



**Cannock Chase District
Five Year Supply Position
Statement
2024**



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1. Executive Summary

- 1.1 This document sets out the latest position on Five-Year Housing Land Supply. It explains the Council's five-year housing land supply requirement and identifies the sites that form the land supply.
- 1.2 On the basis of the information and evidence included within this document, the Council is able to demonstrate a land supply position of **1.88** years against the housing requirement of **2,592.25** dwellings across the five-year period 2024-2029.

2. Introduction

- 2.1 This Five Year Housing Land Statement (5YHLS) provides an update on the housing land supply position statement for the period 2024-2029. The data within it is base dated to 31st March 2024 and updates the previous statement published by the Council in the Strategic Housing Land Availability Assessment (SHLAA) in December 2023.
- 2.2 The statement and calculations within it follow the guidance provided within the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (PPG). It describes the position relating to the scale and nature of the supply of deliverable housing land within Cannock Chase District and the data which underpins it, drawing upon a range of monitoring data including outputs from the Council's latest SHLAA (2024).
- 2.3 The Council's Local Plan (Part 1) was adopted in June 2014 and includes a range of strategic policies including those relating to housing need and the scale and distribution of housing growth, a Part 2 comprising of Site Allocations was due to be prepared. However, in 2017 the Council began a full Local Plan Review. Since then, the Council has prepared a full, new district wide Local Plan. The new Local Plan Review was submitted to the Planning Inspectorate for Examination in Public in November 2024.
- 2.4 The following sections set out the background to the production of this statement and provide a more detailed breakdown of the requirement and supply sides of the calculation, while the Appendix lists the sites within the five-year supply.

3. Background

- 3.1 The NPPF emphasises the Government's objective of significantly boosting the supply of homes indicating that it is important that a sufficient amount and variety of land can come forward where it is needed. The framework requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing either against the housing requirement set out in the authorities adopted Local Plan or in certain circumstances, the local housing need figure derived using the Government's standard method. Both plan making and monitoring have a role in ensuring this happens by determining the minimum number of homes needed and understanding changes to the land supply.
- 3.2 The purpose of a five-year land supply position statement is to provide a listing of the currently deliverable sites across the District and an assessment (having set out the timescales for their delivery) as to whether they are sufficient to meet the five-year requirement. The statement is a material consideration which should be considered when dealing with planning applications and appeals.
- 3.3 The revised NPPF published 12th December 2024 set a new methodology for calculating housing need as set out in Section 4 which uses existing dwelling stock in the calculation as opposed to the previous method which used household projections. As a result of the recent change to the NPPF, the housing need calculation for Cannock Chase District is significantly higher than last year's target. This means a much greater land supply is required to be able to demonstrate a 5 year land supply.

Previous Five-Year Land Supply Position Statement - December 2023:

- 3.4 The Council's previous five-year land supply position statement was published in December 2023 as part of the SHLAA. This set out that the Council, was at the time, able to demonstrate a five-year land supply position of 4.02 years against the housing requirement.
- 3.5 At the time, in line with the December 2023 framework the Council were able to apply the requirements as set out in paragraph 226 of the NPPF (December 2023) and as the Council had reached the Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocation towards meeting housing needs the Council were required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing.

Planning Policy Context

- 3.6 The NPPF (December 2024) sets out at paragraph 78 the need for LPAs to identify and update annually a supply of deliverable sites:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities 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 set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 3.7 The PPG also supports the NPPF and states the purpose of a five-year housing land supply and, critically, sets out that the standard method should be used for calculating housing need where strategic policies are more than five years old (Reference ID: 68-003-20190722).
- 3.8 The PPG also sets out further guidance on technical matters and various sections are referred to throughout this Position Statement alongside relevant sections of the NPPF.

Cannock Chase Local Plan (Part 1) 2014

- 3.9 The PPG 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.
- 3.10 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 identified a need for a review of the strategic housing requirement.
- 3.11 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.

4. Cannock Chase Local Housing Needs Calculation

- 4.1 Local Housing Needs are calculated in line with the standard methodology for assessing housing need as set out in national planning guidance¹. This is a clear two step process as set out below.

Step 1 - Setting the baseline

- 4.2 Calculate 0.8% of the existing housing stock for the area. This is done using the value of existing housing stock for the area of the local authority (Table 125: dwelling stock estimates by local authority district²). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.
- 4.3 The most recent existing housing stock for Cannock Chase was published in 2023 and is identified as 45,899 dwellings. The baseline for Cannock Chase is calculated as 367.19 dwellings.

Step 2 - An adjustment to take account of affordability

- 4.4 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 2023 ratios published in 2024). The mean average affordability over the five most recent years for which data is available should be used.
- 4.5 For Cannock Chase a mean average affordability across the period 2019 to 2023 is calculated and the local mean affordability ratio is 7.17 (i.e. the local house prices are around 7 times local wages within the District). Where the ratio is more than 5 (as in Cannock Chase's case) for every 1% increase in the affordability ratio the average household growth should be increased by 0.95%. No adjustment is required where the ratio is 5 or below.
- 4.6 Using the calculations set out in the national planning guidance this gives a new local housing need of 518.45 dwellings per annum in Cannock Chase District.

¹ [Housing and economic needs assessment - GOV.UK](#)

² [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

5. Five Year Land Supply Position

- 5.1. The NPPF states that Council's 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.
- 5.2. This position statement provides an updated summary of the Council's five-year land supply for the period 1st April 2024 to 31st March 2029. It identifies that the Council currently has a housing land supply of 1.88 years and thus does not have a five-year supply of housing land. The deficit is 1,695.86 dwellings which is 3.12 years supply.
- 5.3. The guidance states that the NPPF requires the addition of an appropriate buffer to the five-year supply. The Council has previously provided a 5% buffer to its housing land supply as there is no under delivery in terms of completions. Under delivery is measured by the Housing Delivery Test. The Government publish the housing delivery test results³. The tables show that Cannock Chase passes the test with a result of 191%. As such there is no record of under delivery and it is appropriate to add a 5% buffer.
- 5.4. The standard methodology housing figures for Cannock Chase District are set out in Section 4 above. This results in a requirement of **518** dwellings per annum.

Housing Land Supply

- 5.5. The five year supply has been identified in accordance with the NPPF and PPG in terms of what can be considered 'deliverable' sites. The NPPF indicates that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. In particular:
- a) *sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the types of units or sites have long term phasing plans).*
 - b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.*
- 5.6. In accordance with the most recent SHLAA methodology (2024), 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

³ [Housing Delivery Test: 2023 measurement - GOV.UK](#)

of planning applications/permission (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.

- 5.7. The PPG identifies that C2 use classes can be counted towards the local housing requirement, including in the five-year housing land supply. Where there are C2 use class schemes identified as deliverable in the District these have been discounted in accordance with the guidance and form part of the District’s five-year supply for 2024.
- 5.8. A schedule of the sites included within the current five year supply is provided in Appendix A and is taken from the SHLAA 2024.

Table 5.1: Summary of the Overall Sources of Supply

Dwellings on major sites under construction	270
Dwellings on major sites with full planning permission	417
Dwellings on major sites with outline planning permission	109
Dwellings on major sites with grant of permission in principle	0
Dwellings on small sites under construction	85
Dwellings on small sites with full or outline planning permission	110
Windfall Allowance ⁴	54
18% Non-Implementation Discount ⁵	-19
Total Deliverable Supply⁶	1,026

Past Housing Delivery and Buffer Requirements

- 5.9. The NPPF at paragraph 79 specifies that to maintain the supply of housing, LPAs should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the LPAs housing requirement over the previous three years, the following policy consequences should apply:
- a) *where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years;*
 - b) *where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirements for an action plan;*
 - c) *where delivery falls below 75% of the requirement of the previous three years, the presumption in favour of sustainable development applies, as*

⁴ See SHLAA 2024 for further details

⁵ See SHLAA 2024 for further details

⁶ See Table 4.1 of the SHLAA 2024 for full breakdown of calculation

set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

- 5.10. The most recent housing delivery tests were published on 12th December 2024. This indicates that Cannock Chase delivered 191% of the relevant housing requirement over the measurement period. As the housing delivery test shows Cannock Chase is delivering over the housing requirement for the purposes of calculating the five-year housing land supply, it is appropriate to apply a 5% buffer.

