

# East Staffordshire Local Plan

*Planning for Change*

## Annual Monitoring Report - Covering April 2015 to March 2016 Monitoring Period





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# 1 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring period 2015-2016 (1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016). 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 and it was adopted in October 2015.

2.2 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 adopted a revised Housing Choice SPD in April 2016 following consultation in January and February 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 one Neighbourhood Planning Area has been designated within East Staffordshire Borough:

- Abbots Bromley – October 2015

This Neighbourhood Plan joins the list below of designated areas in East Staffordshire:

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

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:

- **Abbots Bromley:** designated on 8<sup>th</sup> October 2015 and a steering group of residents and Parish Councillors set up to take the plan forward.
- **Anglesey:** Regulation 16 consultation carried out January – February 2016. Examined by Dr Angus Kennedy in March 2016.
- **Anslow:** Plan being monitored.
- **Branston:** Referendum held on 23<sup>rd</sup> July 2015 with a majority ‘yes’ vote. The Plan was officially made on 17<sup>th</sup> August 2015.
- **Denstone:** Consultation continued and plan drafted ready for Regulation 14 consultation.
- **Horninglow and Eton:** Plan being monitored.
- **Newborough:** Parish Council re-ran Regulation 14 consultation October – November 2015.
- **Outwoods:** Referendum held on 23<sup>rd</sup> July 2015 with a majority ‘yes’ vote. The Plan was officially made on 17<sup>th</sup> August 2015.
- **Stretton:** Referendum held on 28<sup>th</sup> January 2016 with a majority ‘yes’ vote. The Plan was officially made on 1<sup>st</sup> February 2016.
- **Tatenhill & Rangemore:** Referendum held on 28<sup>th</sup> January 2016 with a majority ‘yes’ vote. The Plan was officially made on 1<sup>st</sup> February 2016.

- **Yoxall:** Referendum held on 23<sup>rd</sup> July 2015 with a majority 'yes' vote. The Plan was officially made on 17<sup>th</sup> August 2015.
- **Marchington:** Two rounds of Regulation 14 consultation undertaken by the Parish Council in 2015/16.
- **Winshill:** Consultation and draft plan writing. Regulation 14 consultation undertaken by the Parish Council October – December 2015.
- **Shobnall:** Regulation 14 consultation undertaken by the Parish Council 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 'making' of plans once they have been determined through an examination and referendum. There is no requirement to monitor the progress of Neighbourhood Plan policies and objectives however the Council works with individual Parish Councils to ensure that Neighbourhood Plan policies are being implemented and where there are conflicts suitable solutions are found.

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 2015 and 31st March 2016;
- 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 relevant 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. 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: 01.04.2015 to 31.03.2016**

