

# East Staffordshire Local Plan

*Planning for Change*

## Annual Monitoring Report - Covering April 2014 to March 2015 Monitoring Period





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# 1 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring period 2014-2015 (1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015). The latest planning reforms outlined with the enactment of the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have removed the requirement for Local Planning Authorities (LPA) to submit an AMR to the Secretary of State. Section 34 of the Regulations sets out what LPAs should include in their AMRs. Also, LPAs do not have to produce data for national indicators that were outlined in former guidance. This has given LPAs greater freedom on reporting on data and trends which they consider to be most relevant and appropriate for their local authority and local circumstances. Therefore this AMR follows a very different format in comparison to AMRs produced by the Council prior to 2013.
- 1.2 This report focuses on progress in relation to the indicators prescribed in the adopted Local Plan and provides data on the core elements of planning including housing (as well as gypsy and traveller pitch provision), employment and retail, data which is generally requested by stakeholders.

## 2 Key Local Plan Milestones

- 2.1 The Council submitted the Local Plan for examination in April 2014. The Local Plan covers a time period from 2012 – 2031 and therefore it is relevant to begin reporting on decision making and indicators in relation to planning policies.
- 2.2 As at 31<sup>st</sup> March 2015 the Local Plan was at the examination stage. Please note the plan was adopted in October 2015.
- 2.3 The Local Development Scheme (LDS) was revised in July 2013 to reflect relevant changes through the planning reforms made through the Localism Act 2011.  
Further information on Local Plan progress can be viewed on the Council's website:

<http://www.eaststaffsbc.gov.uk/planning/planning-policy/core-strategy>

- 2.4 The Local Plan timetable given in the latest LDS<sup>1</sup> is below:

Document	Preparation Stage	LDS Target Date (2013)
Local Plan	Issues and Options	Completed: July – Nov 2007
	Strategic Options	Completed: Aug – Sept 2011
	Preferred Option Consultation	Completed: July – Sept 2012
	Pre-Submission Consultation	Completed: October – November 2013
	Submission	April 2014
	Pre-hearing meeting.	September 2014
	Examination in Public	October 2014
	Adoption	2015

- 2.5 The Regulations<sup>2</sup> state that LPAs should specify what Supplementary Planning Documents (SPDs) have been undertaken. No SPDs have been stipulated in the current LDS. However the Council will consider what SPDs should be produced or updated so that they comply with the NPPF and the Local Plan as necessary. The Council consulted on the revised Housing Choice SPD in April and May 2014 with further revisions due in 2016.

<sup>1</sup> Local Development Scheme (July 2013)

<sup>2</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012

### 3 Neighbourhood Plans Progress

3.1 During the monitoring period two Neighbourhood Planning Areas have been designated within East Staffordshire Borough:

- Marchington – April 2014
- Winshill - April 2014
- Shobnall – March 2015

The three Neighbourhood Plans above join the list below of designated area in East Staffordshire:

- Anglesey
- Anslow
- Branston
- Denstone
- Horninglow and Eton
- Outwoods
- Rolleston on Dove
- Stapenhill
- Stretton
- Newborough
- Tatenhill & Rangemore
- Yoxall
- Uttoxeter

3.2 In the monitoring period the neighbourhood planning areas have all been working on their plans, some with the help of planning consultants. Below is a brief summary of their progress in the monitoring period:

- Anglesey: consultants appointed and initial consultation commenced.
- Anslow: Referendum held on 3rd July 2014. Over 50% of voters said 'yes' therefore the plan was made at Cabinet in August 2014.
- Branston: The Parish Council undertook Regulation 14 consultation in June – July 2014. ESBC carried out Regulation 16 consultation February – March 2015.
- Denstone: initial consultation and meetings with residents undertaken.
- Horninglow and Eton: The Parish Council undertook Regulation 14 consultation March – April 2014 and ESBC carried out Regulation 16 consultation in August – October 2014. The plan went to referendum in March 2015 and was made on 16th March 2015.
- Newborough: initial consultation carried out in this reporting period plus appointment of consultants.
- Outwoods: Regulation 14 consultation carried out between June and August 2014, with Regulation 16 consultation January – February 2015. The plan was independently examined in March 2015.
- Stretton – The Parish Council undertook Regulation 14 consultation in April – May 2014 with Regulation 16 consultation December – January 2015. The neighbourhood Plan was examined in March 2015.

- Tatenhill & Rangemore – ESBC carried out Regulation 16 consultation June – July 2014 and the plan was examined in August 2014.
- Yoxall – Regulation 16 consultation February – March 2015.

3.3 Future AMRs will monitor the progress of Neighbourhood Plans, including the designation of new areas, formal consultation/examination and the subsequent adoption of plans once they have been determined through an examination then referendum.

3.4 Currently no Neighbourhood Development Orders have been made by Town or Parish Councils within East Staffordshire Borough.

## 4 Local Plan Monitoring

4.1 Data has been collected using the following methods:

- Planning applications granted permission between 1st April 2014 and 31st March 2015;
- Information from site visits of developments and building control records to confirm commencement or completion of a site in the monitoring year. This 'rolling database' includes sites not started and those larger sites which are still under construction, having commenced in previous years
- Employment land data – this is also a 'rolling database' of employment land applications.
- Using Geographical Information Systems (GIS) to pull out mapped applications within particular boundaries such as town centre boundaries.
- Information from other sources and organisations such as: the Environment Agency, Natural England and The National Forest Company (NFC)

4.2 As with previous years where applications relate to reserved matters or discharge of conditions, information from the original application has been included even though this may have been determined before the plan period.

4.3 As with any quantitative data sources, it is wise to approach the indicators with a degree of caution as some information provided with applications is subject to change through amendments to the development and other alterations not subject to planning permission.

4.4 It should be noted that data published in this report was correct at the time of collection and could be subject to change.

## Strategic Policies (SP) – Monitoring Period: 01.04.2014 to 31.03.2015

### SP1: East Staffordshire Approach to Sustainable Development

The indicators, targets and contingency measures set out below for the policies all collectively contribute to the delivery of this policy.

### SP2: A Strong Network of Settlements

Indicator > Percentage of new development directed to Burton upon Trent, Uttoxeter, Tier 1 and Tier 2 villages.

### SP3: Provision of Homes and Jobs 2012-2031

Indicator > 1. To deliver 11,648 homes in the Borough between 2012-2031.  
2. To deliver 30 additional hectares of employment land

### SP4: Distribution of Housing Growth 2012-2031

Indicator > Percentage of new development directed to Burton upon Trent, Uttoxeter, Tier 1 and Tier 2 villages.

### SP5: Distribution of Employment Growth 2012-2031 (allocations)

Indicator > Percentage of new development directed to Burton upon Trent, Uttoxeter, Tier 1 and Tier 2 villages and rural industrial estates.

### SP6: Managing the Release of Housing and Employment Land.

Indicator > Maintain a five year supply of deliverable sites

Target >

- 1) To ensure that the housing and employment requirements are delivered and directed to the network of settlement over the plan period.
- 2) To ensure that there is a flexible five-year supply of deliverable housing sites.



Monitoring Comments:

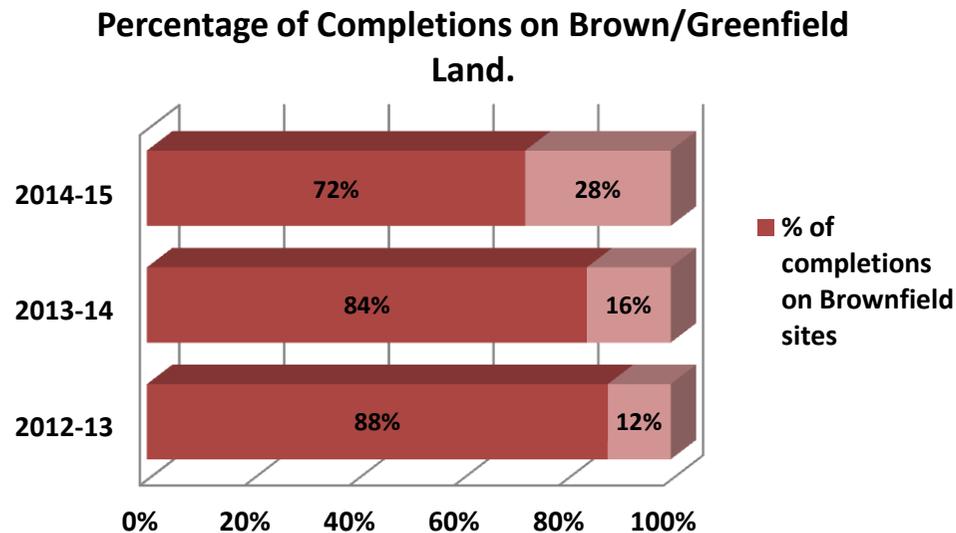
Strategic policies 2 to 6 are covered in the current Housing monitoring and Employment monitoring along with the 5 year land supply data. This will continue to be monitored at least annually now the new Local Plan has been adopted. Key findings are set out on the following pages (pg 6-8):

## Housing

Dwellings completions are shown below, the number of completions have increased by 118 in 2014/15.

	2012-13	2013-14	2014-15
Completions (Gross Units)	290	244	369
Demolitions	20	10	17
<b>Net Completions (Total)</b>	<b>270</b>	<b>234</b>	<b>352</b>

Whilst the proportion of brownfield completions has reduced, it is still considered high at 72%. It is expected that the proportion of brownfield completions to greenfield completions will decrease in future monitoring years as and when brownfield sites diminish.



The following affordable houses have been completed with the monitoring periods shown, in 2014/15 the majority were in Burton.

	2012-13	2013-14	2014-15
<b>Net Completions (Total)</b>	26	62	98

## Gypsies and Travellers

The completions figure for gypsy and traveller pitches continues to be nil during the 2014-2015 period. This is mainly due to the current evidence that states that there is no prescribed need for such pitches within the Borough.

## Employment

The following table shows a comparison of employment site completions between the 2014/15 monitoring period and previous years.

	2012-13	2013-14	2014-15
Completions (Site Area ha)*	25.60	2.91	14.34
Completed Floor Space (m) <sup>3</sup> *	3,940	15,437	16,198

## Retail

The following table shows a comparison of net floorspace completions between the 2014/15 monitoring period and previous years.