Table 5.2: Five Year Housing Land Supply as at 1st April 2024

Baseline Target	Standard Methodology figure
Annual housing target ⁷	518.45 net dwellings
Five year supply requirement ⁸	2,592.25 net dwellings
Add 5% buffer ⁹	129.61 net dwellings
Final Five Year Supply Requirement	2,721.86 (544.37 net dwellings per annum)
Total Deliverable Supply (including windfalls and non implementation discount) ¹⁰	1,026 net dwellings
Balance	-1,695.86 net dwellings
Years Supply (1,026//544.37)	1.88 (rounded)¹¹

Table 5.3: Recalculated Five Year Supply

Supply	Total
Unadjusted five year supply	991
Windfall allowance	+54
Non-implementation discount	-19
Readjusted five year supply	1,026

⁷ Annual Housing Target: This is calculated using the standard methodology housing figure is used, which is currently calculated at 518.45 dwellings (see Section 4).

⁸ Five year supply requirement: This is calculated as follows: 518.45 dwellings x 5 years = 2,592.25 dwellings

⁹ Buffer: 5% of five year requirement (2,592.25 dwellings) as detailed in Section 5

¹⁰ Windfall and non-implementation discount: The five year supply pre-windfall allowance and the non-implementation discount is 991 dwellings. As set out in Table 4.1 of the SHLAA 2024, the windfall allowance in the 5 year supply results in an additional 54 dwellings whilst the non-implementation rate applied results in a discount of 19 dwellings. This results in a recalculated five year supply of 1,026 dwellings as per Table 4.1.

¹¹ The Five Year supply has been calculated with the inclusion of the relevant number of dwellings from the Rugeley Power Station.

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

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

0- 5 MAJOR SITES (10 Dwellings or More)

MAJOR SITES WITH FULL PLANNING PERMISSION

MAJOR FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES

C349	Cromwell House, Mill Street, Cannock, WS11 0DP	0.05	220	398146	310078	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	11	-	CH/14/0243 is prior approval for change of use of first and second floors from B1 office to up to 8 dwellings, granted September 2014. Within Conservation Area-adjacent to listed building. Has Now expired. CH/22/0053 is prior approval for the change of use of part of the ground floor & first floor and the complete second floor to C3 residential for 12 dwellings, approved July 2022. CH/23/0038 is planning permission for the proposed change of use from class MA to C3 by converting part of the ground floor, part of the first floor and second floor into 11no. flats, approved March 2023. The site has been allocated for residential land within the Local Plan Review Reg 19.	Within Conservation Area	Development potential, FULL planning permission	Brownfield
C498	23 Walsall Road, Cannock, WS11 0GA	0.11	106	398240	309972	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	12	-	CH/19/399 is an outline application - some matters reserved for residential development of 12no. Apartments and associated works - Withdrawn 06/02/2020. CH/20/128 is an outline application (some matters reserved) for the erection of 12 apartments & associated works (re-submission of CH/19/399), granted February 2021. CH/22/0191 is a planning application for the erection of 12 apartments and associated works. Re-submission of CH/19/399 (Amendment to Boundary), not yet determined. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, FULL planning permission	Brownfield
Major Cannock Full Planning Permission Sub-Totals														23	0				

MAJOR FULL PLANNING PERMISSION: RUGELEY AND BRERETON

R144b	The Fairway Motel, Horse Fair, Rugeley, WS15 2EJ	0.02	708	404479	317903	Major	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	17	-	CH/22/0098 is a planning application for the change of use of existing motel (C1) to 17no. Apartments (C3) with parking and associated amenity areas, granted July 2023. The site has been allocated for strategic mixed use land within the Local Plan Review Reg 19.	Within a CA.	Development potential, FULL planning permission	Brownfield
R127 P11	Rugeley Power Station, Rugeley	55.0	-	405601	317840	Major	YES	YES	Achievable within 5 years	North Rugeley/ Brereton	Suburban Area - 35dph	Western Springs	-	350	-	Whole site (cross boundary with Lichfield DC) proposed for residential led mixed use redevelopment following closure of the power station. Planning application CH/19/201, outline approval April 2021/Site also included within ELAA Site Ref RE24. CONSTRUCTION EXPECTED TO TAKE PLACE BETWEEN 2021-2040. CH/21/0308 is reserved matters following outline approval (access, appearance, landscaping and layout pursuant to 19/00753/OUTMEI and CH/19/201) for the construction of a Riverside Park, approved December 2021. Basis of 50dpa for y1 and 100dpa after. Phasing assumes 350units to Cannock Chase in first 5years with additional 650units in pt2 assumed 6-15years.The site has been allocated for strategic mixed use land within the Local Plan Review Reg 19.	Part of site (forming golf course) lies within Flood Zone 2/3. Green Space Network. Historic Landfill. Significant demolition works required. Ground remediation works will be required. Major redevelopment site-infrastructure provision. Way leaves across the site. Substations and associated infrastructure to be retained on site. Represents EIA development.	Development potential, FULL planning permission	Brownfield/ Greenfield
R208	Castle Inn, 141 Main Road, Brereton, Rugeley, WS15 1DX	0.37	73.91	405411	316383	Major	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	27	-	CH/21/0023 is a planning application for the demolition of existing building and the erection of an apartment building comprising of 27dwellings and associated landscaping, parking and access, granted February 2024. The site has been allocated for residential land within the Local Plan Review Reg 19.	Adjacent Listed Building. Abuts Conservation Area.	Development potential, FULL planning permission	Brownfield
Major Rugeley Full Planning Permission Sub-Totals														394	0				

MAJOR FULL PLANNING PERMISSION: NORTON CANES

Major Norton Canes Full Planning Permission Sub-Totals														0	0			NO SITES IN THIS CATEGORY
MAJOR SITES FULL PLANNING PERMISSION TOTAL:														417	0			

MAJOR SITES UNDER CONSTRUCTION

MAJOR UNDER CONSTRUCTION: CANNOCK, HEDNESFORD AND HEATH HAYES

C64	Land at Rawnsley Road, Hazel Slade	2.40	27.78	401805	312662	Major	YES	YES	Achievable within 5 years	Hazelslade & Rawnsley	Suburban Area - 35dph	Hednesford Hills & Rawnsley	75%	60	-	CH/20/381 is a planning application for residential development comprising 60 dwellings with car parking, new estate roads, public open space and associated infrastructure, granted October 2022. NDA not provided assumed at 75%. Discharge of Conditions submitted. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION	Greenfield
C90b	Whitelodge, New Penkridge Road, Cannock	0.23	65	397022	310567	Major	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	2	-	CH/16/410 is full planning permission for the conversion of the existing building to form 13 apartments, granted February 2017 and under construction. CH/17/195 is full planning permission for the erection of 2no. dwellings, granted October 2017. CH/18/214 is planning application for additional 2 units on the first floor of conversion, subject to a S106 agreement to be completed site capacity will then increase to 17 dwellings). The site has been allocated for residential land within the Local Plan Review Reg 19.	TPOs	UNDER CONSTRUCTION (15 of 17 completions)	Brownfield