### **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 6-9):

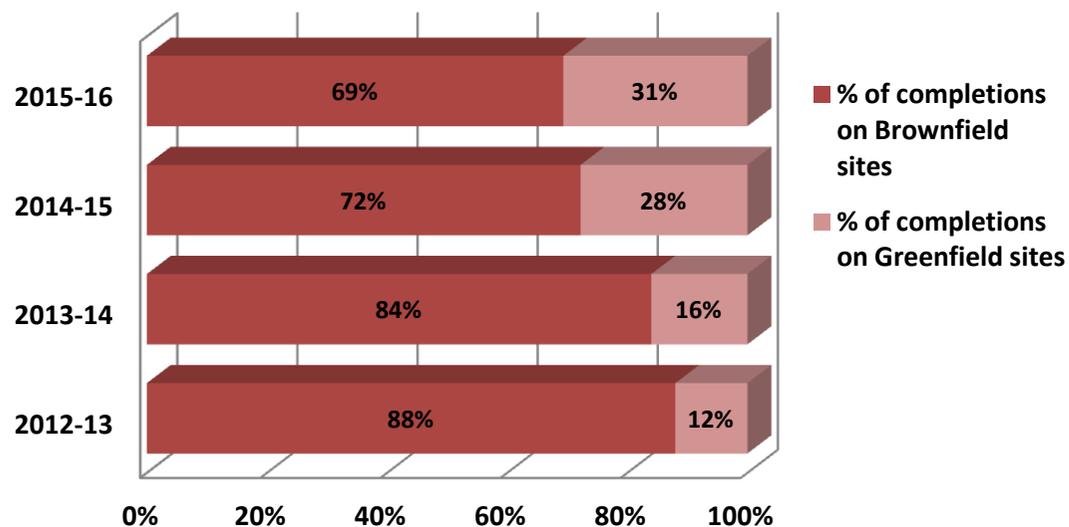
## Housing

Dwellings completions are shown below. The number of completions have continued to increase in 2015/16.

	2012-13	2013-14	2014-15	2015-16
Completions (Gross Units)	290	244	369	468
Demolitions	20	10	17	9
<b>Net Completions (Total)</b>	<b>270</b>	<b>234</b>	<b>352</b>	<b>459</b>

Whilst the proportion of brownfield completions has reduced, it is still considered high at 69%. It is expected that the proportion of brownfield completions compared to greenfield completions will continue to decrease in future monitoring years as and when brownfield sites diminish.

### Percentage of Completions on Brown/Greenfield Land.



The following affordable houses have been completed with the monitoring periods shown. In 2015/16 the majority were in Burton upon Trent..

	2012-13	2013-14	2014-15	2015-16
<b>Net Completions (Total)</b>	26	62	98	86

## Gypsies and Travellers

The completions figure for gypsy and traveller pitches continues to be nil during the 2015-2016 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 the overall employment site completions between the 2015/16 monitoring period and previous years. A more detailed breakdown of completed floorspace is set out in the retail and other employment section below.

	2012-13	2013-14	2014-15	2015-16
Completions (Site Area ha)	25.60	2.91	14.34	22.80
Completed Floor Space (m) <sup>3</sup>	3,940	15,437	16,198	65,992

## Retail

The following table shows a comparison of net floorspace completions for retail (both convenience and comparison) between the 2015/16 monitoring period and previous years.

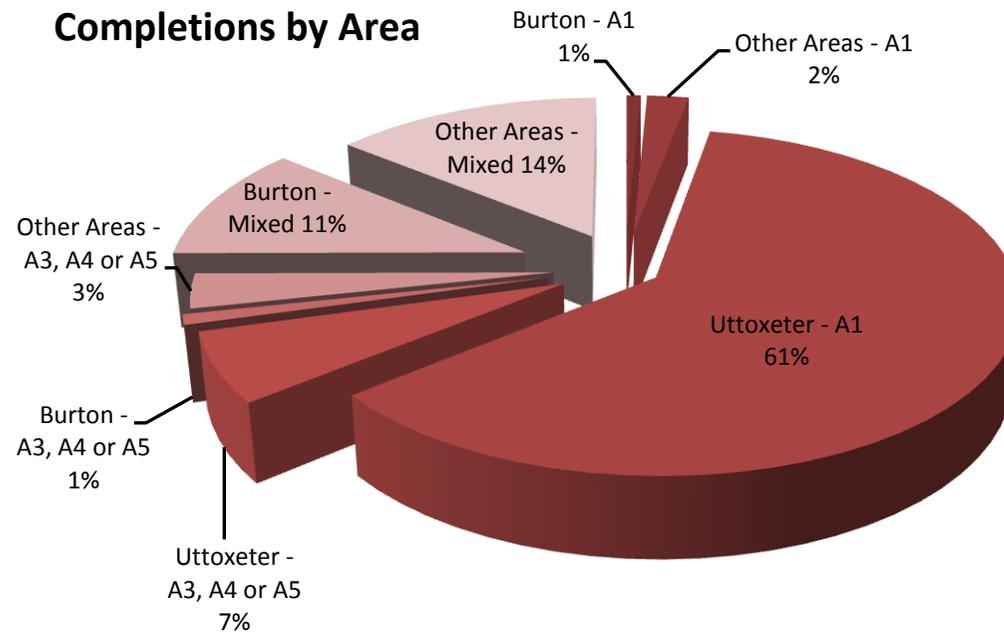
Completions	2012-13	2013-14	2014-15	2015-16
A1 (m <sup>2</sup> )	4,287	33.60	5,222.30	4382.22
A3, A4 or A5 (m <sup>2</sup> )	13,900	0	22.36	737.50
Mixed Retail Types (m <sup>2</sup> ) <sup>4</sup>	237,815	6494.00	459.50	1714.00
<b>Net Completions (Total m<sup>2</sup>)</b>	<b>256,002</b>	<b>6527.60</b>	<b>5704.06</b>	<b>6833.72</b>

