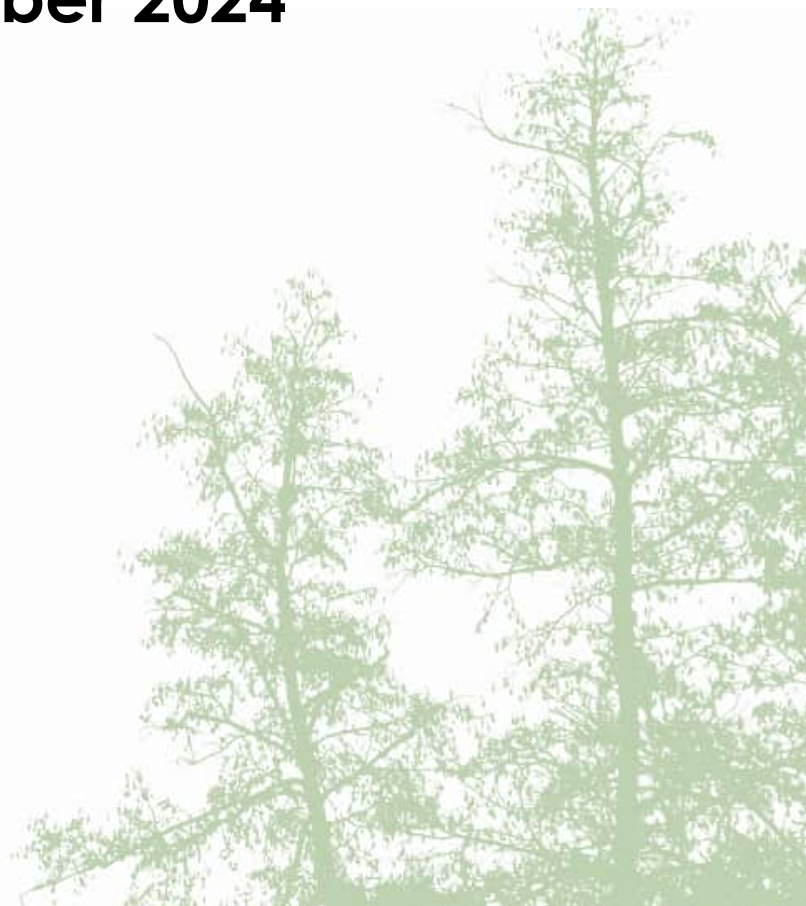




# **Cannock Chase Local Plan (2018-2040)**

## **Employment Topic Paper Update**

**November 2024**



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## 1. Introduction

- 1.1. This Topic Paper sets out the evidence used to determine the employment requirements for the Local Plan and sets out the sources of supply over the plan period 2018-2040.

## 2. National Context and Background

- 2.1. The Local Plan sets out the strategy for employment land provision which has been prepared based upon the Government's National Planning Policy Framework (NPPF) September 2023 and its aim to secure sustainable development, through balancing economic, social and environmental objectives. The Plan seeks to respond to relevant paragraphs in the NPPF by helping to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure<sup>1</sup>.
- 2.2. The NPPF (Sept 2023)<sup>2</sup> states that *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.'*
- 2.3. The NPPF (Sept 2023) also sets out the requirements for planning policies and that they should:
- a) *set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;*
  - b) *set criteria for, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
  - c) *seek to address potential barriers to investment, such as inadequate infrastructure, services, housing, or a poor environment; and*
  - d) *be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.'* (para. 82)
- 2.4. The National Planning Practice Guidance (NPPG) provides further guidance on how local authorities should approach both housing and economic land availability assessments (HELAA). This provides a detailed breakdown of and

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<sup>1</sup> Paragraph 8 - Economic Objective

<sup>2</sup> References to the Sept 2023 NPPF are consistent with Annex 1: Implementation which states that plans that reach pre-submission consultation on or before 19 March 2024 will be examined under the relevant previous version of the Framework

methodology of identifying suitable land for employment through the HELAA process.

### **3. Establishing Economic Need**

#### **Introduction**

3.1. To establish the District level need for employment space, the Council has produced an Economic Development Needs Assessment (EDNA) which has been updated throughout the course of production of the Local Plan. The Council has also worked with authorities across the West Midlands at a regional scale on the West Midlands Strategic Sites Study to determine the wider need for strategic scale employment sites (above 25ha) for which demand has increased in recent years due in large to the rise in internet based shopping and the need for large distribution centres to service this demand.