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
C113c	Land to the West of Pye Green Road, Hednesford	13.40	36	398282	313528	Major	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	-	107	-	Related to C113 sites - 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. Initial 35 dwellings completed - basis of 50dpa for 0-5year period - brings forward an additional 134 dwellings into 0-5year period based on build-out-rate from pt2. 469 dwellings assumed 0-5year 12 assumed 6-15years. Build out of 134 dwellings brings forward another 134 from pt2 into 0-5. Build out of 313 dwellings brings forward final 12 from pt 2. PT2 removed from SHLAA site to be known as C113c as all remaining sites assumed for 0-5 year build out. The site has been allocated for residential land within the Local Plan Review Reg 19.	Some Coal Authority High Risk Development Areas/TPOs on site.	UNDER CONSTRUCTION (374 of 481 completed)	Greenfield
C237	268 Bradbury Lane, Hednesford	0.31	32.26	399375	313867	Major	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	10	-	The site has outline planning permission for 13 dwellings on the site (CH/07/0409). CH/13/0305 is extension of time limit, granted November 2013- now expired. Site previously marketed for sale but no purchasers. Site no longer being actively marketed. CH/20/173 is a full planning application for the demolition of an existing dwelling and outbuildings, and the erection of 10 dwellings and associated development including access, parking and landscaping, granted July 2021. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION	Brownfield
C384	77 Old Fallow Road, Cannock	0.25	44	398433	311133	Major	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	11	-	CH/15/0410 is outline planning permission for the erection of 5 houses and demolition of existing industrial buildings, granted June 2016. Has now expired. CH/20/208 is planning permission for the demolition of existing bungalow and vacant industrial units, erection of 11 houses with associated access, parking and landscaping, granted October 2020. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION	Brownfield
C457	108, 102-106 High Green Court, Cannock	0.10	80.00	397920	310150	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	8	-	CH/18/041 is prior notification for change of use from office space to 10 residential apartments, granted January 2019. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION (2 of 10 completions)	Brownfield
C511b	Land at the corner of Avon Road and Hunter Road, Cannock, WS11 1BT	0.30	60	398106	309936	Major	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	18	-	CH/22/0398 is a planning application for a proposed residential care home with associated landscaping and carparking for 33no. Bedrooms, granted October 2023. Capacity of 18 dwellings based upon calculation specified in NPPG using the average number of adults living in households, from published census data (33 bedrooms/1.86 local ratio). Site formed part of C511a identified in the Cannock Development Prospectus, site also forms part of ELAA Site Ref: CE46. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION	Brownfield
Major Cannock Under Construction Sub-Totals														216	0				
MAJOR UNDER CONSTRUCTION: RUGELEY AND BRERETON																			
R23	Main Road, Brereton (between Cedar Tree Hotel and Library)	0.53	50.94	405394	316242	Major	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	27	-	CH/18/016 is full planning permission for the change of use of the Cedar Tree Hotel and annex to provide 11 no apartments/dwellings and development of the car park to provide 16 no dwellings, granted February 2019. Developer is site owner. The site has been allocated for residential land within the Local Plan Review Reg 19.	Within Conservation Area and affects listed building. TPOs.	UNDER CONSTRUCTION	Brownfield
Major Rugeley Under Construction Sub-Totals														27	0				
MAJOR UNDER CONSTRUCTION: NORTON CANES																			
N13b	Land off Norton Hall Lane, Norton Canes, WS11 9AA	1.58	19	401106	307418	Major	Yes	Yes	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	90%	27	-	CH/22/0318 is a full planning application for the development of up to 55 dwellings with associated landscaping and infrastructure, granted November 2023 Site originally part of N13 and N13a, boundary amendments to reflect application changes. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	UNDER CONSTRUCTION (28 of 55 completions)	Brownfield
Major Norton Canes Under Construction Sub-Totals														27	0				
MAJOR SITES UNDER CONSTRUCTION TOTAL:														270	0				
MAJOR SITES WITH OUTLINE PLANNING PERMISSION																			
MAJOR OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES																			
C113g	Land west of Pye Green Road, Hednesford Cannock	1.78	32	398560	313972	Major	YES	YES	Achievable within 6 - 15 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	90%	51	-	CH/19/422 is an outline application for residential development up to 51 dwellings, open space landscaping, access (all other matters reserved), granted April 2022 - . NDA not provided presumed at 90%. The site has been allocated for residential land within the Local Plan Review Reg 19.	-	Development potential, OUTLINE planning permission	Greenfield
Major Cannock Outline Planning Permission Sub-Totals														51	0				

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
MAJOR OUTLINE PLANNING PERMISSION: RUGELEY AND BRERETON																			
R9	Former Aelfgar School, Taylors Lane, Rugeley	1.96	33	404269	318281	Major	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	90%	58	-	Identified in the Rugeley TC Area Action Plan as a site for re-development as part of re-organisation of secondary school provision in Rugeley. County Council previously undertaken pre-application work for an extra care and residential scheme for circa 85 dwellings but this is no longer to be progressed. County Council pursuing disposal, which may result in lower density scheme. Sale agreed to CCDC subject to contract. Site area 1.88ha. NDA not provided-assumed at 90%. CH/21/0022 is an outline planning application (some matters reserved) for the construction of 58 dwellings including access & layout, approved July 2021. CH/24/051 is a reserved matters application for the construction of up to 58 dwellings - layout, landscaping, external appearance and scale following outline permission CH/21/022, not yet determined. The site has been allocated for residential land within the Local Plan Review Reg 19.	Green Space Network/TPOs along edge of site. Adjacent to Conservation Area.	Development potential, OUTLINE planning permission	Brownfield
Major Rugeley Outline Planning Permission Sub-Totals													58	0					
MAJOR OUTLINE PLANNING PERMISSION: NORTON CANES																			
																NO SITES IN THIS CATEGORY			
Major Norton Canes Outline Planning Permission Sub-Totals													0	0					
MAJOR SITES OUTLINE PLANNING PERMISSION TOTAL:													109	0					
0-5 MAJOR SITES SUB-TOTALS:													796	0					
													796						

0- 5 MINOR SITES (Less than 10 dwellings)

MINOR SITES FULL PLANNING PERMISSION																			
MINOR SITES FULL PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES																			
C227	155 Wimblebury Road, Heath Hayes.	0.02	55.56	401597	310399	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	-	1	-	Conversion of existing dwelling into four dwellings, with a first floor rear extension, and a two storey side extension to provide a further dwelling. Full planning permission granted in November 2009 (CH/09/0309). 1 of 4 completed (two storey side extension). The conversion of the existing dwelling has not taken place to date. CH/22/0076 is a planning application for the erection of 1no. 3bed bungalow to the rear of 155 Wimblebury Road, refused May 2022. CH/23/0013 is a planning application for the proposed new 3bedroom dormer bungalow, refused April 2023. CH/23/0367 is planning permission for theerection of a 2bed dwelling (resubmission of CH/23/0013), granted March 2024.	Coal Authority High Risk Development Area. Proximity to AQMA. Landowner intentions.	Development potential, FULL planning permission	Brownfield
C368	148 Hednesford Road, Cannock	0.10	20	398640	310803	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	2	-	CH/16/176 is full planning permission for the demolition of an existing bungalow and the erection of 3 detached houses, granted December 2016. 2 net dwellings. Has now expired. CH/23/0279 is planning permission for residential development comprising of 3new dwellings following demolition of existing dwelling, granted February 2024. Net dwelling gain of 2.	-	Development potential, FULL planning permission	Brownfield
C392	Land rear of 854 & 856 Pye Green Road, Hednesford	0.20	15.00	398849	314027	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	3	-	CH/16/470 is full planning permission for the erection of 3 dwellings, granted December 2017. Has now expired.CH/21/0286 is full planning permission for the erection of 3no. 3bed detached dwellings with new access, including demolition of garage on land to rear of 854 & 856 Pye Green Road, granted January 2022.	TPO	Development potential, FULL planning permission	Greenfield
C417	Land to the rear of 6 Mill Street, Cannock	0.09	56	398210	310023	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	5	-	CH/16/269 is full planning permission for the erection of 5 apartments, granted April 2017. Has now expired. CH/21/0274 is an application for the renewal of expired planning approval (CH/16/269) erection of 5no. Two storey units with integral residential parking (application affecting the setting of a listed building), granted March 2022.	In proximity to listed building	Development potential, FULL planning permission	Brownfield
C450	Land at 53 Gorsey Lane, Cannock	0.13	8	397,078	310213	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/17/252 is outline planning application for the erection of 1no three bed dormer bungalow, granted March 2019. CH/21/099 is an application for approval of reserved matters following outline approval (CH/17/252), approved January 2022.	-	Development potential, FULL planning permission	Greenfield
C470	Land at 2 & 2A Stony Lea Road, Blackfords, Cannock	0.04	25.00	398711	310476	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Hawks Green with Rumer Hill	100%	1	-	CH/18/156 is a planning application for the erection of a 3 bedroom bungalow - Refused October 2020. CH/21/0088 is a planning application for the construction of a 3-bed bungalow on the side and rear of 2a and 2 Stony Lea Road, granted June 2022.	-	Development potential, FULL planning permission	Greenfield
C520	139a Hill Street, Hednesford, Cannock, WS12 1DW	0.04	22.73	400571	311043	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	-	1	-	CH/20/210 is a planning application for the residential development to site to rear - 1no. 2bed dwelling, refused October 2020. CH/21/0081 is a planning application for residential development to site to rear (resubmission of CH/20/210), February 2022.	TPOs	Development potential, FULL planning permission	Greenfield
C524	61 New Penkrige Road, Cannock, WS11 9PE	0.14	14.15	397421	310396	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	2	-	CH/20/400 is a planning application for the erection of 2no. 4bed detached houses, granted June 2021. CH/24/085 is a planning application for the erection of 2no. 5bedroom detached houses (revision of scheme approved under planning permission CH/20/400)	TPOs.	Development potential, FULL planning permission	Greenfield
C533	6 Mill Street, Cannock, WS11 0DL	0.01	166.67	398186	310059	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	2	-	CH/21/0198 isfull planning permission for the conversion of offices to 2no. Residential flats, granted November 2021.	Adjacent LB. Adjacent CA.	Development potential, FULL planning permission	Brownfield