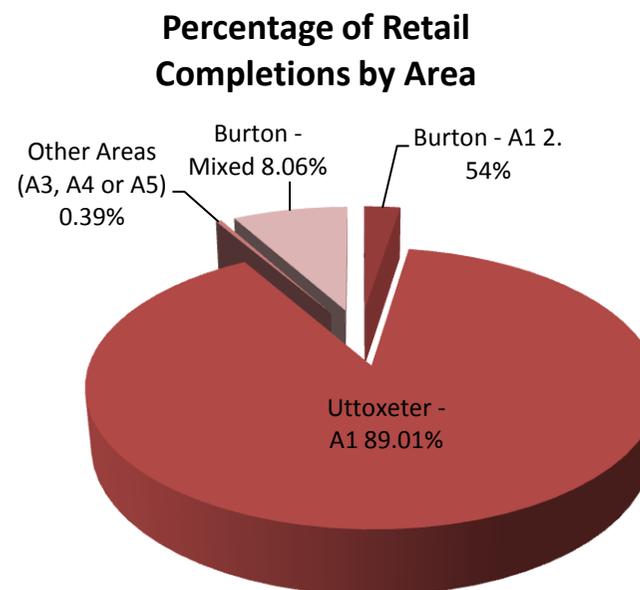
Completions	2012-13	2013-14	2014-15
A1 (m <sup>2</sup> )*	4,287	33.60	5,222.30
A3, A4 or A5 (m <sup>2</sup> )*	13,900	0	22.36
Mixed Retail Types (m <sup>2</sup> ) <sup>4</sup>	237,815	6494.00	459.50
<b>Net Completions (Total m<sup>2</sup>)</b>	<b>256,002</b>	<b>6527.60</b>	<b>5704.06</b>

There has been an increase in A1 floorspace due to the redevelopment of the Cattlemarket in Uttoxeter Town Centre.

\*This figure only includes sites with an area of 0.1ha or above.

<sup>3</sup> This figure includes the floor space given at the time of the application, which can change and in some instances has not been captured for all of the sites.

<sup>4</sup> The 2012-13 figures for the mixed types included both retail and other employment therefore totalling the completions site area (256,002 sqm). Since 2013-14 this has been split to show retail and other types of employment in a different table.



## Other Employment

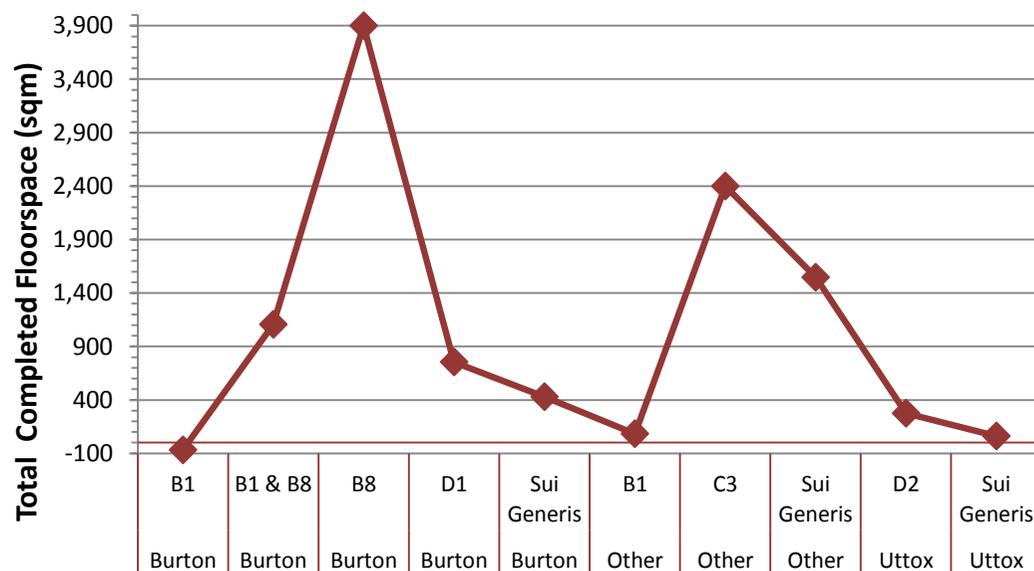
The below table shows a comparison of net floorspace completions between the 2014/15 monitoring period and previous years.

Completions	2012-13	2013-14	2014-15
A2 (m <sup>2</sup> )*	~	0.00	0.00
B1 (m <sup>2</sup> )*	~	0.00	16.40
B1 & B8 (m <sup>2</sup> )*	~	3,794.75	1107.00
B1, B2 & B8*	~	0.00	0.00
B2*	~	2,462.00	0.00
B8*	~	1,711.00	3900.00
C1*	~	0.00	0.00
C2*	~	0.00	0.00
C3*	~	0.00	2400.00
D1*	~	941.50	755.00
D2*	~	0	275.80
Sui Generis*	~	0.00	2039.40
<b>Net Completions (Total m<sup>2</sup>)*</b>	<b>234,815</b>	<b>8,909.25</b>	<b>10,493.60</b>

\*This figure only includes sites with an area of 0.1ha or above.

The net completions for other types of employment come from numerous sites across the borough, with at least half at Burton upon Trent as shown below

### Other Employment by Area



## SP7: Sustainable Urban Extensions (SUE's)

Indicator > Commitments and completions on the Sustainable Urban Extensions.

Target > To deliver a diverse mix of uses which supports new communities.

The table below show the applications received in relation to the SUE's and their status during the monitoring period. Two have been fully approved equalling 1,610 dwellings and other uses. In addition, two sites totalling 3,200 dwellings have since been formally approved following the signing of the S106 legal agreement.

Ref No:	Site Address	Application Description	App Status as at 31.03.15	Expected Delivery	Additional Information
P/2012/01467	Branston Locks Lawns Farm Branston Road Tatenhill Staffordshire DE13 9SB	Outline planning application with all matters reserved for a mixed use development comprising the erection of up to 2500 dwellings (Class C3). * up to 92,900sqm (1,000,000 sq ft) of employment floorspace (Classes B1, B2 and B8). * a local centre providing up to 3,716 sqm (40,000 sq ft) of retail floorspace (Classes A1, A2, A3, A4 and A5). * up to 929sqm (10,000 sq ft) of health care and associated community uses (Class D1). * a residential care home of up to 160 bed spaces (Classes C2 and C3). * up to 555sqm (6,000 sq ft) of pub and restaurant floorspace (Classes A3 and A4). * a primary school, and a hotel of up to 80 bedrooms (Class C1). * green infrastructure of public open space. * sports and recreation facilities and a network of walking and cycling routes.	REGISTERED  Conditional Approval - Committee - 20.01.14 awaiting a S106	Expected commencement - 2016/17 monitoring period.	The S106 has since been signed in May 2015
P/2013/00432	Land South of Lichfield Road Branston Staffordshire	Outline planning application for a mixed use development scheme comprising demolition of existing buildings and structures, up to 660 dwellings (Use Class C3 Residential). *up to 71,533 sq. metres (770,000 sq. ft) of employment floorspace (Use Classes B2 General Industry and B8 Storage and Distribution). * a local centre providing up to 600 sq. metres (6,459 sq. ft) of floorspace (Use Classes A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments and A5 Hot Food Takeaway). * landscaping, public realm works and works to the highway, public open space, sports and recreation facilities, structural landscaping. * re-profiling of the River Trent and Tatenhill Brook and provision of drainage ponds and flood alleviation works.	FINAL DECISION Conditional Approval - Committee (17/07/2013)	Phase 1 - 2 units complete & 13 units under construction at 31.03.15 monitoring review  Expected Completion 2023/24	Reserved matters application for each phase are coming forwards

Ref No:	Site Address	Application Description	App Status as at 31.03.15	Expected Delivery	Additional Information
P/2013/00429	Land at Upper Outwoods Farm Beamhill Road Burton Upon Trent DE13 9QW	Outline application for the erection of 950 dwellings. * primary school and children's day nursery. * 5,000 square metres retail, health centre and community facilities. * open space, landscape, drainage, play areas.	FINAL DECISION Conditional Approval - Committee (06/08/2013)	Expected commencement - 2018/19 monitoring period.	Ongoing discussions with the developers
P/2013/00882	Land to the west of Uttoxeter A50 Bypass Uttoxeter Staffordshire	Outline application to develop 50.7 ha of land for up to 700 dwellings. * 10ha of employment use (Classes B1, B2, B8). * a first school. * a mixed use local centre incorporating retail, leisure, social, cultural community and health facilities. * green infrastructure.	REGISTERED  Conditional approval - Committee - 17/03/2014 awaiting a S106	Expected commencement - 2016/17 monitoring period.	The S106 has since been signed in November 2015
P/2015/00202	Glenville Farm Tutbury Road Burton Upon Trent Staffordshire DE13 0AW	Outline application with all matters reserved except access, for a mixed use development including up to 500 dwellings (use class C3). * local centre providing up to 500 sq metres of floor space (use class A1), or public house (use class A4). * specialist care housing (use Class C2). * public open space; structural landscaping and provision of drainage.	P/2013/01406 - Original 2013 Application - REFUSED - Committee 11/09/2014  P/2015/00202 - REGISTERED	Development of a small part of the site subject to a separate application has commenced, with the remainder of the site expected to commence by 2020/21 monitoring period.	The 2015 application has since been approved in December 2015
P/2015/01497	Hazelwalls Uttoxeter	Erection of 429 dwellings. * public open space. * landscaping. * drainage.	Application not submitted to ESBC prior to 31.03.2015	Expected commencement - 2018/19 monitoring period.	Full application for 429 dwellings has been received in October 2015 and is awaiting determination

## SP8: Development Outside Settlement Boundaries

Indicator > Percentage of new housing and employment development taking place outside Burton upon Trent, Uttoxeter, Tier 1 and Tier 2 villages, Neighbourhood Areas and rural industrial estates not linked to rural diversification, rural exceptions policy or reuse of rural buildings.

Target > To ensure that the housing and employment requirements are delivered and directed to the network of settlements and industrial estates over the plan period.

The following table shows all planning applications permitted and refused in the monitoring period for new housing outside settlement boundaries. Please note employment is covered in SP14.

Site Address	Application Description	Monitoring Comments
1 Lockley Cottage , Scotch Hill Road, Newchurch, Staffordshire, DE13 8RL	Conversion of existing outbuilding to form a single dwelling and erection of a single storey rear extension	Conversion in line with SP8
209 Beamhill Road, Burton Upon Trent, Staffordshire, DE13 9QW	Outline application for up to 6 dwellings, including details of access	Application refused and Appeal dismissed
Apple Acres, 14 Knowles Hill, Rolleston On Dove, Staffordshire, DE13 9DY	Erection of 6 dwellings and formation of an access (Revised Plans Received 24th November 2014)	6 new dwellings on the edge of a tier 1 settlement boundary
Barn Croft, Dodsleigh Lane, Dodsleigh, Staffordshire, ST10 4SL	Outline application for up to 2 dwellings including details of access	Application refused and Appeal dismissed
Barn Farm, Abbots Bromley Road, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3BB	Conversion of agricultural buildings to form two live work units and installation of a sewage treatment plant	Conversion in line with SP8
Birch Grove, Back Lane, Yoxall, Staffordshire, DE13 8PF	Erection of a detached dwelling	Application refused
Blacksmiths Arms, Birch Cross, Marchington, Staffordshire, ST14 8NX	Conversion and alteration to existing public house to include partial demolition to form two separate dwellings, rear dormer windows, raising of ridge height and first floor extension over existing kitchen and dining area (conversion 1),erection of two detached garages and erection of three link detached dwellings and a terrace of three dwellings and construction of vehicular access	Conversion in line with SP8
Bleak House Farm, Tatenhill Lane, Rangemore, Staffordshire, DE13 9RS	Conversion of the existing office accommodation to form a dwelling to include a single storey rear extension, change of use of part of agricultural land and erection of a detached building to form garage, stable block and linked office	Conversion in line with SP8
Brook House Stables, Yoxall Road,	Retention of games room, stables and garage as a detached dwelling	Conversion in line with SP8

