, Hednesford,	1.9	1	Green Belt and AONB- 15dph	-	2	-	Greenfield	
C494	69 Moreton Street, Blackfords, Cannock, WS11 5HN	0.05	20	Suburban Area - 35dph	-	1	-	Brownfield	
Minor Cannock Under Construction Sub-Totals						46	0		
MINOR UNDER CONSTRUCTION: RUGELEY AND BRERETON									
R80	Former Dental Surgery, 43, Market Street, Rugeley	0.03	133	Urban Town Centre - 50dph	-	4	-	Brownfield	
R81	Youth Community Office, The Former School, Talbot Street, Rugeley	0.23	13.04	Urban Town Centre - 50dph	-	3	-	Brownfield	
R98	West End Wines, 50 Anson Street, Rugeley	0.07	14.29	Urban Town Centre - 50dph	-	1	-	Brownfield	
R101	Land adjacent to 41 Stonehouse Road, Etchinghill	0.14	7.14	Suburban Area - 35dph	-	1	-	Greenfield	
R177	132 Chaseley Road, Rugeley	0.13	7.69	Suburban Area - 35dph	-	1	-	Greenfield/ Brownfield	
R182	31 Market Square, Rugeley, WS15 2FA	0.05	18.55	Urban Town Centre - 50dph	-	1	-	Brownfield	
R190	Land to rear of 40- 42 Church Street, Rugeley, WS15 1DY	0.12	16.67	Suburban Area - 35dph	-	2	-	Greenfield	
Minor Rugeley Under Construction Sub-Totals						13	0		

MINOR UNDER CONSTRUCTION: NORTON CANES								
Minor Norton Canes Under Construction Sub-Totals						0	0	
MINOR SITES UNDER CONSTRUCTION TOTAL:						59	0	
MINOR SITES OUTLINE PLANNING PERMISSION								
MINOR OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES								
C155	145, Cannock Road and land rear of 133 -143 Cannock Road Chadsmoor	0.13	46	Suburban Area - 35dph	-	6	-	Brownfield/ Greenfield
C317	476 Littleworth Road, Cannock	0.06	17	Suburban Area - 35dph	-	1	-	Greenfield
C423	5-7, Broad Street, Bridgtown, Cannock	0.05	120	Suburban Area - 35dph	-	6	-	Brownfield
C445	Land rear of 117 & 118, Moss Road, Blackford, Cannock	0.10	40	Suburban Area - 35dph	-	4	-	Greenfield
C447	Land to rear of 41 Ebenezer Street, Green Heath, Cannock	0.03	33	Suburban Area - 35dph	-	1	-	Greenfield
C450	Land at 53 Gorsey Lane, Cannock	0.13	8	Suburban Area - 35dph	-	1	-	Greenfield
C476	The Queens Arms Public House, 37 Hill Street, Hednesford	0.13	53.85	Suburban Area - 35dph	-	7	-	Brownfield

C483	Land adj 130 Heath Street, Hednesford	0.03	33.33	Suburban Area - 35dph	-	1	-	Greenfield	
C469	1 Brindley Heath Road, Cannock	0.18	44.44	Suburban Area - 35dph	-	8	-	Brownfield	
C491	602 Littleworth Road, Cannock, WS12 2LF	0.03	33	Suburban Area - 35dph	-	1	-	Greenfield	
Minor Cannock Outline Planning Permission Sub-Totals						36	0		
MINOR OUTLINE PLANNING PERMISSION: RUGELEY AND BRERETON									
R161	36 Yew Tree Road, Rugeley	0.03	33	Suburban Area - 35dph	-	1	-	Greenfield	
R163	Land at Brereton Fields, 37 Gorse Lane, Rugeley	0.08	13	Suburban Area - 35dph	-	1	-	Greenfield	
R183	28 West Butts Road, Rugeley	0.04	25	Suburban Area - 35dph	-	1	-	Greenfield	
Minor Rugeley Outline Planning Permission Sub-Totals						3	0		
MINOR OUTLINE PLANNING PERMISSION: NORTON CANES									
N61	Land at 153, Norton East Road, Norton Canes	0.28	32	Suburban Area - 35dph	-	9	-	Greenfield	
N69	164 Burntwood Road, Norton Canes	0.02	50	Suburban Area - 35dph	-	1	-	Brownfield	
N71	92 Burntwood Road, Norton Canes	0.04	25	Suburban Area - 35dph	-	1	-	Greenfield	