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
C536	Crossing Cottage, Wimblebury Road, Hednesford, Cannock, WS12 2HU	0.17	5.88	401558	318263	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury / Hednesford Hills & Rawsley	100%	1	-	CH/21/0265 is an application for the erection of 1no. 3bedroom dwelling and associated works, withdrawn December 2021. CH/22/0376 is planning permission for the erection of a 4 bed detached property, granted February 2023.	Coal Authority High Risk Development Area.	Development potential, FULL planning permission	Greenfield
C537	154 - 156 Cannock Road, Chadsmoor, WS11 5BZ	0.07	59.70	398820	311425	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	4	-	CH/21/0257 is full planning permission for the demolition of existing two storey building containing retail use to ground floor and flats to the rear and first floor, and the construction of 1no. 3storey residential building containing 6no. 2 bed flats and associated works, granted December 2021. Net dwelling gain is 4 in consideration of demolition of existing 2no. flats.	-	Development potential, FULL planning permission	Brownfield
C539	Shop 1 Huntington Terrace Road, Cannock, WS11 5HA	0.01	77	398676	311366	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/21/0259 is an application for prior approval for a change of use to dwellinghouse (C3), first floor conversion into a 1bed flat with bedroom in loft space, approved March 2022.	-	Development potential, FULL planning permission	Brownfield
C540b	Unit F, Beecroft Court, Cannock, WS11 1JP	0.43	18.69	398237	310574	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	8	-	CH/23/0051 is a planning application for the proposed extension of Block F to form 8no. Apartments, granted April 2023. Site forms part of C540a.	TPOs. Town Centre Boundary.	Development potential, FULL planning permission	Brownfield
C542	138 Belt Road, Cannock, WS12 4JB	0.03	37.04	398766	312630	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Green Heath	100%	1	-	CH/21/0338 is full planning permission for the erection of 1no. 1 bed bungalow, granted September 2021	-	Development potential, FULL planning permission	Greenfield
C544	43 Market Street, Hednesford, Cannock, WS12 1AY	0.01	77	400183	312302	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/21/0382 is a planning application for change of use from retail storage to 1no. Studio apartment, refused December 2021. CH/22/0055 is a planning application for the change of use from retail to 1no. Studio apartment (resubmission of CH/21/0382), granted May 2022.	HNP Market Street Special Local Character Area (TC1). Abuts proposed locally listed building.	Development Potential, FULL planning permission.	Brownfield
C550	54 Market Street, Hednesford, Cannock, WS12 1AG	0.01	230.77	400194	312355	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Suburban Area - 35dph	Hednesford Pye Green	100%	3	-	CH/22/0018 is a planning application for alterations to upper floors to create 4 residential units, August 2022. Net dwelling gain 3 in consideration of existing dwelling.	HNP Market Street Special Local Character Area (TC1).	Development Potential, FULL planning permission.	Brownfield
C552	12 Stafford Street, Heath Hayes, Cannock, WS12 2EH	0.04	27.78	401367	310271	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/22/0041 is an application for the construction of 4 bedroom detached house with integral garage and associated external works on vacant plot, granted April 2022.	In proximity to AQMA.	Development Potential, FULL planning permission.	Greenfield/ Brownfield
C554	23-25 Market Street, Hednesford, WS12 1AY	0.03	38	400229	312258	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/22/0093 is prior approval application for a change of use from office space to 2-bed flat, approved July 2022.	HNP Market Street Special Local Character Area (TC1).	Development Potential, FULL planning permission.	Brownfield
C555	1 Jubilee Cottages, Rumer Hill Road, Cannock, WS11 8EY	0.03	38	398726	309446	Minor	YES	YES	Achievable within 5 years	A5 Corridor / South and West Cannock	Suburban Area - 35dph	Hawks Green with Rumer Hill	100%	1	-	CH/22/0102 is a planning application for the construction of a detached 4 bed property on vacant land, granted May 2022.	-	Development Potential, FULL planning permission.	Greenfield/ Brownfield
C556	109 Heath Street, Green Heath, Cannock, WS12 4BT	0.02	59	399534	313355	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	1	-	CH/22/0124 is a planning application for the erection of 1 bed bungalow, refused May 2022. CH/22/0395 is planning permission for the erection of 1no. bungalow, granted February 2023.	-	Development Potential, FULL planning permission.	Brownfield
C560	203 Hednesford Road, Heath Hayes, Cannock, WS12 3HN	0.02	43	401120	310336	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/22/0169 is a planning application for the erection of 1no. 2bedroom bungalow, granted February 2024..	Close proximity to AQMA.	Development Potential, NO planning permission.	Greenfield
C561	Poplar Court, 60 Union Street, Bridgtown, Cannock, WS11 0BY	0.06	31	398272	308561	Minor	YES	YES	Achievable within 5 years	Historic Bridgtown	Suburban Area - 35dph	Cannock, Longford & Bridgtown		2	-	CH/22/0194 is a prior notification of change of use from office (Class E) to Dwelling House (Class C3), 3no. Apartments with minor building operations - refused July 2022. CH/22/0324 is prior notification for change of use of one office (Class E) to 2no. apartments (Class C3), approved October 2022.	TPOs.	Development potential, FULL planning permission	Brownfield
C563	242 Cannock Road, Chadsmoor, Cannock	0.08	24.75	399099	311688	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/22/0211 is planning permission for residential development to the rear of 242 Cannock Road, Chadsmoor for 2no. 2bed apartments, granted October 2022.	-	Development potential, FULL planning permission	Greenfield
C567	29 Pye Green Road, Cannock, WS11 5RY	0.07	14	397916	310848	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	1	-	CH/22/0366 is planning permission for a proposed bungalow and access drive in the rear garden of 29 Pye Green Road, granted December 2022.	-	Development potential, FULL planning permission	Greenfield
C571	248 Cannock Road, Chadsmoor, Cannock, WS11 5DB	0.04	29	399107	311703	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/22/0449 is prior notification for the change of use from Class E, to convert the existing shop to class C3 into a bedsit flat, granted March 2023.	-	Development potential, FULL planning permission	Brownfield
C574	12 Central Avenue, West Chadsmoor, Cannock, WS11 5JW	0.04	26	398725	312015	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/23/0165 is planning permission for the erection of a 2-bed dwelling, granted August 2023.	-	Development potential, FULL planning permission	Greenfield
C575	205 Wimblebury Road, Heath Hayes, Cannock, WS12 2EP	0.12	25	401615	310667	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	3	-	CH/23/0168 is planning permission for the proposed conversion of the existing property to create 4 apartments for residents with complex care needs, granted March 2024. Net dwelling gain 3.	-	Development potential, FULL planning permission	Brownfield
C576	101 Hednesford Road, Cannock, WS11 6LB	0.09	32	398544	310382	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock Park & Old Fallow	100%	3	-	CH/23/0009 is a planning application for residential development for the erection of a 2storey block of 2no. 2bedroom flats and a 3 bedroom bungalow with access and amenity, approved April 2023. CH/23/0417 is planning permission for the erection of a 2 storey block of 2no. 2bedroom flats a 1no. 3bedroom bungalow, approved February 2024.	-	Development potential, FULL planning permission	Greenfield/ Brownfield