Site Address	Application Description	Monitoring Comments
Newborough, Staffordshire, DE13 8SU		
Chapel Farm, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire, ST14 5DY	Conversion and alterations of an existing cowshed to form a single dwelling	Conversion in line with SP8
Creighton Park Farm, Hollington Lane, Stramshall, Staffordshire, ST14 5ES	Sub-division of existing dwelling to form two dwellings and erection of a first floor rear extension	Subdivision of 1 dwelling in line with SP8
Croxden Farm, Croxden Lane, Croxden	Conversion of a redundant agricultural barn to form two dwellings, including associated external alterations, erection of a detached building to form garages and bin store and demolition of remaining agricultural buildings	Conversion in line with SP8
Denstone Vicarage, Main Road, Denstone, Staffordshire, ST14 5HF	Erection of a single storey side extension and associated external alterations to facilitate the conversion of existing Coach House to form a dwelling, erection of a detached double garage to serve the Coach House, erection of a detached double garage t	Conversion in line with SP8
Dove View Farm, Moisty Lane, Marchington, Staffordshire, ST14 8JY	Erection of a farmworker's dwelling	Farm workers dwelling in line with SP8
Duck Paddle Farm, Farm Lane, Withington, Staffordshire, ST10 4PU	Conversion and alteration of barn to form a dwelling including erection of a single storey rear extension	Conversion in line with SP8
East of Wood Lane, Yoxall, Staffordshire	Outline application for the erection of 4 no. 3 bedroom dormer bungalows including details of access, appearance, layout and scale	Application refused
Eaton Villa , 11 Broomyclose Lane, Stramshall, Staffordshire, ST14 5AN	Outline application for the erection of one dwelling	Application refused
Greenhills, Wood Lane, Uttoxeter, Staffordshire, ST14 8BE	Outline application for the erection of a dwelling including details of access, layout and scale	Application refused and Appeal dismissed
Henhurst Wood Farm, Henhurst Hill, Burton Upon Trent, Staffordshire, DE13 9SZ	Erection of a detached dwelling and installation of septic tank	Majority of application site within the settlement boundary
Hillock Farm, Main Street, Stanton, Staffordshire, DE6 2DA	Conversion and alterations to barn to form a dwelling including the erection of a single storey side extension and siting of oil tank and installation of septic tank	Conversion in line with SP8
Kingfisher Lodge , Sich Lane, Woodhouses, Yoxall, Staffordshire	Conversion of existing live/work unit to form dwelling	Conversion in line with SP8
Kingstanding Hall, Burton Road, Needwood, Staffordshire, DE13 9PE	Demolition of Grooms Cottage to facilitate the conversion of existing stables and outbuildings to form six dwellings, including associated external alterations and erection of single storey rear extensions and the installation of a package sewage treatment.	Conversion in line with SP8
Land Adjacent El Rancho, Henhurst Hill,	Outline application for the erection of up to two dwellings will all matters	Permission granted based on

Site Address	Application Description	Monitoring Comments
Burton Upon Trent, Staffordshire	reserved	5YLS at the point of decision making
Land adjacent, 24 Barton Gate, Barton Under Needwood, Staffordshire	Erection of an attached dwelling	Application refused and Appeal dismissed
Land adjacent, Leafields Farm Hadley Street, Yoxall, Staffordshire	Outline application for the erection of up to 40 dwellings including means of access with all other matters reserved	Site identified in the emerging neighbourhood plan
Land at, Burton Road, Tutbury, Staffordshire	Erection of a detached dwelling and garage	Site lies between current boundary and housing site allocation which is under construction
Land North of Vinewood House Farm, Marlpit Lane, Denstone, Staffordshire, ST14 5HH	Outline application for the erection of a single detached dwelling including the formation of a new vehicular access	Application refused
Moor Farm, Manor Lane, Upper Leigh, ST10 4SN	Conversion of existing barn to form four dwellings and erection of detached building to form four garages, erection of a conservatory to the rear of existing farmhouse, erection of a detached double garage and detached building to form gym, with associated external alterations and demolition of existing farm buildings	Conversion in line with SP8
Parsons Brake Farm, Burton Road, Hanbury, Staffordshire, DE13 8TN	Conversion of barn to form 2 dwellings, conversion of barn to form 1 dwelling and erection of a single storey extension to form 1 additional dwelling, conversion of barn to form garages and garden stores, including associated external alterations, forma	Conversion in line with SP8
Proposed Agricultural Workers Dwelling, Bull Gap Lane, Stanton, Staffordshire,	Sitting of an agricultural workers dwelling for a temporary period of 3 years	Farm workers dwelling in line with SP8
Proposed dwelling adj White Gates, Town Hill, Yoxall, Staffordshire, DE13 8NN	Erection of a detached dwelling.	Permission granted based on 5YLS at the point of decision making
Proposed Residential Development, Bramshall Road, Uttoxeter, Staffordshire, ST14 7PF	Outline application for residential development for up to 140 dwellings and means of access, extension of Bramshall Road Park including demolition of dutch barn and rear stable building with all other matters reserved	Application refused, but allowed at appeal based on 5YLS at the point of decision making by the inspector.
Proposed Residential Development, Burton Road, Tutbury, Staffordshire	Erection of 5 detached dwellings and associated garaging	Site lies between current boundary and housing site allocation which is under construction

Site Address	Application Description	Monitoring Comments
Proposed Residential Development, Land adjacent to 26 Postern Road, Tatenhill, Staffordshire, DE13 9SJ	Outline application for the erection of up to 8 dwellings including details of means of access	Permission granted based on 5YLS at the point of decision making
Proposed Residential Development, Needwood Road, Needwood, Staffordshire, DE13 9RF	Conversion of two adjacent stable buildings to form one residential dwelling including the erection of a link extension and associated garden area and parking bays.	Conversion in line with SP8
Proposed Residential Development, Oakfields, Hanbury, Staffordshire, DE13 8TP	Outline application for the erection of up to 4 dwellings with all matters reserved	Application refused, but allowed at appeal based on 5YLS at the point of decision making by the inspector.
Radmore House, Radmorewood Lane, Abbots Bromley, Staffordshire, WS15 3AS	Conversion and alteration to existing outbuilding to form a dwelling, including a two storey extension on the south west elevation and a porch on the south east elevation	Conversion in line with SP8
Riddings Farm, Moisty Lane, Marchington, Staffordshire, ST14 8JY	Outline application for residential dwelling for up to 6 dwellings including details of access, appearance, layout and scale, and demolition of existing buildings (Revised Red Line Plan Received 5/2/2015, Revised Ownership Certificate Received 26/2/2015)	Application refused
Rose Hill Farm, Leigh Crossing, Upper Leigh, Staffordshire, ST10 4NZ	Conversion of existing barn to form a single dwelling including associated external alterations and the installation of a septic tank	Conversion in line with SP8
Southfields , 1 Ironwalls Lane, Tutbury, Staffordshire, DE13 9NH	Erection of two detached dwellings and construction of vehicular accesses	Site lies between current boundary and housing site allocation which is under construction
Springlands Farm, Toothill Road, Uttoxeter, Staffordshire, ST14 8JU	Change of use of buildings from cattery, kennels and outbuildings to form dwelling including raising of ridge height, erection of a single storey extension and detached garage and alterations to existing access	Conversion in line with SP8
Strines Farm, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire, ST14 5DZ	Conversion of existing living accommodation to form two separate units	Conversion in line with SP8
The Garden House, Old Uttoxeter Road, Crakemarsh, Staffordshire, ST14 5AR	Conversion and alterations of former workshop to form a dwelling, external alterations to include recladding and installation of solar panels and septic tank (amendments to curtilage approved under application P/2014/00768)	Conversion in line with SP8
The Stone Yard, Marlpit Lane, Ellastone, Staffordshire, DE6 2GS	Demolition of existing structures and erection of two detached dwellings and two detached double garages and package treatment plant	Application refused and Appeal dismissed
Upper Brook House, Birch Cross,	Conversion of existing equestrian and agricultural outbuildings to form 5	Conversion in line with SP8

Site Address	Application Description	Monitoring Comments
Marchington, Staffordshire, ST14 8NU	dwellings, including associated external alterations, the construction of vehicular access and formation of associated parking and landscaping	
Weaverlake Farm, Hadley Street, Yoxall	Erection of a detached dwelling and detached garage including installation of a package treatment plant (Revised Plans Received 6/1/2015)	Permission granted based on 5YLS at the point of decision making
Woodlands, Draycott Cliff, Draycott In The Clay, Staffordshire, DE6 5GZ	Conversion and alterations to existing detached building to form dwelling including installation of front dormer windows	Conversion in line with SP8
York House, Radmorewood Lane, Abbots Bromley, Staffordshire, WS15 3AS	Continued use of former residential annex as a separate dwelling house	Subdivision of 1 dwelling in line with SP8

### **SP9: Infrastructure Delivery & Implementation**

Indicator > Number of developments with legal agreements for infrastructure contributions and what the contributions deliver.

Target > Contributions in line with the Infrastructure Delivery Report (IDP).

- See individual policy results for the relevant Section 106 agreements.

### **SP10: Education Infrastructure**

Indicator > Delivery of schools as set out in the policy.

Target > Education infrastructure provision as set out in the policy

The following table shows delivery against this policy.

Site Address	Application Type	Monitoring Comments
Drakelow Park Walton Road Drakelow Burton upon Trent Staffordshire	Consultation	Proposal for new Primary School at Drakelow park outside of the East Staffordshire area (included for information as site is adjacent to Burton)
Land off Ashbourne Road Rocester Staffordshire	County Application	Proposed 1 Form entry first and 3 form entry middle school to accommodate 305 pupils with view to a future capacity of approximately 510 pupils.
Rear Annexe Town Hall King Edward Place Burton Upon Trent Staffordshire DE14 2EB	Detailed Planning Application	Conversion and new building for education use for up to 600 pupils aged between 14 and 19 years of age.
Blessed Robert Sutton R C Comprehensive	Detailed Planning	New building to house 6 new classrooms for 6th form students

Site Address	Application Type	Monitoring Comments
School Bluestone Lane Stapenhill Burton Upon Trent Staffordshire DE15 9SD	Application	
John Taylor High School Dunstall Road Barton Under Needwood Staffordshire DE13 8AZ	Detailed Planning Application	New building to provide additional classroom space for the existing secondary school (510sqm)

The following Sustainable Urban Extensions (SUE's) in Burton also include education provision, please see SP7 for comments:

Branston Locks  
Branston Depot  
Land at Outwoods

1st School provision in Uttoxeter is also expected to be delivered through expansion of existing schools and through delivery at the West of Uttoxeter Site.

In line with policy SP10, the following primary school developments were completed or near completion by this monitoring period:-

- 1) Former Beleverdere Park Club (max 420 students)
- 2) St Modwens - Tutbury Road (max 420 students)
- 3) Christchurch, Alfreed Street (max 315 students)

### **SP11 & SP12: Bargates/Molson Coors Strategic Allocation & Derby Road, Burton Regeneration Corridor**

Indicator > Delivery of development on the site.