Minor Norton Canes Outline Planning Permission Sub-Totals						11	0		
MINOR SITES OUTLINE PLANNING PERMISSION TOTAL:						50	0		
0-5 MINOR SITES SUB-TOTAL:						244	0		
						244			
0-5 URBAN SITES TOTAL:						1355	0		
						1355			
APPENDIX 1: 0-5 YEARS SITES (RURAL SITES)									
RURAL SITES: CANNOCK									
C415	Land at 53, Hayfield Hill, Cannock Wood	0.28	7	Rural Area - Established Settlement or Village - 20dph	-	2	-	Greenfield/Brownfield	
C435	167 Rawnsley Road, Cannock	0.04	25	Rural Area - Established Settlement or Village - 20dph	-	1	-	Greenfield	
RURAL SITES: RUGELEY									
R155	Land at 45, Slitting Mill Road, Rugeley	0.04	25	Rural Area - Established Settlement or Village - 20dph	-	1	-	Greenfield	
0-5 RURAL SITES TOTAL:						4	0		
						4			
GRAND TOTALS 0-5 YEAR SITES						1359	0		
						1359			

SCHEDULE 2: SHLAA 6 - 15 YEAR DEVELOPABLE SITES (ADOPTED LOCAL PLAN PERIOD)

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Character Area Density Zone	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in SH:AA Appendix 3	Brownfield/ Greenfield	Cross Reference to Preferred Options Policy
6-15 MAJOR SITES									
MAJOR SITES: CANNOCK, HEDNESFORD AND HEATH HAYES									
C63	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford	0.30	83	Urban Town Centre - 50dph	-	25	-	Brownfield	H18
C113(c)Pt2	Land to the West of Pye Green Road, Hednesford	13.40	39	Suburban Area - 35dph	-	196	-	Greenfield	H1
C177	Land at Girton Road/Spring Street, Cannock	0.40	35	Suburban Area - 35dph	100%	-	14	Greenfield	H35
C422(b)Pt2	Block C Beecroft Court, Beecroft Road, Cannock	0.19	116	Urban Town Centre - 50dph	-	10	-	Brownfield	H19
C113 (f)	Land west of Pye Green Road, Hednesford Cannock	2.08	50	Suburban Area - 35dph	75%	78	-	Greenfield	H17
C113 (g)	Land west of Pye Green Road, Hednesford Cannock	1.78	50	Suburban Area - 35dph	90%	80	-	Greenfield	H16

C504	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	0.78	51	Urban Town Centre - 50dph	-	-	40	Brownfield	H31
C505	Park Road Bus Station, Cannock	0.11	136	Urban Town Centre - 50dph	-	-	15	Brownfield	M2
C506	Beecroft Road Car Park, Cannock	0.68	51	Urban Town Centre - 50dph	-	-	35	Brownfield	M3
C507	Danilo Road Car Park, Cannock	0.19	105	Urban Town Centre - 50dph	-	-	20	Brownfield	H40
C508	Backcrofts Car Park, Cannock	0.26	77	Urban Town Centre - 50dph	-	-	20	Brownfield	M4
C509	Park Road Offices, Cannock	0.19	132	Urban Town Centre - 50dph	-	-	25	Brownfield	H36
C510	Police Station Car Park, Cannock	0.19	132	Urban Town Centre - 50dph	-	-	25	Brownfield	H37
C511	Avon Road/Hallcourt Lane, Cannock	0.37	108	Urban Town Centre - 50dph	-	-	40	Brownfield	H32
Cannock Major Sites Totals						389	234		
MAJOR SITES: RUGELEY AND BRERETON									
R9	Aelfgar School, Taylors Lane, Rugeley	1.88	50	Urban Town Centre - 50dph	90%	85	-	Brownfield	