There has been an increase in the mixed retail types due to the creation of the Local Centre at Branston and the A1 completions continue to be high due to the new supermarket in Uttoxeter Town Centre.

<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.

## Percentage of Retail Completions by Area



Use Class Examples:  
A1 – Shops  
A3 – Restaurants/Cafes  
A4 – Public Houses/Wine Bars  
A5 - Takeaways

## Other Employment

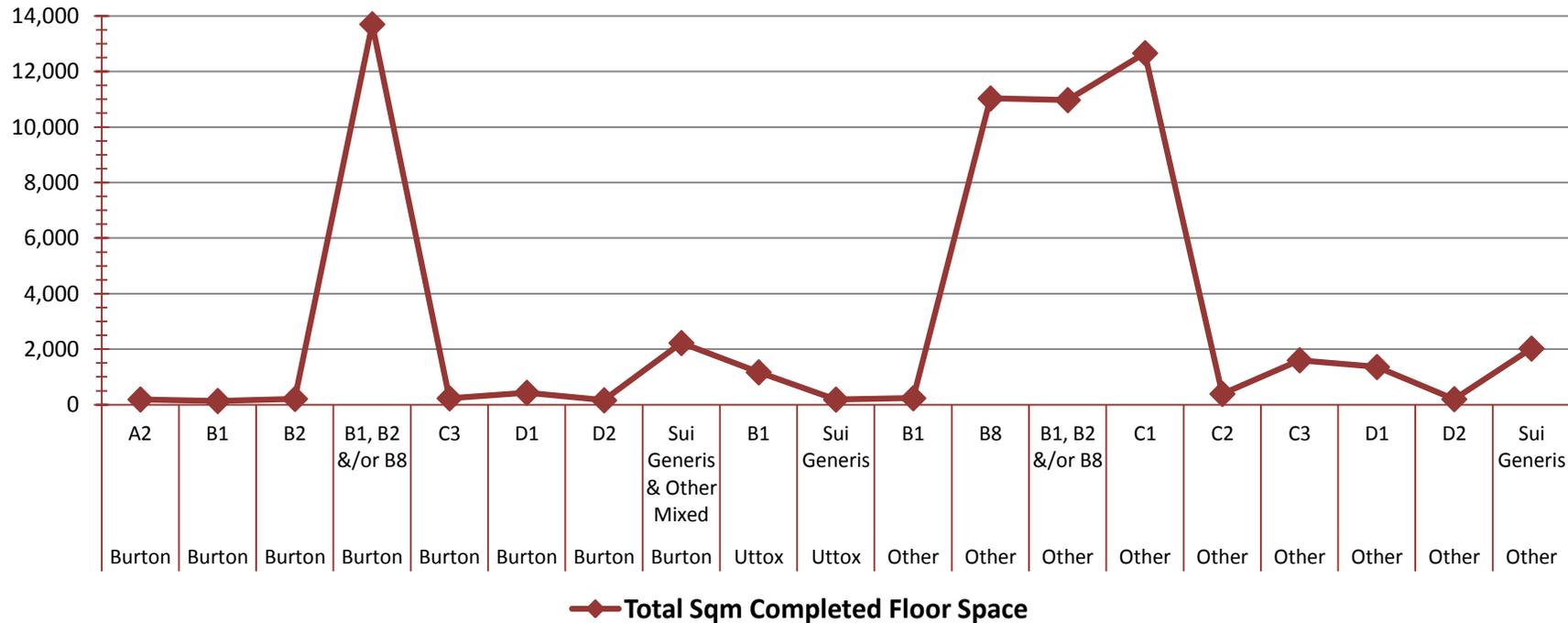
The below table shows a comparison of net floorspace completions between the 2015/16 monitoring period and previous years.