#### **Cannock Chase District Economic Need**

3.2. The EDNA was commissioned to provide a robust evidence base which will determine the District's overall economic development land needs up to 2040 as part of the new Local Plan. There have been three EDNA's produced since the preparation of the Local Plan commenced in 2018. Each EDNA has informed various stages of the Local Plan process as follows:

- Cannock Chase Economic Development Needs Assessment (2019) - Informed the Issues and Options Consultation
- Cannock Chase Economic Development Needs Assessment Covid-19 Update Report (2020) - Informed the Preferred Options Consultation
- Cannock Chase Economic Development Needs Assessment Update (2023) - Informed the Pre-Submission Consultation

#### **EDNA Final Report (April 2019)**

3.3. The 2019 EDNA identified a range of scenarios for future economic growth to establish the future employment needs for the District. A need ranging from 46 to 66 hectares (ha) was identified.

3.4. The Issues and Scoping Local Plan pre-dated the 2019 EDNA and was the first stage of the Local Plan process, as such no target was identified at this stage. The 2019 Local Plan Issues and Options continued to not identify a specific target or options for the employment requirements of the District, but the 2019 EDNA was published as part of the consultation evidence base and suggested a range of between 30ha and 67ha between 2018 and 2036 and between 33ha and 74ha to 2038.

## EDNA (2020)

- 3.5. The Covid-19 Pandemic had immediate implications for the global economy and led to the need to reassess the employment growth forecasting in the EDNA. Additionally, the UK had left the European Union and the West Midlands Rail Freight Interchange had been approved (Approved 4<sup>th</sup> May 2020, Ref: 2020 No. 511<sup>3</sup>). This set a different context for the economy which was considered in the 2020 update.
- 3.6. The 2020 EDNA identified a range of between 46 and 66ha of employment land over the period of 2018-2038. This was split between 80% industrial employment land, with 20% office space.

## EDNA Update (2023)

- 3.7. To ensure that the most up to date information was used to inform the final employment land requirements and to account for the additional 2years that have been added to the Plan period, a further update was undertaken to the EDNA in 2023 and was published in January 2024.
- 3.8. The 2024 EDNA identified a range between 43 and 74ha (net) over the Plan period to 2040 increasing to between 65 and 94ha (gross) when accounting for the annual loss of 1ha per annum. Of this range, the 2024 EDNA also suggested that around 85% should be identified for industrial/warehousing, and the remaining 15% for new office space. The minimum and maximum split is as follows:

**Table 3.1: Minimum and Maximum Employment Land Ranges (Net)**

Employment Range	Land	Industrial/Warehousing (85%)	Office/Use Class E(g) (15%)
Minimum (43ha)		36.55ha	6.45ha
Maximum (74ha)		62.9ha	11.1ha

**Table 3.2: Minimum and Maximum Employment Land Ranges (Gross)**

Employment Range	Land	Industrial/Warehousing (85%)	Office/Use Class E(g) (15%)
Minimum (65ha)		55.25ha	9.75ha
Maximum (94ha)		79.9ha	14.1ha

- 3.9. The range identified is between 36.55 and 62.9ha for Industrial/Warehousing, and between 6.45 and 11.1ha for new office space, increasing to between 55.25 and 79.9ha for industrial/warehousing and 9.75 and 14.1ha for new office space when accounting for the annual loss of 1ha per annum.

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<sup>3</sup> [The West Midlands Rail Freight Interchange Order 2020 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/)

## Regional Economic Need

### West Midlands Strategic Rail Freight Interchange - Issues Paper<sup>4</sup>

- 3.10. The West Midlands Strategic Rail Freight Interchange (referred to as the SRFI for the purposes of this Topic Paper) is a 193Ha Rail Freight Interchange located within South Staffordshire District. A Development Consent Order for the SRFI was issued on the 4<sup>th</sup> May 2020<sup>5</sup>. The scale of development at the SRFI will serve to benefit a much wider area than the locality of South Staffordshire District in terms of the amount of employment land and number of jobs generated.
- 3.11. The “West Midlands Strategic Rail Freight Interchange Employment Issues Response Paper - Whose need will the SRFI serve? (February 2021)” commissioned by the Black Country authorities and produced by Stantec, sets out the overall supply sub-divided for each Local Authority area.
- 3.12. Table 5 of the Response Paper (Distribution of Total Land Share (net additional plus displacement) sets out that the Market share for Cannock Chase is 10Ha. Discussions have been had throughout the development of the Local Plan with South Staffordshire District Council under the Duty to Cooperate. It has been agreed that 10ha is appropriate to contribute towards the employment land supply for Cannock Chase District. This figure is therefore used to meet the overall employment needs identified in the EDNA.