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
C578	38 Cemetery Road, West Chadsmoor, Cannock, Staffordshire	0.20	26	398546	311376	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Old Fallow	100%	5	-	CH/23/0354 is planning permission for residential development to consist of 2no. 3bed dwellings, 4 no. 2bed bungalows and associated external works. Including demolition of existing dwelling. Net dwelling gain of 5.	-	Development potential, FULL planning permission	Greenfield/ Brownfield
C580	49 Bank Chambers, Market Place, Cannock	0.02	142	397995	310133	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	3	-	CH/23/0370 is prior approval for the change of use conversion of former dental practice to 3no. Residential dwellings, granted December 2023.	In Conservation Area.	Development potential, FULL planning permission	Brownfield
C581	446 Littleworth Road, Cannock, Staffordshire	0.10	10	401728	311979	Minor	YES	YES	Achievable within 5 years	Hazelslade & Rawnsley / Heath Hayes & Wimblebury	Suburban Area - 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/23/0252 is a planning application for the erection of a 2 storey dwelling to the rear of 466 Littleworth Road, including associated access, parking and landscaping, withdrawn October 2023. CH/23/0390 is planning permission for the erection of a 2storey 3bed dwelling to the rear including associated access, parkign and landscaping (resubmission of CH/23/0252), granted March 2024.	Abuts Greenspace Network. Coal Authority High Risk Development Area.	Development potential, FULL planning permission	Greenfield/ Brownfield
C582	247A Hednesford Road, Heath Hayes, Cannock	0.04	25	401035	310510	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	1	-	CH/23/0403 is planning permission for the conversion of existing house into 2no. 1bed flats, approved February 2024. Net dwelling gain of 1.	-	Development potential, FULL planning permission	Brownfield
C583	63 Sycamore Green, West Chadsmoor, Cannock	0.06	36	398073	312484	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/23/0429 is planning permission for the demolition of existing workshop and erection of 1no. 2bed and 1no. 1bed apartments including garages, approved February 2024.	-	Development potential, FULL planning permission	Brownfield
C590	603 Littleworth Road, Cannock, Staffordshire	0.12	8	402388	312325	Minor	YES	YES	Achievable within 5 years	Hazelslade & Rawnsley	Suburban Area - 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/23/0316 is planning permission for the change of use of building from C1 (guest house) to C3(a) involving internal alterations, granted December 2023.	Coal Authority High Risk Development Area.	Development potential, FULL planning permission	Brownfield
C592	61 John Street, Chadsmoor, Cannock, WS11 5HP	0.04	56	399079	311944	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/23/0263 is planning permission for residential development of 2no. Dwellings on land adjacent to 61 John Street, granted December 2023.	Adjacent Greenspace Network.	Development potential, FULL planning permission	Greenfield
Minor Cannock Full Planning Permission Sub-Totals														70	0				
MINOR FULL PLANNING PERMISSION: RUGELEY AND BRERETON																			
R71	37 Attlee Crescent, Rugeley, WS15 1BP	0.08	13	404885	317423	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Urban Town Centre - 50dph	Brereton & Ravenhill	100%	1	-	CH/16/422 is full planning permission for the erection of 1 dwelling, granted February 2017. Has now expired. CH/23/0023 is a planning application for residential development for the erection of 1no. 4 bed detached dwelling, granted January 2024.	-	Development potential, FULL planning permission	Brownfield/ Greenfield
R131b	68 Sandy Lane, Rugeley	0.01	75	404156	317372	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area - 35dph	Western Springs	100%	1	-	CH/23/0407 is a planning application for the resubmission of CH/19/178 for proposed conversion to 2no. maisonettes with two storey rear extension, approved February 2024. Net gain of 1 dwelling.	-	Development potential, FULL planning permission	Brownfield
R164	57 Horsefair, Rugeley, WS15 2EJ	0.07	57	404578	317660	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	4	-	CH/17/343 is a retrospective application to change the use of first floor office to residential apartment, refused September 2021. CH/21/0381 is full planning approval for the conversion and extension of building to create 3no. First floor flats and 1no. ground floor flat and, retrospective permission for the shopfront, granted November 2021.	Conservation Area	Development potential, FULL planning permission	Brownfield
R207	98 Main Road, Brereton, Rugeley	0.11	36	405323	316341	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	-	4	-	CH/20/336 is a planning application for the construction of self-contained development of 4no. 2 bedroom houses and 4no. 1 bedroom apartments including revised access to Main Road and Car Parking, refused February 2021. CH/22/0060 is a planning application for the construction of 4no. 2-bed bungalows, associated access road & civil works, granted May 2022.	Adjacent Listed Building, Conservation Area. Abuts Green Space Network.	Development potential, FULL planning permission	Greenfield
R212	4 Penk Drive North, Rugeley, WS15 2XY	0.17	6	402889	318902	Minor	YES	YES	Achievable within 5 years	West Rugeley	Suburban Area - 35dph	Etching Hill & The Heath	100%	1	-	CH/21/0331 is a planning application for the demolition of the existing house and construction of 2no. Detached dwellings, refused October 2021. Net dwelling gain is 1 in consideration of the demolition and replacement of the existing dwelling. CH/22/0034 is an application for the demolition of existing garage and house and construction of two detached dwellings. Resubmission of CH/21/0331, granted September 2022.	TPOs. Proximity to AONB.	Development potential, FULL planning permission	Brownfield
R217	53 Lichfield Street, Rugeley, WS15 2EH	0.01	143	404599	317776	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/21/0451 is a planning application for the change of use of two bed detached dwelling to 2no. one bed flats, granted March 2022. Net dwelling gain is 1in consideration of split of existing dwelling.	Within Conservation Area. Adj. Rugeley Town Centre.	Development potential, FULL planning permission	Brownfield/ Greenfield
R220b	Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS15 2UJ	0.13	16	403146	317637	Minor	YES	YES	Achievable within 5 years	Slitting Mill	Rural Area - Established Settlement/ Village	Etching Hill & The Heath	100%	2	-	CH/22/0106 is a planning permission for the demolition of existing farmhouse and replacement with a 'new' farmhouse using existing access off Jones Lane. Demolition of existing two outbuildings to the rear and replacement with two new residential units, granted Feb 23. Net dwelling gain is 2 due to demolition and replacement of existing unit.	Abuts GB. Within Slitting Mill Settlement Boundary.	Development potential, FULL planning permission	Brownfield
R222	75 Church Street, Rugeley, WS15 2AH	0.02	43	404077	318189	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/22/0355 is planning permission for the erection of a two storey building alongside 75 Church Street to form a 1bedroom dwelling, granted April 2023.	Part of site within CA.	Development potential, FULL planning permission	Greenfield
R225	24 Landor Crescent, Rugeley, WS15 1LP	0.02	64	404031	317063	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/23/0059 is a planning application for the erection of 1bed detached bungalow, granted December 2023.	-	Development potential, FULL planning permission	Greenfield
R226	Rutland Avenue, Rugeley, WS15 1JN	0.19	5	403693	316706	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area - 35dph	Western Springs	100%	1	-	CH/23/0063 is a planning application for the erection of 1no. 2bed detached bungalow, granted April 2023. The site forms part of completed site R146.	TPO	Development potential, FULL planning permission	Brownfield
R229	12 Ravenhill Terrace, Rugeley	0.03	39	404722	317128	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/23/0422 is prior approval for the lawful existing use of the building as 2no. Separate dwellings (C3), Net dwelling gain of 1.	Proximity to TPOs.	Development potential, FULL planning permission	Brownfield
Minor Rugeley Full Planning Permission Sub-Totals														18	0				