Completions	2012-13	2013-14	2014-15	2015-16
A2 (i.e. Financial Services)	~	0.00	0.00	193
B1 (i.e. Offices)	~	0.00	16.40	1544.98
B1 & B8 (m <sup>2</sup> )	~	3,794.75	1107.00	375.38
B1, B2 & B8	~	0.00	0.00	15188.08
B2 (i.e. General Industry)	~	2,462.00	0.00	213
B8 (i.e. Storage & Distribution)	~	1,711.00	3900.00	11032.21
B2 & B8	~	0.00	0.00	9112.8
C1 (Hotels)	~	0.00	0.00	12663.5
C2 (i.e. Nursing Homes)	~	0.00	0.00	393
C3 (i.e. Dwelling Houses)	~	0.00	2400.00	1838.92

D1 (i.e. Health Centres)	~	941.50	755.00	1796.06
D2 (i.e. Cinemas)	~	0.00	275.80	365.5
Sui Generis (i.e. Taxi Office)	~	0.00	2039.40	3671.55
Other Mixed Uses	~	0.00	0.00	770
<b>Net Completions (Total m<sup>2</sup>)</b>	<b>234,815</b>	<b>8,909.25</b>	<b>10,493.60</b>	<b>59157.98</b>

The graph below shows that the net completions for other types of employment come from numerous sites across the borough, with around 17,000 square meters at Burton upon Trent, 1,300 in Uttoxeter and 40,500 in other areas, mainly at existing industrial areas/estates.

### 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. Five out of the six have been fully approved equalling 5,310 dwellings and other uses. The final site now has a submitted application, which is awaiting determination. In addition, there have been a further application extending Land South of Branston for Employment use also approved within the period.

Ref No:	Site Address	Application Description	App Status as at 31.03.16	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.	FINAL DECISION Conditional Approval - Committee (14/04/2015)	Expected commencement end 2016/17 monitoring period.  Expected Delivery Correspondence (Mar 16) - Agent confirmed 490 in the next 5 years.	Discharge of Condition applications have been submitted and are awaiting determination

Ref No:	Site Address	Application Description	App Status as at 31.03.16	Expected Delivery	Additional Information
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 = 35 completed at 31.03.16 & 27 Under Construction (2 not started yet). 15 units completed in previous reviews Phase 2 = First 5 Under construction  Expected Delivery Correspondence (Mar 16) - Agent confirmed 255 in the next 5 years.	1st phase nearly complete and phase 2 is underway.  Numerous other reserve matters/detailed applications in for the employment elements on this site.
P/2015/00012	Land Adjacent To Burton Gateway Lichfield Road Branston Staffordshire	Outline planning application for up to 21,500 sq m of employment floorspace (comprising 17,200 sq m of Class B8 (Storage and Distribution) and 4,300 sq m of Class B2 (General Industrial) with ancillary offices	FINAL DECISION Conditional Approval - Committee (05/11/2015)	Expected commencement end 2018/19 monitoring period.	Extension to the employment element to Land South of Branston application above.
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 Delivery Correspondence (Mar 16) - Agent confirmed 240 in the next 5 years.	Reserve matters application for Phase 1 to include details of means of access and landscaping has been submitted in March 2016 and is awaiting determination.