### Strategic Employment Sites supply to meet regional need

- 3.13. In 2015 the West Midlands Strategic Employment Sites Study was produced by Peter Brett Associates (PBA) and Jones Lang Lasalle (JLL) on behalf of the West Midlands Local Authority Chief Executives. The 2015 Study identified a demand for strategic employment sites in the West Midlands, but a lack of available sites. It suggested that a second study “may be commissioned to advise on how any shortfalls in provision might be addressed”.
- 3.14. The West Midlands Strategic Employment Site Study (May 2021) considered Strategic Employment Land using a 25ha (gross) minimum threshold, a scale of site that would not normally be considered to be under the bracket of a ‘local’ employment need to be delivered through Local Plans. The study sought to audit the existing allocated and committed sites in the study area and was used as evidence to determine if the demand for strategic scale employment sites was being met in the West Midlands.

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<sup>4</sup> [Homepage | West Midlands Interchange](#)

<sup>5</sup> [West Midlands Interchange | National Infrastructure Planning \(planninginspectorate.gov.uk\)](#)

- 3.15. The Study provides a commentary on take-up rates in the industrial and office markets in the Study area over the period 2015-2108, as well as providing an audit of existing allocated and committed sites in the Study Area<sup>6</sup> which meet the definition of 'Strategic Employment'.
- 3.16. The Study concludes that the availability of investor ready sites, and existing and new space under construction, is very limited and that the supply of land and space capable of meeting strategic employment needs in the Study Area represents less than only 7.41 years capacity (and less than 5 years capacity if the rail freight specific DCO commitment at the WMI is discounted), having regard to take-up rates in the Study Area over the monitoring period adopted.
- 3.17. As part of the study a site was promoted for Cannock Chase for 25ha<sup>7</sup>, the Council however, have had no further feedback from the site promoter to bring the site forward. The study also undertook a high level review of land adjacent to all motorway junctions within the Study area to identify areas that may be able to accommodate strategic employment sites of 25+ ha. This was largely speculative identifying locations that could be optimal, but without any information regarding delivery. A site was identified within the District at the M6 Toll Junction 7, but this was also not promoted as part of the Local Plan. Whilst these two sites were identified, they have not come forward through the Call for Sites or Local Plan identification exercises, and therefore the high-level need identified within the Study would be met on land outside the district.
- 3.18. The Study was updated in 2024. The update was designed to determine and appraise the overall level of current provision and review the need identified in the 2021 Study, ensuring that this need is projected forward over a suitably long timescale that can support local plan reviews, and that further specificity is provided on where and how this need can be accommodated.
- 3.19. The study concludes that when accounting for existing supply, the residual need is 548-841 ha of land for road needs and from 67 ha to 135 ha for rail to year 2045. This equates to either 24-34 strategic employment sites of 25ha or 11-17 sites of 50 ha or more, which provides more viability in terms of infrastructure investment. It is estimated that around 30% of land supply will be required by manufacturing and 70% by logistics based on ratios of stock, take up and market sentiment.
- 3.20. The study identified 9 road based opportunity areas and half of these OAs 'ring' the Birmingham conurbation. There are no sites for consideration in Cannock Chase District of the scale or type which would qualify as strategic in the study

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<sup>6</sup> Defined on Figure 1.1 of the Study

<sup>7</sup> Table 6.2 (Industry Promoted Sites) of the Study

either for road or rail, although there are opportunities in neighbouring Lichfield and South Staffordshire.