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														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
MINOR FULL PLANNING PERMISSION: NORTON CANES																			
N55	Ivy Gardens, Norton Canes, WS11 9SE	0.07	14	402077	308426	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/17/011 is full planning permission for the erection of 1 dwelling, granted March 2017. This planning permission has an extended planning permission to 1st April 2021 (subject to review) due to amendments to legislation as a result of the Coronavirus disruption. Has now expired. (Formerly Land to the rear of 58, Brownhills Road, Norton Canes(SHLAA, 2022)). CH/22/0184 is planning permission for the erection of 1no. 2bed detached bungalow, granted September 2022.	Historic Landfill	Development Potential, FULL planning permission	Greenfield
N76	Lime Lane Kennels, Lime Lane, Pelsall, Walsall, WS3 5AL	0.28	11	401878	306698	Minor	YES	YES	Achievable within 5 years	GreenBelt/AONB	Green Belt and AONB - 15- 20dph	Norton Canes	100%	3	-	CH/20/398 is a planning application for the demolition of existing kennel buildings and erection of 3no. Detached bungalows and associated works, granted March 2021. Discharge of Conditions submitted 2024.	Abuts SBI. Close Proximity to SSSI.	Development Potential, FULL planning permission	Brownfield
N77	17 Washbrook Lane, Norton Canes, Cannock, WS11 9PE	0.23	4.43	401255	308172	Minor	YES	YES	Achievable within 5 years	Norton Canes	Green Belt urban extension- 35dph	Norton Canes	100%	1	-	CH/20/402 is a planning application for the demolition of existing buildings and creation of 1 single storey dwelling with detached garage, granted February 2021	High Pressure Pipeline (Buffer Zone covers site). Green Belt.	Development Potential, FULL planning permission	Brownfield
N79	Ivy Gate Cottage, 38 Norton Green Lane, Norton Canes, Cannock, WS11 9PR	0.02	59	401682	307829	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/20/207 is planning permission for the change of use from detached garage to 1 bed dwelling, granted October 2020.	-	Development Potential, FULL planning permission	Brownfield
N83	34 Norton Terrace, Norton Canes, Cannock, WS11 9RY	0.09	11	401775	308775	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/22/0221 is planning permission for the erection of 1no. 2bed detached house and 2no. detached garages, granted November 2022.	Coal Authority High Risk Development Area. Proximity to GB.	Development Potential, FULL planning permission	Greenfield
N84	98 Butts Lane, Norton Canes, Cannock, WS11 9PP	0.03	35	401435	307866	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/23/0216 is planning permission for the erection of a proposed 2bedroom detached bungalow adjacent to 98 Butts Lane, approved September 2023.	Coal Authority High Risk Development Area	Development Potential, FULL planning permission	Greenfield
Minor Norton Canes Full Planning Permission Sub-Totals													8	0					
MINOR SITES FULL PLANNING PERMISSION TOTAL:													96	0					

MINOR UNDER CONSTRUCTION SITES

MINOR UNDER CONSTRUCTION: CANNOCK, HEDNESFORD AND HEATH HAYES																			
C90a	Land to the rear of White Lodge, 127-129 New Penkridge Road, Cannock	0.22	36	397011	310539	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Fallow	100%	8	-	Site previously constituted two separate SHLAA sites (C90(a) and C258). C90(a) previously benefited from planning permission for the erection of three detached 4 bedroom houses, now expired (CH/15/0135). C258 previously benefited from planning permission for the erection of three detached houses, now expired (CH/14/0380). CH/18/215 is a planning application for the erection of 8 detached dwellings with associated works for the whole site, granted May 2020	TPOs	UNDER CONSTRUCTION	Greenfield
C230	Land off Ashleigh Croft, Cannock	0.18	33	398498	311294	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Cannock Park & Fallow	100%	6	-	CH/16/153 is full planning permission for the erection of 7 dwellings, granted November 2016. Has now expired. CH/21/0113 is a planning application for the erection of 7no. dwellings (Resubmission of expired CH/16/153), granted May 2021.	-	UNDER CONSTRUCTION (1 of 7 units completed)	Greenfield
C296	The Lamb Public House, John Street, Wimblebury	0.10	90	401606	311381	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	2	-	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. CH/23/0393 is a planning application for the conversion of the existing first floor PH to form 2no. 2bed apartments and associated car park and amenity space and the extension of an existing landlords flat into the roof space by 12.7m2, refused March 2024.	-	UNDER CONSTRUCTION (2 of 9 completed)	Brownfield
C320	CVS Buildings, Arthur Street, Chadsmoor, Cannock	0.14	43	398917	311672	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/15/0348 is full planning permission for conversion of the CVS building to a residential care home containing 5 communal rooms (C2 use) and 4 self-contained studio flats, granted April 2016. Capacity of 2 dwellings from 5 bedrooms based upon calculation specified in NPPG using the average number of adults living in households, from published census data (5 bedrooms/1.86 local ratio). The care home and 2 self contained units are completed.	-	UNDER CONSTRUCTION (4 of 6 units completed)	Brownfield
C363	89 Wood Lane, Hednesford	0.04	25	400547	311729	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Suburban Area - 35dph	Hednesford Hills & Rawnsley	100%	1	-	CH/14/0134 is outline planning permission for the erection of 1 dwelling, granted June 2014. CH/17/040 is reserved matters approval, granted November 2017.	-	UNDER CONSTRUCTION	Greenfield
C377	Land adjacent former Oakley Garage, McGhie Street, Hednesford	0.06	17	399963	312670	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	CH/15/0150 is full planning permission for the erection of a pair of 3 bedroom semi-detached houses and 1 detached house, granted July 2015.	-	UNDER CONSTRUCTION (2 of 3 complete)	Brownfield
C397	Land to the rear 94 Wolverhampton Road, Cannock	0.14	14	397823	309868	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Suburban Area - 35dph	Cannock Longford & Bridgtown	100%	2	-	CH/15/0259 is outline planning permission for the erection of 2 dwellings, granted January 2017. Has now expired. CH/20/166 is planning permission for the erection of 2no detached dwellings with associated garage, parking and access, granted July 2020.	-	UNDER CONSTRUCTION	Greenfield
C398	30 Market Street, Hednesford	0.01	200	400235	312290	Minor	YES	YES	Achievable within 5 years	Hednesford Town Centre	Urban Town Centre - 50dph	Hednesford Pye Green	100%	1	-	Convert 1st floor into studio flat.	-	UNDER CONSTRUCTION	Brownfield
C420	Land at 65 Wimblebury Road (Centenary Close), Heath Hayes, Cannock	0.30	30	401560	310138	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	2	-	CH/17/070 is outline planning permission for the erection of 10 dwellings, granted March 2017. Has now expired. CH/18/042 is full planning permission for the erection of 9no dwellings, granted March 2018.	-	UNDER CONSTRUCTION (7 of 9 completed)	Brownfield