Ref No:	Site Address	Application Description	App Status as at 31.03.16	Expected Delivery	Additional Information
P2013/00882	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.	FINAL DECISION Conditional Approval - Committee (13/11/2015)	Expected Delivery Correspondence (Mar 16) - Agent confirmed 200 in the next 5 years.	Detailed application for phase 1 (58 dwellings) was approved in November 2015. Reserved Matters application for the 166 dwellings (Phase 1B) has been submitted and is awaiting determination
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/2015/00202 - FINAL DECISION Conditional Approval - Committee (10/12/2015)	Expected Delivery Correspondence (Mar 16) - No response from County re the larger part of the site but site is vacant and we would expect this to come forwards in the next 5 years.	Farm vacant, school on site has been completed and is open
P/2015/01497	Hazelwalls Uttoxeter	Erection of 429 dwellings. * public open space. * landscaping. * drainage.	REGISTERED  Detailed application submitted November 2015, awaiting determination	Expected Delivery Correspondence (Mar 16) - Agent confirmed 200 in the next 5 years.	

## 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
209 Beamhill Road, Burton Upon Trent, Staffordshire, DE13 9QW	Outline application for one dwelling including details of access	Application refused
233 Efflinch Lane, Barton Under Needwood, Staffordshire, DE13 8DF	Erection of a detached dwelling	Application refused
adj. to Cloudwood, Bennetts Lane, Bramshall, ST14 5BN	Erection of a detached dwelling	1 dwelling granted permission as the principle was accepted under a previously application.
Bellway Homes Development, Efflinch Lane, Barton under Needwood, Burton upon Trent, Staffordshire	Outline application for up to 25 dwellings with associated drainage and landscaping including details of access with some matters reserved	Permission granted based on the 5YLS at the point of decision making.
Bents Cottage, Lane From Hothill Lane To Field Lane, The Bents, Withington, Staffordshire, ST10 4QD	Change of use of existing detached garage/annexe to form a dwelling	Application refused
Blythmoor, School Lane, Admaston, Staffordshire, WS15 3NH	Change of use from holiday let to permanent living accommodation	Conversion in line with SP8
Dolesfoot Farm, Dolesfoot Lane, Newborough, DE13 8SP	Conversion of existing horse stables to form two dwellings, including associated external alterations	Conversion in line with SP8
Duck Paddle Farm, Farm Lane, Withington, Staffordshire, ST10 4PU	Conversion and alteration of two barns to form a dwelling including erection of a single storey link extension and external cladding (2 applications within the same period).	Initial application refused on design reasons, however a second application was submitted for a conversion in line with SP8
Ducks Crossing, Stone Road, Bramshall, Staffordshire, ST14 8SH	Erection of a detached dwelling and installation of septic tank	Application refused
Dunstall Hall, Dunstall Road, Dunstall,	Erection of a porch to the west elevation and a covered entrance area and	Conversion in line with SP8