R22	Gregory Works, Armitage Road, Brereton	0.43	53	Suburban Area - 35dph	-	23	-	Brownfield	H52
R127	Rugeley Power Station, Rugeley	55.0	-	Suburban Area - 35dph	-	650	-	Brownfield/ Greenfield	H20
R139	Heron Court, Heron Street, Rugeley	0.15	67	Urban Town Centre - 50dph	-	10	-	Brownfield	H27
R194	Pear Tree Youth Centre, Hislop Road, Rugeley, WS15 1LS	0.67	27	Suburban Area - 35dph	-	18	-	Brownfield	H26
Rugeley Major Sites Totals						786	0		
MAJOR SITES: NORTON CANES									
Norton Canes Major Sites Totals						0	0		
6-15 MAJOR SITES SUB-TOTALS:						1175	234		
6-15 MINOR SITES									
MINOR SITES: CANNOCK, HEDNESFORD AND HEATH HAYES									
C10	Garage court, off Gaelic Road, Cannock	0.05	40	Suburban Area - 35dph	-	2		Brownfield	
C90 (a)	Land to the rear of White Lodge, New Penkridge Road, Cannock	0.22	36	Suburban Area - 35dph	-	8	-	Greenfield	
C103	Land off St. John's Road, Cannock	0.25	36	Suburban Area - 35dph	100%	-	9	Brownfield	

C105	50 Park Street & Union Street, Bridgtown	0.08	88	Suburban Area - 35dph	-	7	-	Brownfield	
C107	Parking area off Warwick Close, Rumer Hill	0.05	60	Suburban Area - 35dph	-	3	-	Brownfield	
C130	Garage Court off Brunswick Road near Georgian Place, Cannock	0.08	38	Suburban Area - 35dph	-	3	-	Brownfield	
C250	Land to the rear of 53 Hatherton Road, Cannock	0.10	10	Suburban Area - 35dph	-	1	-	Greenfield	
C299	Former Farm Garage, Hednesford Road, Heath Hayes	0.18	33	Suburban Area - 35dph	100%	-	6	Brownfield	
C349	1-3B Mill Street, Cannock	0.05	160	Urban Town Centre - 50dph	-	8	-	Brownfield	
C353	256 Walsall Road, Bridgtown, Cannock	0.07	129	Suburban Area - 35dph	-	9	-	Brownfield	
C357	Olistica, 385 Pye Green Road, Cannock	0.03	33	Suburban Area - 35dph	-	1	-	Brownfield	
C365	Land to the rear of 26 Blewitt Street, Hednesford	0.02	50	Suburban Area - 35dph	-	1	-	Greenfield	
C366	58 North Street, Bridgtown, Cannock	0.01	200	Suburban Area - 35dph	-	2	-	Brownfield	

C385	Land to rear of 37 & 39 North Street, Cannock	0.03	100	Suburban Area - 35dph	-	3	-	Greenfield	
C464	Land at Rowley Close, Hednesford, Cannock	0.28	32.14	Suburban Area - 35dph	-	9	-	Greenfield/ Brownfield	
C465	Land at The Willows, Cannock	0.23	39.13	Suburban Area - 35dph	-	9	-	Greenfield/ Brownfield	
C466	Land at Middleway, Rawnsley	0.09	44.44	Suburban Area - 35dph	-	4	-	Greenfield	
C470	Land at 2 & 2A Stoney Lea Road, Blackfords, Cannock	0.04	25.00	Suburban Area - 35dph	-	1	-	Greenfield	
C481(b)	Newhall, High Green Court, Newhall Street, Cannock	0.05	100	Suburban Area - 35dph	-	5	-	Brownfield	
C499	55 Huntington Terrace Road, Cannock, WS11 5HB	0.05	21	Suburban Area - 35dph	-	1	-	Brownfield	
C503	Arquebus House, 262 Walsall Road, Cannock, WS11 0JL	0.04	104	Suburban Area - 35dph	-	4	-	Brownfield	
C512	Allport Road, Cannock	0.09	23	Urban Town Centre - 50dph	-	-	2	Brownfield	
C515	13 Bronte Drive, Cannock, WS11 7GL	0.03	40	Suburban Area - 35dph	-	1	-	Brownfield/ Greenfield	
C517	1 Union Street, Bridgtown, Cannock, WS11 0BY	0.01	181	Suburban Area - 35dph	-	1	-	Brownfield	