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
C441	71, Old Penkridge Road, Cannock	0.16	13	497415	310632	Minor	YES	YES	Achievable within 5 years	South & West Cannock	Suburban Area - 35dph	Cannock Park & Fallow	100%	2	-	CH/17/234 is outline planning permission for the erection of 2no. Detached dwellings, granted February 2018. CH/19/236 is approval of reserved matters pursuant to CH/17/234. CH/19/015 is a full planning application for the demolition of existing house and the erection of 2no. Detached dwellings - Dismissed on appeal November 2019. CH/19/411 is a resubmission of CH/19/015 for the demolition of the existing two storey house and erection of 2no. houses and associated works - approved January 2020. Net dwelling gain 1 due to existing dwelling. CH/22/0215 is planning permission for the residential development of 2no. bungalows to land to rear of 71 Old Penkridge Road, approved November 2022. Net dwelling gain 2 on whole site due to existing dwelling being rebuilt.	-	UNDER CONSTRUCTION	Greenfield
C446	Land at 54-56a, New Penkridge Road, Cannock	0.17	12	397572	310412	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Suburban Area - 35dph	Cannock Park & Fallow	100%	2	-	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. CH/20/373 is a planning application for the erection of 2no 2bed dormer bungalows as an amendment to approved plan (CH/17/243) - Plots 5&6, granted January 2021	-	UNDER CONSTRUCTION (2 of 4 completed)	Brownfield
C448	Land to rear of 1-5 Victoria Street, Cannock	0.08	25	398,431	311515	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	2	-	CH/18/111 is a full planning application for the erection of 2no. Detached bungalows, granted November 2018. CH/19/367 is refused planning permission for the erection of 2no. 2bedroom bungalows- refused December 2019. CH/20/037 is a planning application for two single storey dwellings with integral garages. Resubmission of CH/19/367 - granted March 2020	-	UNDER CONSTRUCTION	Greenfield
C486	111 Hill Street, Hednesford	0.07	57.14	400519	311120	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	4	-	CH/19/054 is planning permission for the conversion of existing dwelling to 3 flats with single storey rear extension - granted July 2019. CH/19/057 is planning permission for proposed block of 2no. Two bedroom flats to the rear of the site - granted August 2019.	-	UNDER CONSTRUCTION	Brownfield
C513	50 Kings Croft, Wimblebury, Cannock, WS12 2GT	0.07	14	401439	311812	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury / Hednesford Hills & Rawsley	100%	1	-	CH/20/055 is an outline application for the erection of 2no. detached dwellings (some matters reserved) - refused May 2020. CH/20/372 is outline planning permission (some matters reserved) for the demolition of existing double garage and link to existing house, erection of detached dwelling with detached double garage, erection of replacement double garage for existing house, granted December 2020.	-	UNDER CONSTRUCTION	Brownfield
C530	98 High Green, Cannock, WS11 1BE	0.03	194	397822	310306	Minor	YES	YES	Achievable within 5 years	Cannock Town Centre	Urban Town Centre - 50dph	Cannock, Longford & Bridgtown	100%	6	-	CH/21/0141 Change of Use from existing offices to 4 x flats (1 x 1 bedroom & 5 x 2 bedroom), second floor extension to form 2 flats & rear staircase access.	Proximity to Scheduled Monument. Proximity to LB. Proximity to Conservation Area. Within Cannock Town Centre	UNDER CONSTRUCTION	Brownfield
C551	St Saviours Church, High Mount Street, West Hill, Cannock, WS12 4BN	0.14	42	399916	312533	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Suburban Area - 35dph	Hednesford Pye Green	100%	6	-	CH/21/0404 is a planning application for the demolition of the existing business and erection of 6no. Bungalows, granted September 2022.	-	UNDER CONSTRUCTION	Brownfield
Minor Cannock Under Construction Sub-Totals													48	0					
MINOR UNDER CONSTRUCTION: RUGELEY & BRERETON																			
R101	Land adjacent to 41 Stonehouse Road, Etchinghill	0.14	7.14	402503	318005	Minor	YES	YES	Achievable within 5 years	Western Rugeley	Rural Area- Dispersed Settlement- 15-20dph	Etching Hill & the Heath		1	-	CH/13/0136 is full planning permission for the erection of one 5 bedroom house, granted July 2013.	AONB, TPOs	UNDER CONSTRUCTION	Greenfield
R112a	Upper Birches Farm, Hednesford, Rugeley, WS15 1JT	0.52	1.92	403524	316668	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area - 35dph	Western Springs	100%	1	-	CH/20/022 is planning permission for the conversion of existing barn into three dwellings; demolition of two barns; erection of car port; demolition of existing dwelling and the erection of two new dwellings, along with parking, associated ground works and hard and soft landscaping. Net dwelling of 4. Granted June 2020.	Part of site within Green Belt. Part of site in AONB. TPOs along northern boundary of access. Public Right of Way along northern boundary.	UNDER CONSTRUCTION (3 completions)	Brownfield/Greenfield
R117	11 Bradwell Lane, Cannock Wood, Rugeley	0.04	26	404627	312238	Minor	YES	YES	Achievable within 5 years	Cannock Wood	Rural Area - Established Settlement or Village - 20dph	Hednesford Hills & Rawsley	100%	1	-	CH/14/0372 is outline planning permission for 1 dwelling, granted January 2015. CH/18/324 is a refused planning application for the erection of a new 3 bedroom dwelling. CH/19/380 is full planning permission for the erection of one detached dwelling - granted December 2019	Amenity issues. AONB.	UNDER CONSTRUCTION	Brownfield/ Greenfield
R181	Land rear of 48 Anson Street, Rugeley	0.01	100	404490	318372	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Suburban Area - 35dph	Western Springs	100%	1	-	CH/18/388 is outline planning permission for the erection of one detached dwelling, granted December 2019. CH/22/0400 is a planning application for approval of reserved matters following planning permission CH/18/388 - Access- as per outline application and retained the same. Appearance - Proposed detailed drawings showing the appearance of the building. Landscaping - confirmed on site plan with ground coverings. Layout - proposed layout of the site including front parking areas, dwelling and rear garden shown on site plan and block plan. Proposed dwelling layout shown on proposed plans. Scale - scale of the proposed building has been confirmed on the proposed drawings.	Flood Zone 2	UNDER CONSTRUCTION	Brownfield
R192	27 Market Street, Rugeley, WS15 2BS	0.11	82	404509	318109	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	9	-	CH/19/368 is planning permission to change the use of first floor from dance studio/gym (D2) to provide 9no. Residential units (C3) and flexible A1/A2/B1a/D1/D2 in line with Schedule 2, Part 3, Class V of GDPO. Granted July 2020.	Flood Zone 2, adjoining Listed Building, Conservation Area,	UNDER CONSTRUCTION	Brownfield
R198	17 Upper Brook Street, Rugeley, WS15 2DP	0.01	130	404414	317900	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/20/095 is a planning application for a two storey rear extension and change of use of first floor to residential, granted June 2020	Conservation Area. Part of site in Flood Zone 2.	UNDER CONSTRUCTION	Brownfield