Target > Development delivered.

- No applications have been approved in relation to new developments on these allocated sites within the monitoring period.

### **SP13: Burton & Uttoxeter Existing Employment Land**

Indicator > Available employment land

Target > No planning applications granted on employment sites defined as 'good' in the ELR leading to loss of employment land.

The approved applications below are either under construction or completed in the monitoring period and have resulted in a loss of B1, B2 or B8 employment uses. Most of these applications are within Burton upon Trent or Uttoxeter.

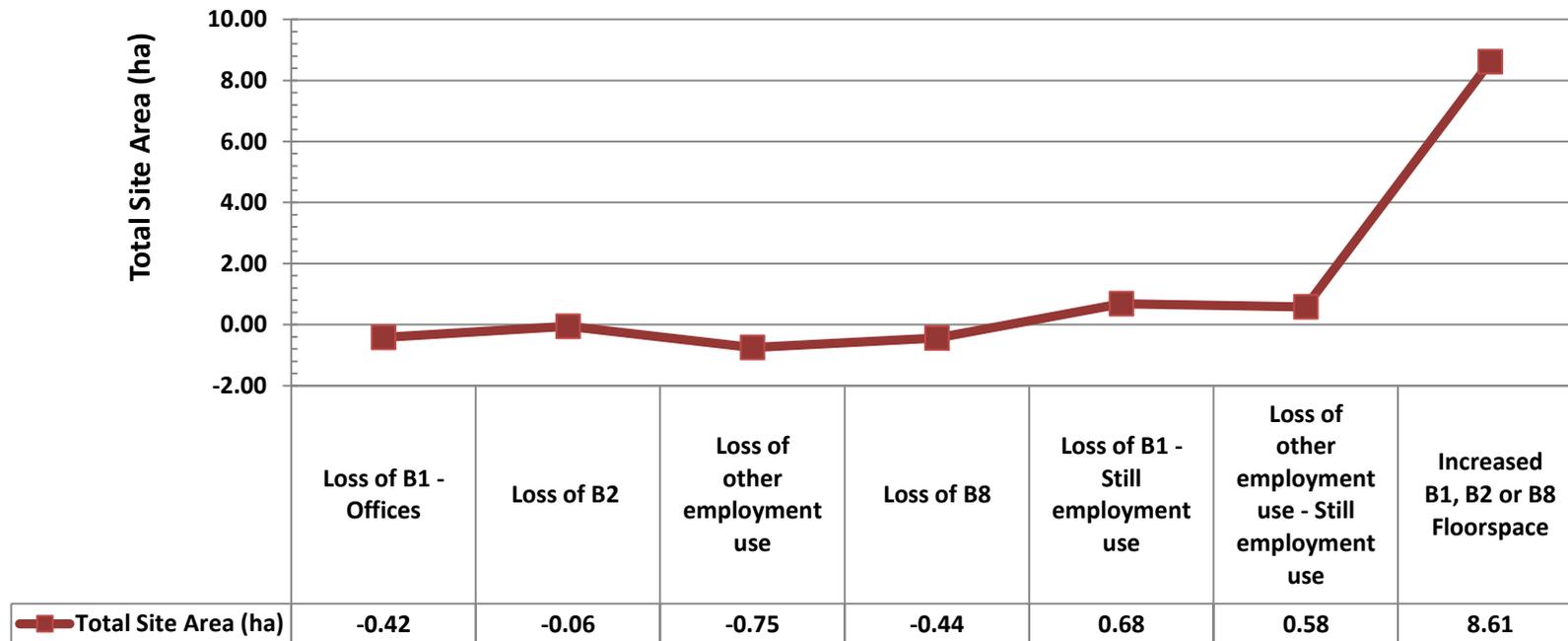
However there is 109.68ha of good quality employment land still available as set out in the Employment Land Review (ELR) 2013.

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Shobnall House 276 Shobnall Road Burton Upon Trent Staffordshire DE14 2BB	0.06	Loss of B1 - Offices
The Silk Mill Silk Mill Lane Tutbury Staffordshire DE13 9LE	0.02	Loss of B2 Employment use - Former Glass Works (B2)
Suites I and J The Maltsters Wetmore Road Burton Upon Trent Staffordshire	0.17	Loss of B1 - Offices
Former Garage 118 Horninglow Road Burton Upon Trent Staffordshire DE14 2PT	0.75	Loss of Employment use (whilst not a B1, B2 or B8 use the site was previously a car sales garage and so had an element of employment. However the site had been vacant for a number of years).
Former Milk Distribution premises Holly Road Uttoxeter Staffordshire	0.24	Loss of B8 - Distribution and storage buildings
237 Dallow Street Burton Upon Trent Staffordshire DE14 2PG	0.02	Loss of B1 - Offices
Rear Annexe Town Hall King Edward Place Burton Upon Trent Staffordshire DE14 2EB	0.54	Loss of B1 - Offices (although a loss of employment, the new use is still an employment use with expected staff to be around 55 people).
Brookside Business Park Brookside Road Uttoxeter Staffordshire ST14 8AU	0.20	Loss of B2 units due to demolition
Hilda Cottage School House Lane Abbots Bromley Staffordshire WS15 3BT	0.04	Loss of 86sqm commercial (B2) floorspace, gain of an additional 24.3sqm of B1 office space (total floorspace as B1 = 110.3sqm). Existing employee was 1, proposed employees are 3 full time and 2 part time.
Land at former Cattle Market, Smithfield Road, Uttoxeter, Staffordshire, ST14 7LG	0.58	Loss of cattle market facility. Site now has more employment use with A1 retail, A3 cafes, A2 financial & D1 Doctors
Burton Technical College (Vehicle Workshops) Bond Street Burton upon Trent Staffordshire DE14 3RZ	0.13	Loss of B1 - Industrial (although a loss of employment, the new use is still an employment use for the collage).
181 Station Street Burton upon Trent Staffordshire DE14 1BN	0.01	Loss of B1 - Offices (although a loss of employment, the new use is retail and still an employment use).
Rooms 4, 5 and 32 Curzon House Curzon Street Burton upon Trent Staffordshire DE14 2DH	0.0024	Loss of B1 - Offices (although a loss of employment, the new use is study centre and still potential employment use)
163 to 169 Burton Road Branston Staffordshire DE14 3DR	0.17	Loss of B1 – Office floorspace to be lost = 291.6sqm

The following larger employment applications have been completed within the monitoring period resulting in an increase in floorspace for B1, B2 and/or B8 uses.

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
W T Parker Ltd 24 - 28 Moor Street Burton upon Trent Staffordshire DE14 3SX	0.72	Increased floor area of B1 uses
Marley Building Materials Lichfield Road Branston Staffordshire DE14 3HD	0.04	Increase of B2/B8 floorspace for existing business = 243sqm
Coors National Distribution Centre Fourth Avenue Burton Upon Trent Staffordshire DE14 2WT	7.80	Increase of B8 floorspace = 3,900 sqm
Lilac Cottage Stubwood Lane Denstone Staffordshire ST14 5HT	0.05	Increase of B1/B8 floorspace for a period of 3 years in connection with commercial haulage business

### Total Employment Lost/Gained



## **SP14: Rural Economy**

Indicator > Number of planning applications granted for countryside based enterprises.

Target > No planning applications granted that would have a detrimental impact.

Following a review of all the applications in the rural area, the following are considered relevant for this policy. The types of developments are quite varied ranging from education use to expansion of existing rural businesses. None of these applications were considered to have a detrimental impact on the rural environment.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>
1 Walton Villas , Main Road, Anslow, Staffordshire, DE13 9QH	Erection of a single storey detached building to form Florists and shop	New countryside based enterprise
A S Taylor Transport, Barton Turn, Barton Under Needwood, Staffordshire	Erection of a linked extension to existing vehicle workshop	Improvement to existing business
Anslow Eggs, Main Road, Anslow, Staffordshire, DE13 9QE	Sitting of a mobile home in connection with free range egg production units for a further temporary period of 24 months.	Temporary dwelling in connection with existing rural business
Claymills Pumping Station, Meadow Lane, Stretton, Staffordshire, DE13 0DA	Erection of a detached building to form a learning centre	New learning centre on the edge of Burton
Country Store, Four Ways, Uttoxeter Road, Fole, Staffordshire,	Retention of 3 former secure storage containers and erection of 1 new container for use as Country Store for the sale of farming equipment and hand held items used in the building trade and repositioning of vehicular access	Improvement to existing business
Denis Welch Motors Ltd, Wood Lane, Yoxall, Staffordshire, DE13 8NA	Erection of a single storey rear extension to existing workshop and change of use of part of agricultural paddock to form extension to existing driveway in association with current car sales use (Sui Generis)	Improvement to existing business
Dog Re-homing Centre, Coulters Hill Cottage , Pipey Lane, Newborough, Staffordshire, DE13 8SJ	Erection of a detached building for the use as a dog exercise area	Improvement to existing business
Freedom Brewery Ltd, Bagots Park , Abbots Bromley, Staffordshire, WS15 3ER	Installation of drainage system using swales and oxidation pond with reed bed	Additional drainage to assist in the potential growth of the current independent brewery.
Highfields Farm, Lodge Lane, Woodlane, Yoxall, Staffordshire, DE13 8PJ	Retention of barn for storage and distribution use (Class B8)	Change of agricultural barn to storage and distribution use (Class B8)
JCB (Excavators) Ltd Lakeside Works, Station Road, Rocester, Staffordshire,	Erection of an extension to create fourth floor offices, including alterations to the third floor (Amended Scheme)	New offices for existing business

Site Address	Development Description	Monitoring Comments
ST14 5JP		
Lay by on A522 Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire	Retention of existing cafe and portaloos for a period of three years	Retention of Roadside Cafe
Lilac Cottage, Stubwood Lane, Denstone, Staffordshire, ST14 5HT	Retention of an office and storage unit for a period of 3 years in connection with commercial haulage business	Addition to existing business to assist in the potential growth.
Loxley Layby, Stafford Road, Uttoxeter, Staffordshire	Retention of a portacabin for hot food cafe and associated generator housing & toilets	Retention of Roadside Cafe
Magna Interiors Automotive, Barton Business Park, Barton Under Needwood, Staffordshire, DE13 8BX	Installation of 3 Local Exhaust Vents (LEV) on the roof for dry back paint spray booths and 3 bulk material storage silos at the rear of the site	Addition to existing business to assist in the potential growth.
Old Station Yard, Dodsleigh Lane, Lower Leigh, Staffordshire, ST10 4SJ	Continued use of land and buildings for a drainage & engineering depot including storage yard and buildings, workshop, office and ancillary sales area (Amended description).	Addition to existing business to assist in the potential growth.
Park Grange, Bramshall Road, Uttoxeter, Staffordshire, ST14 5BD	Intensification of use of existing haulage yard to allow increased numbers of HGVs based at the site.	Expansion of existing haulage business
Plot 7B Lancaster Park, Needwood, Staffordshire	Installation of a cladding system, brise soleil, alterations to windows, formation of a first floor, landscaping and formation of a vehicular access	Improvement to existing warehouse on a rural business park
Plot 8c Lancaster Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Erection of a warehouse and single storey office facility with access road, turning circle and parking	New warehouse within and existing rural business park.
Proposed Industrial Unit, Graycar Business Park Walton Lane, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8EN	Erection of an industrial storage building	New building at existing business park near the A38
Roston Castings Ltd, Mill Lane, Ellastone, Staffordshire, DE6 2GY	Demolition of existing store building to facilitate a factory extension	Addition to existing business to assist in the potential growth.
The Gardens , 26 Dovecliff Road, Stretton, Staffordshire, DE13 0DJ	Use of former nursery land and some adjoining land as a garden centre including alterations to the site access, provision of car parking area, service yard, drainage facilities and boundary treatment and erection of a building to be used in association with the garden centre as a shop, cafe, office and store.	Redevelopment of previous Garden centre and to expand use to include A1 & A3 uses.
The Swan, Main Road, Draycott In The Clay, Staffordshire, DE6 5GZ	Formation of an overspill car park and conversion of existing barn to form farm shop with associated external alterations including the erection of a front porch, installation of a front canopy and installation of an external staircase	New A1 use on the outskirts of a tier 2 village
Thorntree Farm, Yoxall Road, Newborough, Staffordshire, DE13 8SU	Change of use of agricultural buildings and associated yard to Class B1 (light industrial), Class B8 (limited to storage) and/or Sui	Change of use from agricultural to light industry and vehicle repairs