#### **4. Local Plan Development: determining the employment target and distribution of new employment allocations**

##### **Local Plan - Issues and Scope Consultation**

- 4.1. The Local Plan Issues and Scope Consultation was the first consultation on the new Local Plan, which ran from Monday 2<sup>nd</sup> July until Tuesday 28<sup>th</sup> August 2018. This document set out what the current policy was from the adopted Local Plan (2014) (Policy CP8). The document outlined what issues the Council needed to consider, including the need to provide an up to date employment land requirement (Paragraph 5.73) and the implications and opportunities of the former Rugeley Power Station site (Paragraph 5.78).
- 4.2. As this was the first consultation stage of the Local Plan, no detailed need figures or sites were included in this early stage.

##### **Issues and Options Local Plan**

- 4.3. The Issues and Options Local Plan Consultation ran from 13<sup>th</sup> May to the 8<sup>th</sup> July 2019. Objective 4 of the Issues and Options Local Plan entitled “Encourage a vibrant local economy and workforce” set out the Council's broad approach to meeting this objective, including to provide for the employment needs of existing local businesses and facilitate a range of sizes and types of employment sites to meet modern business needs.
- 4.4. Chapter 8 of the Issues and Options Document sets out the Council's more detailed approach to addressing employment needs. It provides feedback on the consultation responses received during the previous Issues Consultation.
- 4.5. Paragraph 8.21 outlines that the most recent ELAA had identified that there was 25Ha of Employment Land available. The Issues and Options document did not set out the identified need as the Economic Development Need Assessment was still in development at the time the Issues and Options document was being prepared. Although at that stage it was unclear the scale of employment development need, it was identified that there were few options available for employment land, beyond existing sites. The Plan proposed five options to meet the future employment needs:
  - Option A: Urban areas - Use sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites.



- Option B (Rugeley Power Station)
  - Option B1: Urban Areas and employment-led/mixed use redevelopment of former Rugeley Power Station
  - Option B2: Urban Areas and housing-led redevelopment of former Rugeley Power Station
- Option C: Green Belt sites
  - Option C1: In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt sites. Prioritise extensions to Kingswood Lakeside followed by extensions to other existing employment sites.
  - Option C2: In combination with the options for the Urban Areas and former Rugeley Power Station consider all Green Belt site options across the District with no prioritisation to Kingswood Lakeside.

4.6. The Council subjected these options to testing in the Sustainability Appraisal (SA). Whilst there were some consistent scores for all options, Options B1, C1 and C2 performed better in relation to the criteria for economy as these provide the most capacity for new employment land supply. However, Options C1 and C2 performed poorly in relation to categories for biodiversity and geodiversity due to loss of greenfield land and the proximity of some sites to areas with environmental designations.

4.7. The Council asked the opinion as to which option the Council should pursue to meet employment needs ahead of the Preferred Options Local Plan.

#### **Preferred Options Local Plan**

4.8. The Preferred Options Local Plan consultation was held between 19<sup>th</sup> March and 30<sup>th</sup> April 2021. This document was able to be evidenced by the employment data available in the EDNA, which had been published alongside the Issues and Options Local Plan.

4.9. The document sets out the responses that were received in relation to the five options that were presented in the Issues and Options consultation. In summary:

- Options – there was a range of support for each of the options proposed;
- Ensure sufficient land is provided to meet economic development needs;
- B Class Uses - important to provide flexibility and not be too prescriptive;
  - A number of sites were proposed through the EDNA/EAA process.

4.10. In regards to the overall level of need, Paragraph 6.259 sets out that the 2019 EDNA had identified a total range need of between 46 and 66 Ha. The EDNA

recommended that the type of employment need should be split between 80% industrial/distribution and 20% office space. The preferred policy approach was to provide for up to 50ha of employment land. The supply was calculated by consideration of completions since the start of the plan period combined with the employment sites identified in Policy SO4.2 as well as the potential for extensions to existing sites which equated to a further 16ha.

- 4.11. In terms of the supply of new sites, a contribution from the former Rugeley Power Station site was counted where part of the site was determined to be developed for employment land. There was insufficient brownfield sites to meet identified need, therefore the Council identified two new employment site allocations which required Green Belt release at Turf Field, Watling Street (E10) and Site between A5 and M6 Toll, Norton Canes (E12). The strategy most closely aligned with Option C2 presented at Issues and Options stage, as in order to meet the identified employment target some Green Belt release was required and all sites were assessed on their individual merits.
- 4.12. The policies and site allocations were subject to assessment in the Councils Integrated Impact Assessment.