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
R201	42 Talbot Street, Rugeley, WS15 2EG	0.01	143	404599	317783	Minor	YES	YES	Achievable within 5 years	Rugeley Town Centre	Urban Town Centre - 50dph	Western Springs	100%	1	-	CH/20/141 is planning permission for the conversion of outbuilding to dwellinghouse, granted July 2020.	Proximity to LB. Conservation Area.	UNDER CONSTRUCTION	Brownfield
R202	140 Burnthill Lane, Rugeley, WS15 2HZ	0.03	33	403818	317308	Minor	YES	YES	Achievable within 5 years	Hagley	Suburban Area - 35dph	Western Springs	100%	1	-	CH/20/282 is planning permission for a proposed new detached dwelling comprising 3bedrooms (in rear garden), granted October 2020.	Adj. Green Belt	UNDER CONSTRUCTION	Greenfield
R211	55 Fortescue Lane, Rugeley, WS15 2AD	0.03	36	404034	318557	Minor	YES	YES	Achievable within 5 years	Western Rugeley	Suburban Area - 35dph	Western Springs	100%	1	-	CH/21/0224 is full planning permission for the proposed erection of 1no. 3 bedroom detached dormer bungalow, granted July 2021. Discharge of conditions submitted.	-	UNDER CONSTRUCTION	Greenfield
R215	93 Thatch Cottage, Bower Lane, Rugeley, WS15 2TS	0.15	7	403073	319032	Minor	YES	YES	Achievable within 5 years	West Rugeley	Suburban Area - 35dph	Etching Hill & The Heath	100%	1	-	CH/21/0411 is a planning application for the erection of 1no. Bungalow to the site of 93 Bower Lane with associated amenity space, off street parking and landscaping, granted March 2022	-	UNDER CONSTRUCTION	Brownfield/ Greenfield
R219	6 Brindley Bank Road, Rugeley, WS15 2EY	0.03	31	404040	319344	Minor	YES	YES	Achievable within 5 years	West Rugeley	Suburban Area - 35dph	Western Springs	100%	1	-	CH/22/0059 is a planning application for the erection of a detached 3bed bungalow and associated external works, granted April 2022.	-	UNDER CONSTRUCTION	Greenfield
Minor Rugeley Under Construction Sub-Totals														19	0				
MINOR UNDER CONSTRUCTION: NORTON CANES																			
N39	Land formerly 4-6 Poplar Street, Norton Canes	0.05	40	402173	308489	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	2	-	Two semi-detached dwellings. Full approval with conditions November 2009 (CH/09/0306). Dwellings near completion.	-	UNDER CONSTRUCTION	Brownfield
N67a	272 Hednesford Road, Norton Canes	0.09	96	401992	308859	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	9	-	CH/18/013 is a planning application for the demolition of former Sycamore Bowling Club and ancillary timber structures. Construction of new access road and parking. Erection of 13 houses and 1 bungalow. Withdrawn - September 2020. CH/19/248 is planning application for the erection of 9 dwellings. Granted September 2020. Development would involve the loss of a bowling green.	-	UNDER CONSTRUCTION	Brownfield
N70a	151 Walsall Road, Norton Canes, WS11 9QX	0.07	58	401884	308289	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	4	-	CH/19/021 is a planning application for the demolition of existing retail unit and erection of 5no. New dwellings, granted May 2019. CH/20/206 is a planning application for the partial demolition of existing retail unit and construction of 4 new dwelling houses with private drives, a small extension to the retail unit, to regularise the rear elevation at first floor, refused July 2020.CH/20/330 is planning permission for the partial demolition of existing retail unit and construction of 4 new dwelling houses with private drives, granted December 2020. Site split following second application on portion of site.	-	UNDER CONSTRUCTION	Brownfield
N80	Land adjacent to 5 Chapel Street, Norton Canes, WS11 9NX	0.05	43	401913	308327	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	2	-	CH/21/0296 is full planning permission for 2no. Semi-detached dwellings, granted December 2021.	-	UNDER CONSTRUCTION	Greenfield
N82	7 Deer Close, Norton Canes, Cannock, WS11 9ST	0.04	24	402543	309,017	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/22/0123 is a planning application for the erection of a 2-bed bungalow on land adjacent 7 Deer Close, granted October 2022.	-	UNDER CONSTRUCTION	Brownfield/ Greenfield
Minor Norton Canes Under Construction Sub-Totals														18	0				
MINOR SITES UNDER CONSTRUCTION TOTAL:														85	0				

APPENDIX A: 0-5 YEAR DELIVERABLE SITES

Site ID	Location	Site Area (Ha) (NDA if provided)	Density (dph)	Easting	Northing	Major or Minor Site	Suitable?	Available?	Achievability	Character Area	Character Area Density Zone	Ward	Net Developable Area	Potential Yield		Notes	Potential Constraints	Status	Brownfield/ Greenfield
														Capacity Indicated via agent/owner or planning application	Indicative Capacity using Methodology in Appendix 3				
MINOR SITES OUTLINE PLANNING PERMISSION																			
MINOR OUTLINE PLANNING PERMISSION: CANNOCK, HEDNESFORD AND HEATH HAYES																			
C477	145 Greenheath Road, Green Heath, Cannock, WS12 4AU	0.09	88.89	399475	312982	Minor	YES	YES	Achievable within 5 years	Pye Green Valley	Urban Town Centre - 50dph	Hednesford Green Heath	100%	8	-	CH/18/343 is a withdrawn planning application for the demolition of existing former retail unit and erection of 3no. Residential blocks forming 16no. Self contained apartments and studio bedsits. CH/19/228 is resubmission for 8 flats, withdrawn August 2021. CH/21/0466 is an outline planning application with all matters reserved - erection of 2no. separate blocks containing 4no. two bedroom flats (Proposed 8no. flats in total) and demolition of existing building, granted March 2022. CH/22/0401 is a planning application for the approval of reserved matters following outline approval (CH/21/0466). Access, appearance, landscape, layout and scale, not yet determined.	Overdevelopment. Landowner intentions	Development potential, OUTLINE planning permission	Brownfield
C534	145 Moss Road, Blackfords, Cannock, WS11 6DF	0.01	71	399262	311576	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/21/0206 is an outline application (some matters reserved) proposed single detached bungalow & access, granted August 2021	-	Development potential, OUTLINE planning permission	Greenfield
C565	15 Buttermere Close, Cannock, WS11 6EE	0.41	2	399354	311330	Minor	YES	YES	Achievable within 5 years	North Cannock	Suburban Area - 35dph	Chadsmoor	100%	1	-	CH/22/0274 is an outline planning permission (some matters reserved) for the erection of a detached 3bedroomed dwelling, access and layout, granted March 2023.	-	Development potential, OUTLINE planning permission	Greenfield
C591	28 Chapel Street, Heath Hayes, Cannock, WS12 3HE	0.07	28	401184	310133	Minor	YES	YES	Achievable within 5 years	Heath Hayes & Wimblebury	Suburban Area - 35dph	Heath Hayes & Wimblebury	100%	2	-	CH/23/0251 is outline planning permission for the erection of a pair of two bedroom bungalows (access and layout only), approved December 2023.	-	Development potential, OUTLINE planning permission	Brownfield/ Greenfield
Minor Cannock Outline Planning Permission Sub-Totals														12	0				
MINOR OUTLINE PLANNING PERMISSION: RUGELEY AND BRERETON																			
R161	36 Yew Tree Road, Rugeley	0.03	33	404785	316874	Minor	YES	YES	Achievable within 5 years	Brereton & Ravenhill	Suburban Area - 35dph	Brereton & Ravenhill	100%	1	-	CH/17/268 is outline planning permission for 1no dwelling, granted October 2017. CH/20/059 is an outline application for the erection of a dwelling (some matters reserved), granted April 2020. CH/23/0143 is an application for a reserved matters application for the appearance, landscaping, layout and scale pursuant to CH/20/059, not yet determined.	-	Development potential, OUTLINE planning permission	Greenfield
Minor Rugeley Outline Planning Permission Sub-Totals														1	0				
MINOR OUTLINE PLANNING PERMISSION: NORTON CANES																			
N69	164 Burntwood Road, Norton Canes	0.02	50	402,594	309,134	Minor	YES	YES	Achievable within 5 years	Norton Canes	Suburban Area - 35dph	Norton Canes	100%	1	-	CH/18/237 is outline planning permission for the demolition of existing garage and erection of 1no. Detached dwelling, granted September 2018. CH/21/0305 is outline planning permission for the demolition of existing garage & car port, erection of a new dwelling, granted September 2021.	-	Development potential, OUTLINE planning permission	Brownfield
Minor Norton Canes Outline Planning Permission Sub-Totals														1	0				
MINOR SITES OUTLINE PLANNING PERMISSION TOTAL:														14	0				
0-5 MINOR SITES SUB-TOTAL:														195	0				
GRAND TOTALS 0-5 YEAR SITES														991	0				