C302	Cannock Royal British Legion, 21 Stafford Road, Cannock	0.03	133	Urban Town Centre - 50dph	-	4	-	Brownfield	
C518	333 Longford Road, Cannock, WS11 1NG	0.11	9	Suburban Area - 35dph	-	1	-	Brownfield	
C479	Land off Brindley Heath Road, Hednesford	0.40	2.50	Green Belt and AONB - 15- 20dph	-	1	-	Greenfield	
C495	250 Walsall Road, Cannock, WS11 0JL	0.04	50	Suburban Area - 35dph	-	2	-	Brownfield	
C157	19 Eskrett Street, Hednesford	0.13	8	Urban Town Centre - 50dph	-	1	-	Brownfield	
C163	Land opposite 116 Church Hill, Hednesford	0.22	27	Urban Town Centre - 50dph	-	6	-	Greenfield	
C230	Land off Ashleigh Croft, Cannock	0.18	39	Suburban Area - 35dph	-	7	-	Greenfield	
C368	148 Hednesford Road, Cannock	0.10	20	Suburban Area - 35dph	-	2	-	Brownfield	
C387	6a Hallcourt Crescent, Cannock	0.02	50	Urban Town Centre - 50dph	-	1	-	Brownfield	
C388	Land rear of 5 Victoria Street, Hednesford	0.05	40	Urban Town Centre - 50dph	-	2	-	Greenfield	

C395	480 Littleworth Road, Cannock	0.08	13	Suburban Area - 35dph	-	1	-	Greenfield	
C406	8 Bank House, Mill Street, Cannock	0.04	75	Urban Town Centre - 50dph	-	3	-	Brownfield	
C407	523 Pye Green Road, Hednesford, Cannock	0.01	100	Suburban Area - 35dph	-	1	-	Brownfield	
C408	Balfour House, High Green, Cannock	0.08	113	Urban Town Centre - 50dph	-	9	-	Brownfield	
C418	Land to rear of 23, Cannock Road, Cannock	0.05	20	Suburban Area - 35dph	-	1	-	Greenfield	
C425	Land adjacent 75, Church Street, Chadsmoor	0.02	50	Suburban Area - 35dph	-	1	-	Greenfield	
C384	Land to the rear of 77 Old Fallow Road, Cannock	0.25	20	Suburban Area - 35dph	-	5	-	Brownfield	
C397	Land to the rear of 78-94 Wolverhampton Road, Cannock	0.14	14	Suburban Area - 35dph	-	2	-	Greenfield	
C424	1-3 Walsall Road, Cannock	0.01	600	Urban Town Centre - 50dph	-	6	-	Brownfield	
C414	Land to the rear of 19 & 21, Queen Street, Hednesford	0.07	14	Suburban Area - 35dph	-	1	-	Greenfield	
C369	Land adjacent 86 Edward Street, Cannock	0.06	17	Suburban Area - 35dph	-	1	-	Greenfield	

Cannock Minor Sites Totals					141	17		
MINOR SITES: RUGELEY AND BRERETON								
R114	Garage Court, St Michaels Drive, Brereton	0.14	29	Suburban Area - 35dph	-	4	-	Brownfield
R164	Rachel Lamey Hair & Beauty, 57 Horsefair, Rugeley	0.07	14	Suburban Area - 35dph	-	1	-	Brownfield
R173	Land at Kelly Avenue/Coulthwaite Way, Brereton	0.10	50	Suburban Area - 35dph	-	5	-	Greenfield
R186	Rugeley Police Station, Anson Street, Rugeley	0.13	54	Urban Town Centre - 50dph	-	-	7	Brownfield
R192	27 Market Street, Rugeley, WS15 2BS	0.11	82	Urban Town Centre - 50dph	-	9	-	Brownfield
R198	17 Upper Brook Street, Rugeley, WS15 2DP	0.01	130	Urban Town Centre - 50dph	-	1	-	Brownfield
R199	Hillary Crest, Rugeley, WS15 1NE	0.11	18	Suburban Area - 35dph	-	2	-	Brownfield
R131	Land adjacent to 68 Sandy Lane, Rugeley	0.10	50	Suburban Area - 35dph	-	5	-	Greenfield
R136	37 Bower Lane, Rugeley	0.16	31	Suburban Area - 35dph	-	5	-	Brownfield