Site Address	Development Description	Monitoring Comments
	Generis use for vehicle repairs	
Unit 6a, Graycar Business Park , Walton Lane, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8EN	Installation of 6 first floor side windows and 1 first floor front window and erection of a single storey rear extension	Improvements and extension of existing unit at business park near the A38
Units 39-40, Marchington Industrial Estate Stubby Lane, Marchington, Staffordshire, ST14 8LP	Continued use for storage, distribution, collection and viewing of auction items, and broadening of use to include Class B2 (General industrial), Class B8 (Storage and distribution)	Additional uses within the rural industrial estate boundary
Waterloo Farm, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire, ST14 5DY	Erection of a detached factory building together with associated offices, delivery, storage and despatch facilities and associated lorry, visitor car parking, security gatehouse and sprinkler tanks, associated drainage, bunding and structural landscaping	New building at adjacent to the A50

## SP15: Tourism, Culture & Leisure Development

Indicator > 1. Number of applications approved for tourist accommodation.

2. Number of applications for new and improved tourism/cultural and leisure related development.

Target > Encourage more activity within the Borough, diversify the tourism offer and support initiatives within the National Forest.

A summary of relevant permitted applications is below. Monitoring this policy has clarified that the applications adhere to the principles of strategic policy 15.



### Holiday Lets include B&B's and Yurts

- 6 new holiday lets
- 6 new Yurts
- 2 holiday lets lost back to residential
- 1 new B&B in the Burton area



### Gym (D2)

- 1 new gym in the Burton area
- 1 gym lost in the Burton area



### New/Improved Sports & Leisure Facilities

- 1 new Golf Course
- 1 new development pitch at St Georges Park
- 1 improvement to the Tean Valley Meadow Nature Reserve



### Caravan and Camping

- 1 new caravan and comping site on the outskirts of Burton

## SP16: Meeting Housing Needs

Indicator > 1. Number and type of dwellings built each year (including the number of bedrooms in each property)

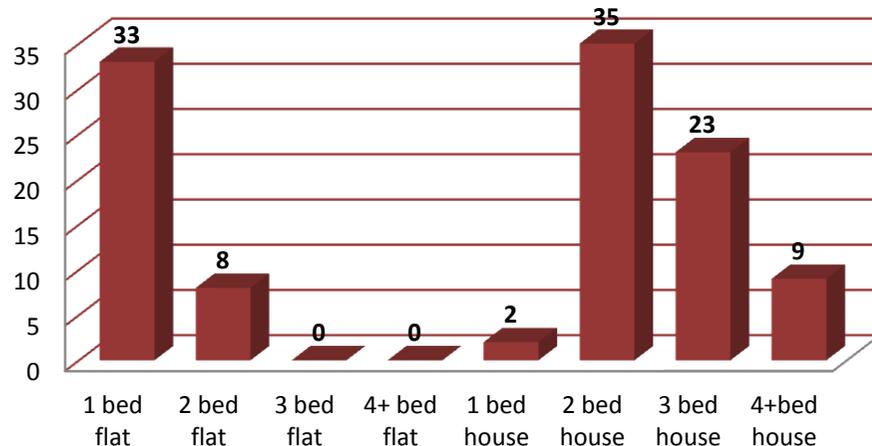
Target > 1. To deliver a diverse mix of dwellings which include smaller bed houses in accordance with the Councils evidence.

The number of dwellings built in the monitoring period is set out in Strategic Policies 1-6 above.

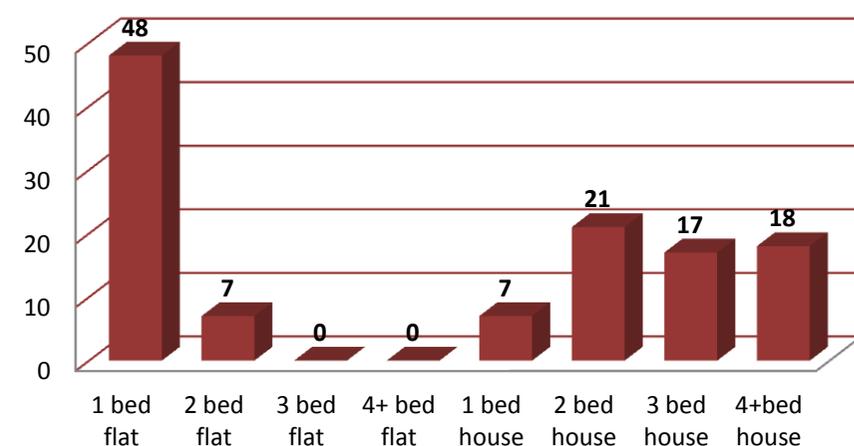
The number of bedrooms are currently captured within the monitoring, with the results for the sites fully completed within the period shown below. There are 2 applications where the number of bedrooms are unknown due to the information not being available at the time of monitoring. In addition there are 17 other applications which have not been included in these graphs as the completions are split across numerous monitoring periods.

The following charts show a comparison between the two monitoring periods.

**No: of bedrooms per dwelling type  
2013/14 Period**



**No: of bedrooms per dwelling type  
2014/15 Period**



Where possible, the dwelling types are now captured as part of the bi-annual housing monitoring with the results for the sites fully completed within the period shown below.



Indicator > 2. Number of dwellings completed to provide specialist accommodation to meet the needs of an aging population.  
Target > 2. To deliver homes to meet the aging population in line with identified need.

There has only been one application in Burton upon Trent which has contributed towards meeting specialist housing needs.

Indicator > 3. Number of homes built to Building Regulations requirement M4(2).  
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

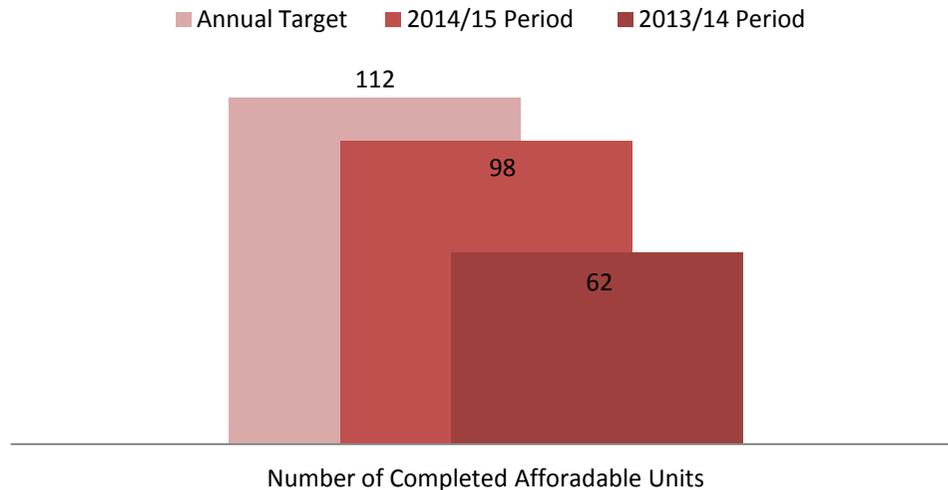
There have not been any completed homes built to this requirement within this monitoring period. Please note this requirement was new in 2015 and will be monitored in subsequent years.

## **SP17: Affordable Housing**

Indicator > Number of affordable houses built each year.

Target > To deliver 112 affordable homes per year across the plan period.

### **Completed Affordable Units**



The number of completed applications providing affordable homes has increased in the 2014/15 period.

Seven applications were fully completed within the monitoring period providing 98 affordable homes within the Borough, mostly within Burton upon Trent.

## **SP18: Residential Development on Exception Sites**

Indicator > Number of houses granted permission on exception sites.

Target > 90 units across the plan period.

- No applications for residential development on exception sites were determined within monitoring period.

## **SP19: Gypsy and Traveller**

Indicator > Number of additional pitches (net).

Target > Requirement set out in evidence.

- During this monitoring period, there has been no applications relating to gypsy and traveller pitches within the borough

## SP20: Town & Local Centres Hierarchy

Indicator > Total amount of retail, leisure, office and cultural floorspace granted planning permission within the Town Centre boundaries.  
Target > Focus for retail, leisure, office and cultural facilities on Burton upon Trent and Uttoxeter.

The following diagram summarises applications approved within the monitoring period.



## SP21: Managing Town and Local Centres

Indicator > Number of development requiring retail assessments granted planning permission.

Target > All developments qualifying to undertake a retail assessment.

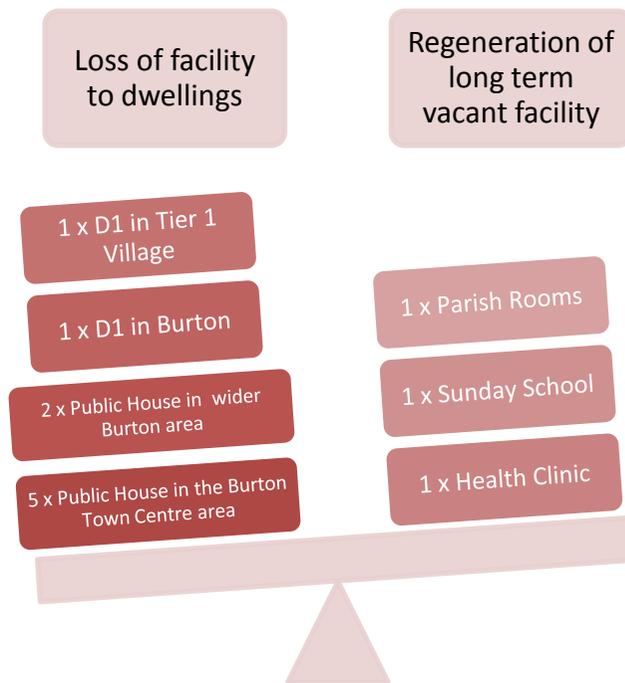
The purpose of monitoring this policy is to ensure that retail assessments have been undertaken on qualifying developments to ensure that there is no negative impact on the town centre. Only one major retail application was approved within the monitoring period. As this was within the Town Centre of Uttoxeter a retail assessment was not required.