#### **Regulation 19 Local Plan**

- 4.13. The Regulation 19 Local Plan consultation was held between the 5<sup>th</sup> February and 18<sup>th</sup> March 2024. The plan set an identified target of 74Ha of employment land. This was based on the recommendations of the latest evidence in the form of the EDNA update published in January 2024. The rationale for the chosen target is explained in the Section 5. The recommended split for the type of employment required was amended slightly increasing to 85% industrial/distribution and decreasing office need to 15%.
- 4.14. The identification of a higher employment land requirement necessitated consideration of additional allocations for employment. The assessment of sites is documented in the Site Selection Methodology (2023) and the Councils Green Belt Topic Paper (2023, and 2024 update). In addition to the existing employment sites, two further strategic allocations were identified as extensions to existing business parks at Kingswood Lakeside (SE1) and Watling Street (SE2) to ensure adequate supply of employment land over the plan period. These sites required release of Green Belt land. A further safeguarded site for employment was allocated at Jubilee Fields (S4). In addition, a contribution of 10ha from the West Midlands Strategic Rail Freight Interchange was counted towards the employment land supply for Cannock Chase.
- 4.15. The proposed allocations for Green Belt release at Preferred Options stage were not taken forward in the Reg 19 plan (Turf Field, Watling Street (E10) and

Site between A5 and M6 Toll (Norton Canes) (E12). The site at Turf Field would not have generated a significant contribution to the employment land supply and further evidence showed site E12 was not deliverable.

- 4.16. The changes were subject to consideration in the Integrated Impact Assessment which provides a more detailed overview and summary of the scoring against all sustainability criteria. Although some uncertain/negative effects were evident for categories relating to Biodiversity and Geodiversity in the Sustainability Appraisal due to the higher take up of undeveloped Green Belt land required to meet identified employment need, there were also positive impacts relating to the Economy.
- 4.17. The HRA presented a detailed assessment of the potential impact of policies and sites on Special Protection Areas (SPA) and Special Area of Conservation (SAC's). At the time of publication of the HRA in 2023 there was uncertainty regarding the potential cumulative impact of growth on air quality and SAC sites and work was being undertaken by members of the SAC partnership to address this. Traffic modelling considered the potential emissions from the strategic allocations including employment sites in the Local Plan. The results have informed the updated HRA 2024 which concludes no significant effect for any SAC/SPA site.

## 5. Meeting Employment Land Requirements

### Chosen Target and Preferred Approach

- 5.1. The target of **74Ha Gross** has been used for the Local Plan from the 2024 EDNA. This target reflects the employment needs over the Plan Period. It is recognised that the figure used is at the top end of the range provided in the latest EDNA (52-74Ha net). This figure has been chosen for a number of reasons as follows:

- *The forecasting models for employment growth in the EDNA (econometric modelling) supports a higher employment target;*
- *Identifying a higher target accounts for losses incurred when sites identified for employment are lost to alternative uses;*
- *Whilst the district has a strong stock of employment land and business parks, not all of the existing areas are suited to the identified type of industry where growth is predicted. The logistics and distribution industry has higher land requirements;*
- *The Council supports economic development and growth and this aligns with the Councils Corporate Plan (2022-2024);*
- *The EDNA identified a higher target of between 65 to 94Ha gross employment land (taking into account an annual loss of 1Ha per annum). By pursuing a higher target of employment target gives*

*greater flexibility to account for losses and be within the gross need range;*

- *The introduction of more stringent energy efficient targets means there could be a greater loss of stock in the plan period (taken into account with the loss figures, as set out in Paragraph 4.91 to 4.93 of the EDNA). By having a larger need figure gives the Local Plan greater flexibility to accommodate these losses;*
- *The employment need based solely on the unmet Housing Need Identified in the current Local Plan (Standard Methodology+500 units (Scenario 4 of the EDNA) of 68.19Ha is BELOW the Experian baseline figure of 74.09Ha (Scenario 1 of the EDNA) (Table 4.19 of the EDNA).*
- *The Experian Baseline growth figure of 74.09Ha is the minimum figure that should be provided for as this is based on the latest economic growth forecasts. There is no justification in the EDNA to plan for a need below this figure.*

#### **Meeting the Local Plan Identified Needs**

5.2. As set out above, the Council have identified a total need of **74ha Gross** over the period to 2040. This need will be met through a mixture of existing commitments and completions, the recent approval at the West Midlands SRFI and the allocations contained in the Local Plan.