R138	Land adjacent 23b Hardie Avenue, Rugeley	0.02	50	Suburban Area - 35dph	-	1	-	Greenfield	
R147	1 Wolseley Road, Rugeley	0.03	133	Urban Town Centre - 50dph	-	4	-	Brownfield	
R150	Land adjoining 80 Hardie Avenue, Rugeley	0.02	50	Suburban Area - 35dph	-	1	-	Brownfield	
R71	Land adjacent to 37 Attlee Crescent, Rugeley	0.08	13	Urban Town Centre - 50dph	-	1	-	Brownfield/ Greenfield	
Rugeley Minor Sites Totals						39	7		
MINOR SITES: NORTON CANES									
N5	Garage court off Red Lion Lane / Braemar Road, Norton Canes	0.14	36	Suburban Area - 35dph	100%	-	5	Brownfield	
N39	Land formerly 4-6 Poplar Street, Norton Canes	0.05	40	Suburban Area - 35dph	-	2	-	Brownfield	
N50	88 Brownhills Road, Cannock	0.04	25	Suburban Area - 35dph	-	1	-	Greenfield	
N47	198 Hednesford Road, Norton Canes	0.07	14	Suburban Area - 35dph	-	1	-	Brownfield	
N60	29 Brownhills Road, Norton Canes	0.03	33	Suburban Area - 35dph	-	1	-	Brownfield	
Norton Canes Minor Sites Totals						5	5		
6-15 MINOR SITES SUB-TOTALS:						185	29		

6-15 GRAND TOTALS:		1360	263
		1623	

SCHEDULE 3 - SHLAA 15 YEAR DEVELOPABLE SITES (POST ADOPTED LOCAL PLAN PERIOD)

Site ID	Location	Site Area (Ha) (NDA)	Density (dph)	Character Area Density Zone	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3	Brownfield/ Greenfield	Cross Reference to Preferred Options Policy
6-15 MAJOR SITES									
MAJOR SITES: CANNOCK, HEDNESFORD AND HEATH HAYES									
C220 (a)	Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock	0.9	37	Suburban Area - 35dph	-	34	-	Brownfield/ Greenfield	
C220 (b)	Site B - Image Business Park, East Cannock Road, Hednesford, Cannock	0.7	50	Suburban Area - 35dph	-	33	-	Brownfield	
C488	Land at 521 Pye Green Road, Hednesford, Cannock	2.02	39.60	Suburban Area - 35dph	-	80	-	Brownfield/ Greenfield	H29
Cannock Major Sites Totals						147	0		
MAJOR SITES: RUGELEY AND BRERETON									
R18(a)	Parcel of land at The Mossley off Armitage Road	0.0	0	Suburban Area - 35dph	-	-	-	Brownfield	H49

R43(a)	Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton	1.7	41	Suburban Area - 35dph	-	70	-	Brownfield	H47
R43(b)	Former Milk Depot, Redbrook Lane Industrial Estate, Brereton	0.7	34	Suburban Area - 35dph	-	23	-	Brownfield	H47
R43(c,d,e,f,g)	Sites at Redbrook Lane Industrial Estate, Brereton	0.7	34	Suburban Area - 35dph	-	24	-	Brownfield	
R43(h)	Land at Redbrook Lane, Brereton	0.6	33	Suburban Area - 35dph	-	20	-	Brownfield	
R127	Rugeley Power Station, Rugeley	55.0	-	Suburban Area - 35dph	-	550	-	Brownfield/ Greenfield	H20
Rugeley Major Sites Totals						687	0		
6-15 MAJOR SITES SUB-TOTALS:						834	0		
6-15 GRAND TOTALS:						834	0		
						834			