## SP22: Supporting Local Communities

Indicator > Number of community facilities lost.

Target > Loss of facilities contrary to policy.

The majority of applications reviewed below relate to the loss of community facilities to housing, seven of these result in the loss of public houses. Three applications relate to services/facilities that have not existed for a number of years and therefore are not really a loss but an improvement to the existing vacant buildings.



## SP23: Green Infrastructure

Indicator > Major developments to provide green infrastructure and link to existing green corridors.

Target > Rural and urban development will provide green infrastructure and link existing green corridors.

Having reviewed completed major sites within the monitoring period, only one application has a S106 agreement in place to specifically contribute to green infrastructure, however future monitoring will further investigate green infrastructure on reserve matter applications on large sites as they come forwards.

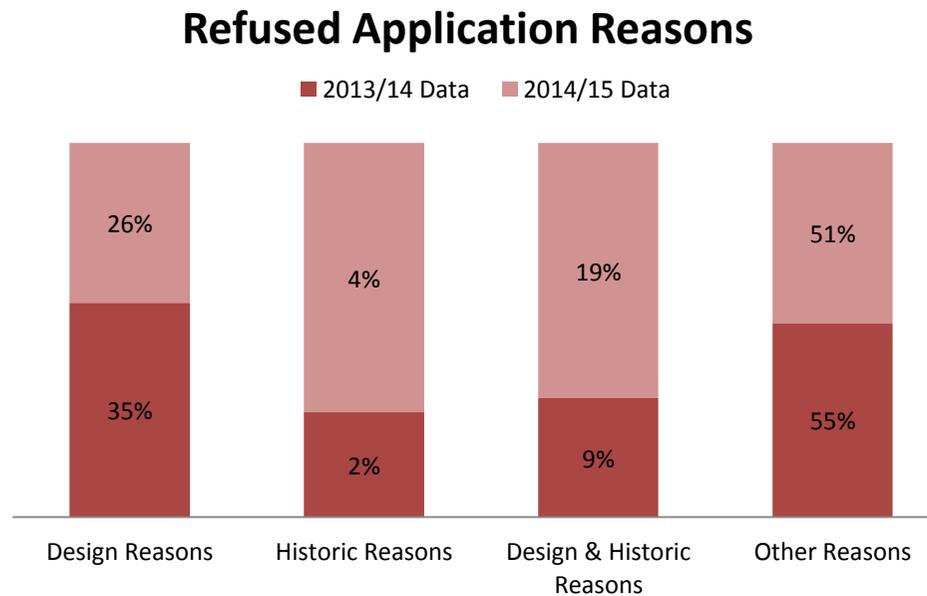
## SP24 & SP25: High Quality Design & Historic Environment

Indicator > Number of proposals refused on design principles and historic environment impacts.

Target > 1. Ensure good design in decision making.

2. Ensure protection, conservation and enhancement of historic assets.

A number of applications were refused due to conflict with design principles or historic environment impact. The following charts show a comparison between the two monitoring periods.



## SP26: National Forest

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

Over the monitoring period financial contributions towards woodland planting or on site planting have been secured from the following major applications. Delivery is dependent on site completion.

Site Address	Development Description	Monitoring Comments	Application/Site Status
Land at Tatenhill Lane Burton upon Trent	Outline application for the erection of up to 55 dwellings, including the demolition of 78 and 80 Tatenhill Lane to facilitate the creation of a new access including details of access and site layout with all other matters reserved.	National forest sum equal to 0.20 hectares minus the Forest Area multiplied by £50,000 Index Linked.	Site not started as at 31/03/15
Proposed Residential Development, Barton Marina, Barton Turn, Barton Under Needwood, DE13 8DZ	Outline application for residential development for up to 75 residential units including details of access and layout.	National forest contribution sum of 0.14 hectares minus the Forest Area multiplied by £50,000 Index Linked.	Site not started as at 31/03/15
Land to the east of Efflinch Lane and north of Mill Lane Barton Under Needwood Staffordshire	Reserved matters application for the erection of 130 dwellings, including details of access, appearance, landscaping, layout and scale.	30% of site National Forest Planting to be provided as part of the Reserved Matters application	Under construction at 31/03/15
Land South of Lichfield Road Branston Staffordshire (phase 1)	Reserved matters application for the erection of 64 dwellings (Phase 1), including details of appearance, landscaping, layout and scale	7ha woodland and 33ha grassland has now been secured.	Under construction at 31/03/15
Land adjacent Leafields Farm Hadley Street Yoxall Staffordshire	Outline application for the erection of up to 40 dwellings including means of access with all other matters reserved.	Contributions of £8,000 index linked towards National Forest planting	Site not started as at 31/03/15
Marstons Brewery Shobnall Road Burton Upon Trent Staffordshire DE14 2BG	Erection of four warehouses (Class B8 Storage and Distribution), including alterations to the ground level and associated works.	Contributions of £8,600 index linked towards National Forest planting	Site not started as at 31/03/15
Model Dairy Farm Grafton Road Stapenhill Burton Upon Trent DE15 9BZ	Change of use of agricultural land to public open space and National Forest planting.	20% onsite National Forest planting on this site	Site not started as at 31/03/15

The following planting has also been undertaken by the National Forest through their grants scheme in 2014/15:

Burton upon Trent Golf Club – 0.14ha  
 Wychnor Bridges – 0.83ha  
 Bonthorne Farm – 0.34ha (woodland)  
 Bonthorne Farm – 1.26ha (parkland)  
 Land at Branston – 17.27ha  
 Croxall Hall Avenue – 0.28ha  
 Burton - Severn urban trees at the Market place and Wellington Road.

### **SP27: Climate Change, Water Body Management and Flooding**

Indicator > 1. Developments permitted contrary to advice from Environmental Agency and Staffordshire County Council.  
 2. Developments permitted in flood risk areas.

Target > 1. No development is permitted contrary to advice from Environmental Agency and Staffordshire County Council  
 2. No development is permitted in flood risk areas.

The Environment Agency has provided the data for indicators 1 and 2 and the details are below.

Application Number	Type of Application and Description	EA Reason for Objection	Further Comments
P/2013/01487	Demolition of existing dwelling and garage workshop premises to facilitate the erection of 6 dwellings and construction of a vehicular access	Request for FRA/FCA	Issues addressed through the application process and EA objection later removed.
P/2014/00266	Erection of a detached building to form a learning centre	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2014/00318	Prior notification for the change of use of first floor offices (Class B1a) to form six flats (Class C3)	Request for FRA/FCA	FRA submitted and condition advised by the EA included in the final decision
P/2014/00377	Conversion of Suites I and J to form 15 residential apartments and 1 show suite, including associated external alterations and erection of a bicycle shelter and bin store	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2014/01128	Hybrid application including a full planning application for the erection of a new retail food store, retail unit and petrol filling station with associated servicing and plant equipment, hand car wash area, recycling area, landscaping, access and other associated works, and an outline planning application with all	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed. (decision made by committee, awaiting a S106 before final decision notices can be issued)

Application Number	Type of Application and Description	EA Reason for Objection	Further Comments
	matters reserved for the erection of a restaurant with hot food takeaway with associated car parking and works		
P/2014/01181	Prior approval for the change of use of an agricultural building to form 3 dwellings	Unsatisfactory FRA/FCA Submitted	Application refused
P/2014/01492	Conversion of Public House with apartment above to form two apartments, including demolition of a single storey rear extension and the erection of a single storey rear extension	Request for FRA/FCA	Application withdrawn
P/2014/01663	Erection of 49 dwellings comprising 9 detached dwellings, 18 pairs of semi-detached dwellings and one block of 4 terraced dwellings	Culverting (Flood Risk)	Issues addressed through the application process and EA objection later removed. (decision made my committee, awaiting a S106 before final decision notices can be issued)
P/2015/00241	Erection of a single storey rear extension and erection of a detached triple garage	Request for FRA/FCA	Issues addressed through the application process and EA objection later removed.
P/2015/00299	Outline application for a mixed use development for up to 90 residential dwellings, 6 employment units and 4 trade units, including details of access	Unsatisfactory FRA/FCA Submitted	FRA submitted and condition advised by the EA will be included in the final decision (decision made my committee, awaiting a S106 before final decision notices can be issued)

The Environment Agency did not object to any planning applications on Water Quality Grounds.

Indicator > 3. Developments incorporating sustainable urban drainage systems (SUDS)

Target > 3. All new development to incorporate SUDS where required.

Five applications where developments have included SUDs were determined within the monitoring period.

Site Address	Development Description	Monitoring Comments
Land adjacent Leafields Farm, Hadley Street, Yoxall	Outline application for the erection of up to 40 dwellings including means of access with all other matters reserved	Provide a new SUDS feature
Freedom Brewery Ltd Bagots Park Abbots Bromley WS15 3ER	Installation of drainage system using swales and oxidation pond with reed bed	Provide a new SUDS feature
West Street Clinic (empty) West Street Winshill Burton Upon Trent Staffordshire	Demolition of a redundant Health Clinic and erection of 10 dwellings comprising of a block of 6 dwellings a block of 3	Provide a surface water drainage interceptor connected to a surface

Site Address	Development Description	Monitoring Comments
DE15 0BW	dwellings and a bungalow	water outfall
Land off Tatenhill Lane Tatenhill Lane Branston Staffordshire	Outline application for the erection of up to 55 dwellings, including the demolition of 78 and 80 Tatenhill Lane to facilitate the creation of a new access including details of access and site layout with all other matters reserved	Provide a sustainable disposal of surface waters to include wetland features
Former St Johns Court Burton Upon Trent Staffordshire DE13 0QP	Erection of 11 affordable dwellings, comprising of 1 detached bungalow, 3 pairs of semi-detached dwellings, and 2 pairs of semi-detached bungalows	Provide surface water drainage interceptor and flood storage attenuation

### **SP28: Renewable and Low Carbon Energy Generation**

Indicator > Number of low carbon and renewable energy schemes installed in the Borough.

Target > In line with national targets for renewable energy generation

In this monitoring period there were fifteen applications proposing solar panels which when installed could provide approximately 87.22 megawatts of energy. In addition to these there was an application for the installation of hydro-electric generator equipment and one proposal for dwellings built to Code for Sustainable Homes' Level 3.

### **SP29 & SP30: Biodiversity & Geodiversity and Locally Significant Landscape**

Indicator > Number of developments impacting biodiversity or landscape.

Target > 1. Development will only be permitted where it delivers a net gain for biodiversity.

2. Development accords with landscape character type.

For this monitoring period there were four applications refused on landscape and character ground and three that were refused due to insufficient biodiversity information being provided.

In addition there were ten applications approved within the period that have conditions or stipulations attached to them which positively contributes to the biodiversity or landscape, such as mitigation of biodiversity on site (providing bat & bird boxes when required) and Landscape and wildlife corridor.