#### **Economic Land Availability Assessment**

5.3. The ELAA is published annually and considers the period from 1<sup>st</sup> April - 31<sup>st</sup> March. The 2023 ELAA has a total of 20 sites identified as 'Readily Available' totaling 17.83ha. All sites within the ELAA promoted for development have been assessed through the Site Selection Methodology<sup>8</sup> where the site allocations have been identified for the Local Plan. It should be noted that the employment land supply calculated in the ELAA changes each time it is updated. The 17.83 ha presents an indicative figure of the readily available supply in 2023 and is not used towards the total calculation of employment land. Sites identified in the ELAA require more rigorous assessment to determine whether they can be calculated towards the supply.

#### **Completions**

5.4. Between the period 2018 to 1<sup>st</sup> April 2023, there has been a total of **17.44ha Gross** of Employment floorspace completed in the District. Further details can be found in the Annual Monitoring Reports over the monitoring years.

5.5. This leaves an overall outstanding need of **56.56ha Gross**.

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<sup>8</sup> [Site \(cannockchasedc.gov.uk\)](http://cannockchasedc.gov.uk)

### Under Construction

5.6. As of 1<sup>st</sup> April 2023, there was a total of **3.43ha Gross** under construction. This leaves an outstanding need of **53.13ha Gross**.

### Planning Permission

5.7. As of 1<sup>st</sup> April 2023, there has been a total of **4.03Ha Gross** floorspace with outline planning permission and a further **5.32Ha Gross** with full planning permission in the District. Further details can be found in the Annual Monitoring Reports over the monitoring years.

5.8. This gives a total of **9.35Ha**. This leaves an overall outstanding need of **43.78ha Gross** to be met.

### West Midlands Strategic Rail Interchange

5.9. As set out in Chapter 3 above, the SRFI will contribute **10ha** towards the overall employment needs of Cannock Chase.

5.10. This leaves an outstanding need of **33.78ha Gross**.

### Local Plan Allocations - New Sites

5.11. The Local Plan has identified eight new employment sites to assist in meeting the Employment Needs. This is referred to in Table F of Policy SO4.2 of the Local Plan (Provision for New Employment Sites).

Table 5.1 - New Employment Sites Allocated in the Local Plan

Site Ref	Site Name	Area (ha)
SE1	Kingswood Lakeside Extension 2, Norton Canes	14.54
SE2	Watling Street Power Station, Norton Canes	7.36
E4	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.1
E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	0.14
E14	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley	0.55
E15	Cannock Elim Church, Girton Road, Rumer Hill	0.08
E16	Land Off Norton Green Lane, Norton Canes	0.56
SM1	Rugeley Power Station, Rugeley	3.5
<b>Total</b>		<b>28.83ha</b>

5.12. The total area of the above sites is **28.83ha Gross**. However, some of the sites already have planning permission and have been included in the outline/ full planning permission figure in Paragraph 5.6 and are highlighted in green in the table above. These add up to **4.83ha**, leaving the combined total new employment land allocations of **24ha Gross**.

5.13. When subtracting this from the outstanding need of **33.78Ha**, this gives a total of **9.78ha Gross**.

## Allocation of Sites in the Green Belt

The following sites strategic employment sites are located in the Green Belt:

- Kingswood Lakeside Extension 2, Norton Canes;
- Watling Street Business Park and Extension

Justification for Green Belt release is provided in the Green Belt Topic Paper.

### Local Plan Allocations - Intensification of Existing Sites

5.14. The Local Plan has identified the following existing employment sites where there is the potential intensification of these sites. Further details of these sites can be found in employment land and ELAA site proformas which are contained in the Site Selection Methodology. This Table is referred to as Table G in the Local Plan.