SCHEDULE 4: SHLAA RESTRICTED AND EXCLUDED SITES (NOT INCLUDING GREEN BELT OR GREEN SPACE NETWORK)

Site ID	Location	Site Area (ha)- NDA if available	Density of Site (dph)	Character Area Density Zone	Net Developable Area	Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3	Cross Reference to Preferred Options Policy
C17	St. Chad's Courtyard, Cannock Road, Chadsmoor	0.3	33.33	Suburban Area - 35dph	100%		10	H46
C85	Car sales and printers, Mill Street, Cannock	0.19	52.63	Urban Town Centre - 50dph	100%	-	10	
C86	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	0.96	25.00	Urban Town Centre - 50dph	-	24	-	H38
C129	Corner of Uxbridge Street & Market Street, Hednesford	0.30	170.00	Urban Town Centre - 50dph	-	51	-	
C237	268 Bradbury Lane, Hednesford	0.31	41.94	Suburban Area - 35dph	-	13	-	H44
C498	23 Walsall Road, Cannock, WS11 5BU	0.11	109	Urban Town Centre - 50dph	-	12	-	H45
C152	26 - 28 Wolverhampton Road, Cannock	0.12	175	Urban Town Centre - 50dph	-	21	-	H39
CANNOCK TOTALS:		1.99				121	20	

R25	Nursery Fields, St Michaels Road, Brereton	1.25	30.40	Suburban Area - 35dph	-	38	-	H50
R143	Rugeley Market Hall and Bus Station, Rugeley	1.10	45.45	Urban Town Centre - 50dph	90%	-	50	M6
R144	Land at Wellington Drive, Rugeley	0.67	44.78	Urban Town Centre - 50dph	100%	-	30	M7
R145	Market Street garages, Rugeley (incorporating BT telephone exchange)	0.56	50.00	Urban Town Centre - 50dph	100%	-	28	H24
R189	Land off Lichfield Road, Rugeley	0.53	38	Urban Town Centre - 50dph	-	20	-	H53
R18	Land at The Mossley, off Armitage Road	1.30	31	Suburban Area - 35dph	-	-	40	H49
RUGELEY TOTALS		5.41				58	148	
N13(a)	Land at Norton Hall Lane and Butts Lane, Norton Canes	5.20	30.77	Suburban Area - 35dph	-	120	-	
67	272 Hednesford Road, Norton Canes	0.34	38	Suburban Area - 35dph	-	13	-	
NORTON CANES TOTALS:		5.54				133	0	

SCHEDULE 5: ELAA RESTRICTED AND EXCLUDED SITES (NOT INCLUDING GREEN BELT OR GREEN SPACE NETWORK)

CCDC Ref	Site Name/Location	Unit	Site Area (Ha) net developable area	Floorspace	Centre/ Edge/ Not Centre	Use Class	Indicative Capacity (35dph)	Cross Reference to Preferred Options Policy
CE15(b)	Former Porcelain Works, Old Hednesford Road, Hednesford	1	0.54	814	Not Centre	B1/B8, A3	19	
CE42	Former ATOS Origin Site, Walsall Road, Cannock	1	3.2	-	Not Centre	B1(a)	112	
CE61	Gestamp, Watling Street/Wolverhampton Road, Cannock	1	0.8	3,716	Not Centre	B1(c)/B8	28	
CE62	Northwood Court, Hollies Avenue, Cannock	1	0.1	658	Edge/Not Centre	B1(a/c)	4	
RE7	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	1	0.37	200	Not Centre	B1	13	
RE8	Power Station Road, Rugeley	1	0.28	200	Not Centre	B1	10	
NE1	Land off Norton Green Lane, Norton Canes	1	0.56	circa 400	Not Centre	B1/B2/B8	20	H54

NE7	Unit 12, Conduit Road, Norton Canes	1	0.7	2,540	Not Centre	B2/B8	25	
	Non Green Belt Sites Sub-Total		6.55				229	