### SP31: Green Belt and Strategic Green Gaps

Indicator > Applications approved in the Green Belt or Strategic Green Gap.

Target > No application approved contrary to policy.

Four applications were determined within the monitoring period for development in the strategic green gap or green belt. No applications have been approved where they would impact on the openness of the green belt or green gap.

The applications related to change of use from agricultural land to public open space along with national forest planting, change of use to a domestic garden, the erection of buildings at an existing business park and conversion of an outbuilding.

### SP32 & SP33: Outdoor Sports, Open Space and Indoor Sports

Indicator > 1. Net loss of open space or recreation space.

2. Projects improved to increase spaces and facilities.

Target > 1. No net loss of open spaces or facilities.

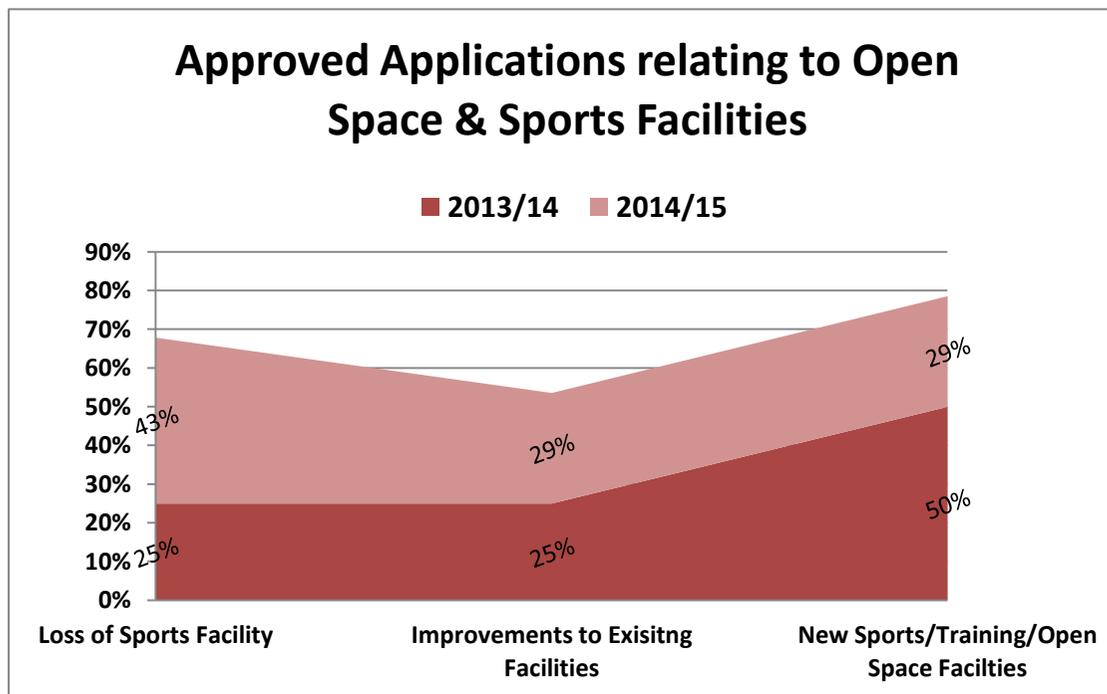
2. New and improved open spaces and facilities in areas of deficiency.

There have been losses of three sport facilities, improvements to two sports facilities and provision for two new sports and recreation facilities as shown in the table below.

Site Address	Development Description	Monitoring Comments	Application Status
10a Webb Corbett House Burton Street Tutbury Staffordshire DE13 9DH	Change of use of gym to a one bedroom retirement dwelling	Loss of gym facility in a Tier 1 village	Conditional Approval - delegated 09/01/2015
9 Main Street Stapenhill Burton Upon Trent Staffordshire DE15 9AP	Change of use from Class D2 Assembly and Leisure as a gymnasium to Class D1 as acupuncture and chinese medicine practice with ancillary retail sales	Loss of gym facility in a Tier 1 village	Conditional Approval - delegated 09/01/2015
Proposed Sports Pavilion Clays Lane Branston Staffordshire	Application for the approval of reserved matters including access, appearance, landscaping, layout and scale for improvements to open space, including the construction of a pavilion, sports pitch, play area, car park and associated works.	Loss of some of sports field but gain a new sports pavilion	Conditional Approval - delegated 09/01/2015
Abbots Bromley Cricket Club, Lichfield Road, Abbots Bromley, Staffordshire	Change of use of agricultural land to recreational land and the erection of cricket pavilion, cricket pitch, football pitch, 5-a-side pitch and associated parking and landscaping	New sports facility in Tier 2 Village	Conditional Approval - delegated 26/02/2015
Rolleston Cricket Club, Dovecliff Road,	Erection of part two storey, part first floor extensions to left	Improvements to existing	Conditional Approval -

Site Address	Development Description	Monitoring Comments	Application Status
Rolleston On Dove, Staffordshire, DE13 9AU	and right wings of the existing pavilion	cricket pitch and facilities in a Tier 1 village	delegated 15/10/2014
St Georges Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Formation of a new development pitch with associated shelters and fencing	New pitch to improvement the existing sports facilities on site	Approved - Delegated 09/10/2014
St Georges Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Installation of 9 x fixed cameras at pitches 4, 5 and 6	Improvements to the existing training facilities.	Conditional Approval - delegated 12/03/2015

The following charts show a comparison between the two monitoring periods.



### **SP34: Health**

Indicator > 1. Number of planning permissions granted for development with secured Health Impact Assessment.

2. Applications providing community growing space.

Target >1. All major development applications to be supported by a Health Impact Assessment.

2. Major development to provide community growing space where possible.

Following a review of major applications determined within the monitoring period none provide health impact assessments, however five provide noise and/or air quality assessments. In addition one application has made provision for a community garden at Branston.

### **SP35: Accessibility and sustainable Transport**

Indicator > Number of planning permissions granted for development with secured Travel plans

Target > All major development applications to be supported by a Travel Plan.

The review of major applications confirms the following contributions towards travel management schemes and highways along with Travel plans have been secured.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>	<b>Application/ Site Status</b>
Model Dairy Farm Grafton Road Stapenhill Burton Upon Trent Staffordshire DE15 9BZ	Outline application to develop land by the erection of up to 84 dwellings	Travel plan contribution of £6,234 index linked & Travel Assessment	Site has not commenced at 31.03.15
Rear Annexe Town Hall King Edward Place Burton Upon Trent Staffordshire DE14 2EB	Alterations and conversion of existing Town Hall Annexe and the erection of a three storey link building with roof terrace for education use (Class D1).	Contributions of £20,000 Index linked	Under construction at 31.03.15
(JCB) Waterloo Farm Uttoxeter Road Beamhurst Uttoxeter ST14 5DY	Erection of a detached factory building together with associated offices, delivery, storage and despatch facilities.	Contributions of £6,300 Index Linked, transport and travel plan assessment submitted as well. Highways Provision- contributions of £15,000.00 index linked	Site has not commenced at 31.03.15
Proposed Golf Course Woodseat Level Rocester Staffordshire	Construction of an 18 hole golf course and associated practice facilities.	Travel plan provided	Under construction at 31.03.15
Land at Roycroft Farm Bramshall Road Uttoxeter	Outline application for residential development for up to 140 dwellings.	Travel Plan - Contributions of £6,200 Index Linked	Site has not commenced at 31.03.15

## Detailed Policies (DP)

### DP1: Design of New Development

Indicator > Number of planning permissions refused for major developments on poor design grounds

### DP2: Designing in Sustainable Construction

Indicator > Number of developments meeting standards with the BREEAM and Building for Life standards.

### DP3: Design of New Residential Development, Extensions and Cartilage Buildings

Indicator > Number of residential planning permissions refused on poor design grounds.

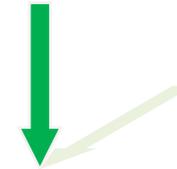
### DP4: Replacement Dwellings in the Countryside

Indicator > Percentage of permissions refused in accordance with policy.

Target > 1. Development should deliver a high quality, sustainable built environment.

Target >

1. Development should deliver a high quality, sustainable built environment.



Monitoring Comments:

Detailed policies 1 to 3 are covered in the above Strategic policies

The following applications were determined within the monitoring period which involved the replacement of a dwelling in the countryside.

Site Address	Development Description	Application/ Site Status
Hayes Croft, 3 Cherry Tree Lane , Fauld Lane, Fauld, Staffordshire, DE13 9GR	Demotion of existing dwelling to facilitate the erection of a replacement dwelling and erection of a detached garage	Conditional Approval - delegated 03/04/2014
Spath Cottage Farm, Stramshall Road, Spath, Stramshall, Staffordshire, ST14 5AD	Demolition of the existing dwelling and outbuildings to facilitate the erection of a detached dwelling and double garage	Conditional Approval - delegated 18/07/2014
Sprink House Farm, Hill Lane, Morrillow Heath, ST10 4PF	Demolition of existing dwelling to facilitate the erection of a replacement detached dwelling and installation of package treatment plant	Conditional Approval - delegated 02/12/2014

## DP5 & DP6: Protecting the Historic Environment

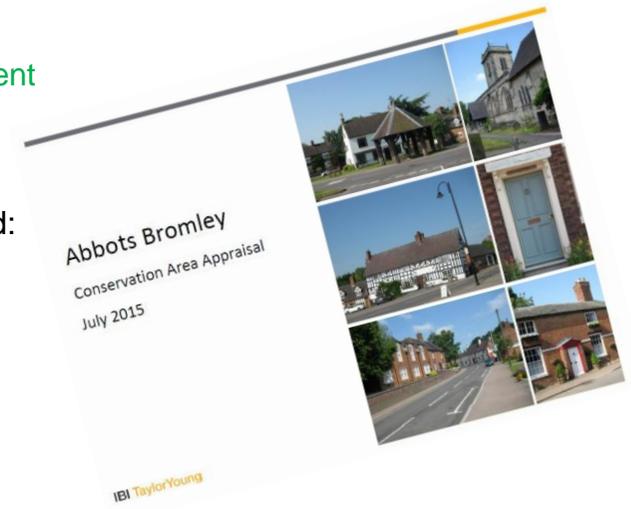
Indicator > Number of Conservation Area Appraisals and management plans.