Site Address	Application Description	Monitoring Comments
Staffordshire, DE13 8BE	alterations to existing parapet wall on the west elevation to Dunstall Hall, change of use of offices in existing outbuilding to create a separate dwelling, reinstatement of former stable block, and erection of a water fountain feature.	
Eaton Villa , 11 Broomyclose Lane, Stramshall, Staffordshire, ST14 5AN	Outline application for the erection of 2 dwellings with all matters reserved	Application refused
Field Mill Farm, Stone Road, Field, Staffordshire, ST14 8SG	Erection of an agricultural workers dwelling and installation of septic tank	Application refused
Fishers Pit Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL	Conversion of existing redundant agricultural building to form a dwelling and installation of septic tank	Conversion in line with SP8
Hill Farm Barn, Tatenhill Common, Rangemore, Staffordshire, DE13 9RS	Conversion of existing to barn to form dwelling including single storey rear and side extensions, increase ridge height to part of building to provide first floor accommodation, detached double garage and sunroom, detached buildings to provide stable, haystore and toolstore for agricultural purposes.	Conversion in line with SP8
Holly Cottage , 1 School Lane, Admaston, Staffordshire, WS15 3NH	Subdivision of existing dwelling to form two dwellings, including the reinstatement of the steps to the front of the cottage and the erection of a front porch	Subdivision of 1 dwelling into 2 in line with SP8
Kingstanding Hall, Burton Road, Needwood, Staffordshire, DE13 9PE	Conversion of existing stables and outbuildings to form 4 dwellings with integral garaging/car ports, bin store and biomass boiler room, including associated external alterations and the installation of a package treatment plant	Conversion in line with SP8
Land adjacent to The Rise, Moores Hill, Tatenhill, Staffordshire, DE13 9RJ	Demolition of an existing garage, erection of a dwelling including ancillary works and formation of a new access.	1 dwelling in line with the MADE neighbourhood plan
Land at 60 Highwood Road, Uttoxeter, ST14 8BJ	Outline application to develop land by the erection of five dwellings with alterations to existing access and including demolition of two existing dwellings including means of access	Permission granted based on the 5YLS at the point of decision making.
Land at Red House Farm, Lower Outwoods Road, Burton upon Trent, Staffordshire, DE13 0QX	Reserved Matters application for the erection of 246 dwellings, including details of appearance, landscaping, layout and scale	Reserved matters application however outline approved following an appeal in 2013
Land At, Bondfield Lane, Yoxall, Staffordshire	Outline application for residential development for up to 35 dwellings including means of access with some matters reserved	Application refused
Land At, Jacks Lane, Marchington, Staffordshire	Erection of 16 dwellings, formation of new access to Jacks Lane and associated open space (Amended drawing and information relating to the site layout, archaeology, ecology and flood risk - received 16th July 2015)	Application refused
Land At, Thorney Lanes, Hoar Cross, Staffordshire	Outline application for the erection of 3 low carbon dwellings including details of access and layout	Application refused

Site Address	Application Description	Monitoring Comments
Land At, Trent Lane, Morrey, Yoxall, Staffordshire	Siting of a temporary mobile home as an agricultural workers dwelling, external alterations including installation of 20 solar panels to roof of existing agricultural building and use of building for livestock building and construction of cess pit	Farm workers dwelling in line with SP8
Land North Of, Woodlands Rise, Draycott In The Clay, Staffordshire	Erection of 8 dwellings, comprising of 3 pairs of semi-detached dwellings and 2 detached dwellings and the erection of associated garages, including the formation of a vehicular access	Application refused
Land off, St Marys Drive, Stretton, Staffordshire	Outline application for up to 37 dwellings including details of means of access	Permission granted based on the 5YLS at the point of decision making.
Land to the rear of The Close, Main Road, Anslow, Staffordshire, DE13 9QE	Conversion and alterations to existing equestrian building to form dwelling with associated access and parking arrangements	Conversion in line with SP8
Madeley Park Farm, Long Close, Hollington, Staffordshire, ST10 4HJ	Conversion of existing outbuildings to form 3 dwellings including associated external alterations and installation of 3 package treatment plants	Conversion in line with SP8
Meadow Farm, Meadow Lane, Woodhouses, Yoxall, Staffordshire	Conversion of existing stable block to form one dwelling including associated external alterations and the installation of a package treatment plant	Conversion in line with SP8
Mince Pie Hall, Hollington Road, Rocester, Staffordshire, ST14 5HY	Demolition of existing barn/fuel store to facilitate the erection of a detached building for a replacement accommodation block for workers linked to adjoining JCB Golf Course	Live/work units in line with SP8
Nene House, Uttoxeter Road, Kingstone, Staffordshire, ST14 8QH	Erection of a detached dwelling and use of redundant store as detached double garage	Application refused and Appeal Dismissed
Park Hall Farm, Parkhall Lane, Church Leigh, Staffordshire, ST10 4NP	Conversion of existing barn to form one dwelling with associated external alterations	Conversion in line with SP8
Poplars Farm, Yoxall Road, Newborough, Staffordshire, DE13 8SU	Demolition of former piano workshop and erection of a detached dwelling	Application refused
Proposed Barn Conversion, Cullamore Lane, Willslock, Staffordshire	Conversion of barn to a dwelling including relocation of the access	Conversion in line with SP8
Proposed Dwelling adj The Old Woodcutter, Dodsleigh Lane, Godstone, Staffordshire, ST10 4QB	Demolition of link to facilitate the conversion of existing swimming pool and extension to form a dwelling, erection of a two storey rear extension, alterations to roof, installation of a septic tank and construction of vehicular access	Conversion in line with SP8
Proposed Dwelling, Mill Lane, Barton Under Needwood, Staffordshire, DE13 8HE	Outline application for the erection of one dwelling with all matters reserved	Application refused
Proposed Dwelling, Wood Lane, Yoxall, Staffordshire	Outline application of the erection of a detached dwelling and garages with all matters reserved	Application refused and Appeal Dismissed