**Table 5.2 - Employment Sites for Intensification in the**

#### Local Plan

Site Address	Site Area
Ridings Park (plots 8-10), Eastern Way, Hawks Green, Cannock	0.69
Former Hawkins Works, Watling Street, Bridgtown, Cannock	0.78
Gestamp, Watling Street/Wolverhampton Road, Cannock	0.8
Delta Way Business Park, Longford Road, Cannock	0.47
Albion Works, Gestamp Tallent, Wolverhampton Road, Cannock	0.69
Towers Business Park Phase II, Wheelhouse Lane, Rugeley	0.53
Granurite Ltd and Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley	0.7
Power Station Road, Rugeley (ELAA site RE4a)	0.31
The Lead Mill, Rolling Mill Road, Cannock, WS11 9UH	0.17
Former JCB, Rugeley	3.00
Former Porcelain Works, Old Hednesford Road, Hednesford	0.54
Former ATOS Origin Site, Walsall Road, Cannock	3.2
Northwood Court, Hollies Avenue, Cannock	0.1
Unit 12, Conduit Road, Norton Canes	0.7
Cannock Wood Industrial estate	1.85
Yates Bros Sports and Social Club, Lime Lane, Pelsall WS3 5AS	1.38
<b>Total</b>	<b>15.91</b>

5.15. The total area of the intensified sites is **15.91ha**. However, some of the sites already have planning permission or are under construction and have been included in the figures in Paragraphs 5.5 and 5.6 and are highlighted green in the table above. These add up to **5.50ha**, leaving the combined total contribution from Existing Employment Area sites of **10.41ha**.

5.16. When subtracting this from the outstanding need of **9.78ha** this leaves a surplus of **0.63ha**.

5.17. A total of **74.63ha** has been identified for the Plan period.

5.18. A further site has been identified as safeguarded for employment use under Policy SO7.7: Amendments to the Green Belt. The site Jubilee Field, Watling Street (S4) equates to a further **5.08ha**. This site could only be allocated for development in a review of the Local Plan.

### **Safeguarded Employment Sites**

5.19. The following sites have been safeguarded as part of Policy S04.1 (Safeguarding Existing Employment Areas for Employment Uses) and shown on the Local Plan Policies Map.

- Kingswood Lakeside;
- A5 Corridor North;
- A5 Corridor South;
- Bridgtown Business Area;
- Hawks Green North;
- Hawks Green South;
- Hollies Business Park;
- Intermodal Site;
- Keys Business Park;
- Park Plaza/Heritage Park;
- Walsall Road;
- Anglesey Business Park;
- Watling Street Business Park;
- Chasewood Park Business Centre;
- Cannock Wood Industrial Estate; and
- EDS Couriers, Wimblebury Road.

### **Rugeley and Brereton Employment Areas:**

- Towers Business Park;
- Brereton Business Park; and
- Power Station Road Business Area.

### **Norton Canes Employment Areas:**

- Norton Canes Business Area; and
- Lime Lane.

### **Delivery and Monitoring**

5.20. The Council will monitor the delivery of employment land through the Authority Monitoring Report to establish that the targets are being met. In addition, the sites which have either been allocated for intensification, or new sites that have been identified.

The Current AMR's monitor both the delivery of employment land over the currently adopted plan period (since 2006/7) as well as over the monitoring year period. The data from the AMR's is as follows:

**Table 5.3 - Annual Monitoring Data**

<b>Monitoring Period</b>	<b>Plan Period</b>	<b>Annual Plan Period</b>
2017-2018	60.98ha	N/A
2018-2019	69.95ha	8.97ha
2019-2020	73.45ha	3.5ha
2020-2021	75.78ha	2.33ha
2021-2022	77.59ha	1.79ha
2022-2023	78.42ha	4.6ha
<b>Total</b>		<b>21.19ha</b>

- 5.21. No study was undertaken in the 2018/2019 period. However the 2017/18 ELAA recorded that 60.98ha land was completed. The 2019/20 ELAA outlined that 73.45ha of employment land was completed between 2006/07 and 2019/20. Subtracting the 3.5ha completed from the 73.45ha leaves a figure of **69.95ha** completed between 2006/07 and 2018/19.
- 5.22. The 2017/18 AMR outlined that 60.98ha was completed between 2006/07 and 2017/18. Based on this, subtracting the 69.95ha figure from the 60.98ha leaves a figure of **8.97ha**
- 5.23. Once the current Local Plan is adopted, the indicators will be amended to reflect the adopted Local Plan.