Target > 1. Ensure development has a positive impact on the natural and historic environment

2. Protect and enhance the Borough's heritage assets, historic character and designated Conservation Areas.

The following six Conservation Area Appraisals were completed within this monitoring period:

- Abbots Bromley
- Marchington
- George Street, Burton upon Trent.
- Station Street/Borough Road, Burton upon Trent
- Tutbury
- Yoxall



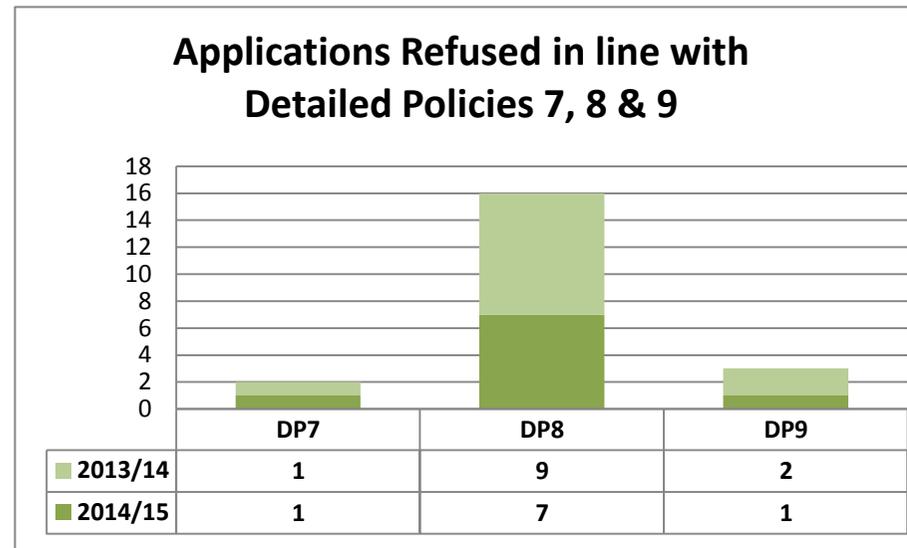
## DP7: Pollution, DP8: Tree Protection & DP9: Advertisements

Indicator > Number of planning permissions approved contrary to policy.

Target > No permissions granted which would be contrary to policy.

The chart shows how many applications were refused because they were contrary to detailed policy 7, 8 or 9.

The chart also shows how many applications were refused in the previous monitoring period



## DP10: Water recreation and Blue Infrastructure

Indicator > Number of proposals coming forward.

Target > Ensure development has a positive impact on the water environment.

Four applications were determined where water recreation will be provided.

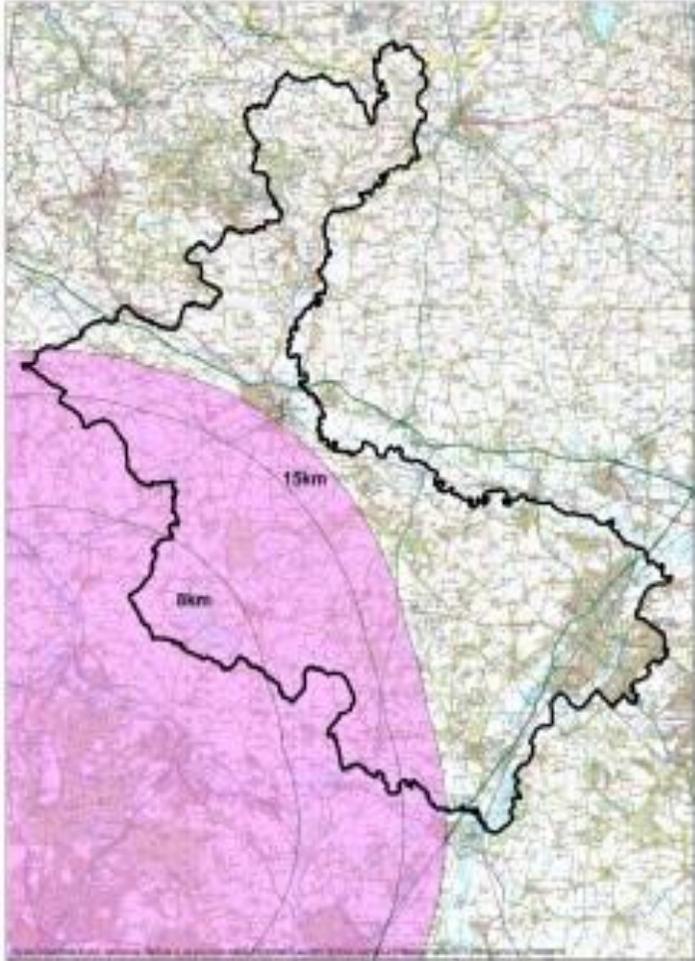
Site Address	Development Description	Monitoring Comments
Proposed Golf Course Woodseat Level Rocester Staffordshire	Construction of an 18 hole golf course and associated practice facilities.	New golf course providing formation of attenuation and irrigation lakes.
JCB (Excavators) Ltd Lakeside Works Station Road Rocester Staffordshire ST14 5JP	Erection of two retaining walls between existing lakes to give the appearance of a new bridge, realignment of existing path and lake banks and alterations to land levels around the lake banks and path	Improvements to existing recreations facility.
Dove Farm Mill Lane Ellastone Staffordshire DE6 2GY	Installation of Archimedes Turbines, formation of a fish pass, erection of a cantilevered walkway and a walkway over the fishpass and sitting of an equipment cabinet to house hydro-electric generator	Formation of a fish pass and walkway
Barton Quarry Walton Lane Barton Turn Barton Under Needwood Staffordshire	The continuation and extension of mineral extraction and processing with restoration to water areas with recreation potential nature conservation and amenity areas,	Restoration of Quarry in the Borough - Monitored by SCC not ESBC.

## DP11: European Sites

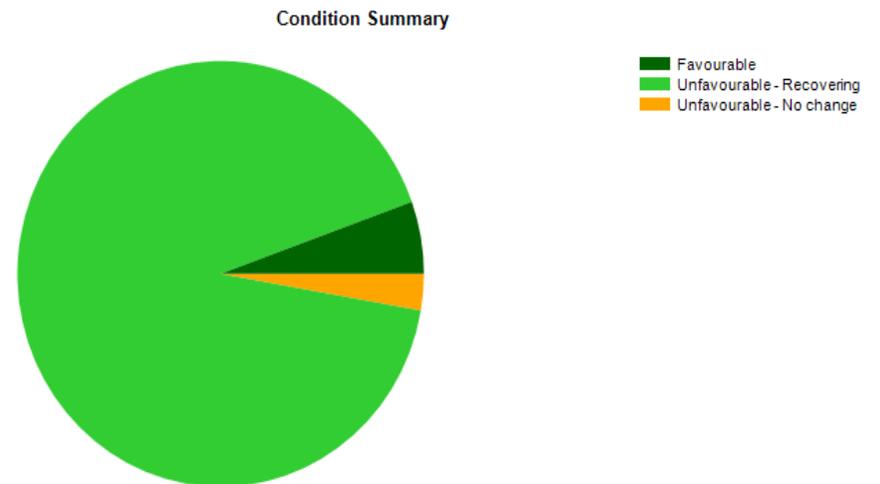
Indicator > Condition of the European sites.

Target > No planning permission granted contrary to policy which would have a detrimental impact on the European sites.

Policy DP11 requires mitigation for residential developments within a 0–15km distance of Cannock Chase SAC. There have been no relevant applications approved in the monitoring period where mitigation has not been provided.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 21<sup>st</sup> January 2016 the condition of the SSSI was as follows (source: Natural England):



## DP12: St Georges Park

Indicator > Applications in relation to St Georges Park.  
Target > Number of applications in accordance with policy.

There were two applications determined within the monitoring period, both assisting with improving the existing sports facilities on site.

The council adopted a development brief for St Georges Park in September 2014. The document can be viewed via the following link:  
<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/spd/St%20George%27s%20Park%20-%20Development%20Brief%20Sept%202014.pdf>



## Appendix 1

### Glossary

**Adopted Local Plan:** A local plan that has been through all of the stages of preparation, including Local Plan Examination, and has been formally adopted by the Local Planning Authority.

**Development:** Defined in section 55 of the Town and Country Planning Act 1990 as 'The carrying out of a building, engineering, mining or other operations in, on, over or under land; or the making of any material change in the use of any building or land.'

**Development Plan:** A development plan sets out the policies and proposals for the development, conservation and use of land and buildings in a particular local planning authority area. The development plan is the most important consideration for local planning authorities when they decide on a planning application. The development plan generally includes Development Plan Documents (DPDs) that are part of a local planning authority's Local Plan. This includes waste and minerals documents prepared by county councils. The Localism Act 2011 made two key changes to the development plan. Neighbourhood Plans that have been prepared covering any part of the local planning authority area will become part of the development plan when they have been adopted.

**Evidence Base:** The information gathered by a planning authority to support the preparation of development documents. It includes quantitative (numerical values) and qualitative (feelings and opinions) data.

**Examination in Public:** The method of considering public views on a draft Local Plan or proposed changes to it.

**Government Planning Policy:** National planning policies that local planning authorities should take into account when drawing up development plans and other documents and making decisions on planning applications. These policies are mostly included in the National Planning Policy Framework (NPPF), with some also included in Minerals Planning Policy Statements and Guidance notes.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Plan:** A portfolio or folder of documents setting out the planning strategy for a local planning authority area. Since the Planning and Compulsory Purchase Act 2004 and until recently, this type of plan was known as a Local Development Framework. The Government now uses the simpler description 'Local Plan'. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans. The key difference between the pre- and post-2004 systems is that new-style local plans are really a 'folder' of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), each addressing different issues. This is in contrast to the old-style plans

which consisted of one Development Plan Document, supported by supplementary guidance.

The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.

**Local Strategic Partnership:** Local Strategic Partnerships are bodies with representatives of the community, public, private sector and other agencies that work to encourage greater public participation in local governance by drawing together local community plans and producing an overall community strategy for each local authority area. Local Plans must have regard to, and should be the spatial expression of, the community strategy.

**Localism Act 2011:** A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.

**Neighbourhood Plan:** Neighbourhood Plans, or Neighbourhood Development Plans, were introduced by the Localism Act 2011. The term may also be used by some to refer to Neighbourhood Development Orders, which were also introduced by the Localism Act 2011 and are a second tool to enable neighbourhood planning. Communities will be able to prepare neighbourhood planning documents, outlining how they envisage their area developing in the future.

**Planning permission:** Needed before carrying out most types of development. To obtain planning permission it is necessary to make a planning application to the local planning authority.

**Policies map:** A map illustrating each of the detailed site specific policies and proposals in the written statement, defining sites for particular developments or land uses, or for protection. The Proposals Maps also includes more detailed Inset Maps.

**Secretary of State:** The secretary of state is the most senior Government minister responsible for the work of his or her department. The Government department responsible for planning is the Department for Communities and Local Government (DCLG).

**Spatial Strategy:** The spatial strategy identifies what and how much development is needed to meet local needs, and broadly where it should be concentrated.

**Statutory Agencies:** Government agencies that are established by statute, or law. There are four environmental statutory agencies: English Heritage, the Environment Agency and Natural England.

**Supplementary Planning Documents (SPD):** Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications or appeals if it is consistent with the Development Plan and has been subject to consultation.

**Sustainability appraisal:** A systematic review of the Borough Council's Local Plan policies, in order to evaluate their impacts on achieving sustainable development. The appraisal is an integral part of the plan making and review process, which allows for the valuation of alternatives and is based on a quantifiable baseline of environmental, social and economic aspects of achieving sustainable development.

**Sustainable development:** The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

## Contact Details

For more information about the new system of plan making or about how to make a planning application, some useful contact details are listed below.

### Planning Policy Team

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Provide advice on general planning policy, the Local Plan and this Annual Monitoring Report.

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