## **6. Conclusion**

- 6.1. The Cannock Chase Local Plan identifies an outstanding employment need of 74ha and proposes to deliver employment allocations which will meet development need between 2018-2040. Of the 74ha, 10ha of land will be the identified market share for Cannock Chase from the West Midlands Strategic Rail Freight Interchange. The remaining 64ha is comprised of the following:
- Completions since 2018;
  - Three Strategic Allocations; comprising of two strategic Green Belt sites and the apportioned contribution from the Rugeley Power Station development;
  - New sites identified through the Site Selection Methodology; and
  - Intensification of sites within Existing Employment Areas.
- 6.2. This Topic Paper has set out how the Council has identified its employment requirements. It has set out how the development needs and supply have been considered based on evidence. This has informed the final policies on employment in the new Local Plan. The implementation of these policies will require monitoring which will be reported in the Authorities Monitoring Report.





## Appendix 1 - Employment Completions in Cannock Chase

County Site ID	CCDC Ref	Site Name/Location	Easting	Northing	Previous Use (see notes)	Completed (ha)	Completed (sqm)	Use Class	Notes
43050	CE4h Pt 1	Kingswood Lakeside, Blakeney Way, Cannock	399674	308217	4	3	13,154	E(g)/B2/B8	Completed 2018/19 (CH/16/465)
-	CE66	A T P Industries Group Ltd, Cannock Wood Industrial Estate, Cannock Wood	402970	312659	3	0.07	600	B8	Completed 2018/19 (CH/17/328)
43076	CE7a	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397577	308700	3	0.5	2,373	B8/E(g)(i)	Completed 2018/19 (CH/17/164)
-	CE7e	Former Hawkins Works, Watling Street, Bridgtown, Cannock	397552	308655	3	0.5	1,983	B8/E(g)(i)	Completed 2018/19 (CH/16/457)
43091	CE5a	Kingswood Lakeside-zone E, Kingswood Lakeside, Cannock	399095	308443	4	2.3	9,146	B2/B8	Completed 2018/19 (CH/17/150)
43096	CE8	Former Bowmur Haulage Site, Watling Street, Cannock	397082	308869	3	2.6	13,223	E(g)/B2/B8	Completed 2018/19 (CH/16/260)
43050	CE4h Pt 2	Kingswood Lakeside, Blakeney Way, Cannock	399674	308217	4	3.5	13,154	B8/E(g)(i)	Completed 2019/2020 (CH/16/465)
-	CE59	Land adjacent to, Unit 2, West Cannock Way, Cannock Chase Enterprise Centre, Hednesford	400762	314105	3	0.07	212	Sui Generis/ E(g)(i)/B2	Completed 2020/2021 (CH/15/0162)
-	CE67	Land at Lakeside Boulevard, Cannock	398356	308307	3	0.72	855	Sui Generis/B2	Completed 2020/2021 (CH/17/430)
-	CE68	110 Walsall Road, Cannock, WS11 0JB	398284	309319	3	0.05	165	E(a),E(b) & E(g)	Completed 2020/2021(CH/19/270)
43050	CE4a	Plot D, Blakeney Way, Cannock, WS11 8LD	400036	308203	4	1.49	6,132	B2	Completed 2020/21 (CH/19/274)
-	CE78	Asda, Avon Road, Cannock, WS11 1LH	398030.6	309790	3	0.21	191.8	B8	Completed 2021/22 (CH/20/179)
-	CE77	Partsworld Group Ltd, Orbital Way, Cannock, WS11 8JB	399071	308679	3	0.35	2228	B8	Completed 2022/23 (CH/21/0050)
-	CE79	Land off Progress Drive, Cannock, WS11 0JE	398448	309050	3	0.24	40	E(g)	Completed 2022/23 (CH/21/0353)
-	CE80	Units 4-10 Lakeside Business Park, Cannock, WS11 0XE	397775	308231	3	0.26	2310	E/B2/B8	Completed 2022/23 (CH/21/0399)
43052	RE2a	Towers Business Park Phase II, Wheelhouse Lane, Rugeley	404992	317626	4	1.4	1074	B2	Completed 2021/22 (CH/17/255)
-	NE13	Norton House, Norton Canes Business Park, Norton Green Lane, Norton Canes	401752	307664	3	0.18	390	E(g)/B8	Completed 2021/22 (CH/19/029)
<b>Total</b>						<b>17.44</b>			