Site Address	Application Description	Monitoring Comments
Proposed Residential Development Phase 2, Red House Farm , Lower Outwoods Road, Burton Upon Trent, Staffordshire, DE13 0QX	Outline application for the erection of up to 150 dwellings, with associated landscaping, public open space, drainage, formation of replacement parking for Queens Hospital, associated infrastructure, earthworks and other ancillary and enabling works, including detail of access	Application refused, but allowed at appeal as the inspector concluded it was a sustainable site and the benefit of the scheme outweighed conflict with plan.
Proposed Residential Development, Ashbrook Lane, Abbots Bromley, Staffordshire	Outline application to develop land by the erection of up to 80 dwellings, demolition of existing agricultural buildings including details of means of access	Application refused
Proposed Residential Development, Barton Marina Barton Turn, Barton Under Needwood, Staffordshire, DE13 8DZ	Reserved matters for the erection of 71 residential units including details of appearance, landscaping and scale	Reserved matters application however outline approved following an appeal in 2014
Proposed Residential Development, Craythorne Road, Stretton, Staffordshire	Outline application for a mixed use development comprising of up to 385 dwellings, provision of 1.69ha of land for a single form entry primary school and associated infrastructure including details of access with all other matters reserved	Application refused
Proposed Residential Development, Demontfort Way, Uttoxeter, Staffordshire	Outline application for the erection of up to 10 dwellings with all matters reserved	Permission granted based on the 5YLS at the point of decision making.
Proposed Residential Development, Forest Road, Burton Upon Trent, Staffordshire	Demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond	Permission granted based on the 5YLS at the point of decision making.
Proposed Residential Development, Hadley Street, Yoxall, Staffordshire	Outline application for the erection of up to 34 dwellings with associated public open space, sustainable drainage and car parking with all matters reserved	Application refused
Proposed residential development, Highwood Road, Uttoxeter, Staffordshire	Outline application for the erection of up to 49 dwellings with all matters reserved	Application refused and Appeal Dismissed
Proposed Residential Development, Lightwood Road, Yoxall, Staffordshire	Outline application for up to 135 dwellings, including details of access (Revised Description, Illustrative Layout, Context Analysis Plan, Emergency Access Plan, Transport Assessment, Travel Plan and Addendum Planning Design and Access Statement	Application refused
Proposed residential development, The Lont, Stubby Lane, Draycott In The Clay, Staffordshire, DE6 5BU	Outline application for up to 8 residential dwellings, associated garaging including details of access	Application refused
Proposed Residential Development,, Site of The Old Blacksmiths Shop, Anslow Road, Hanbury, Staffordshire	Outline application for the erection of four dwellings with associated garaging with all matters reserved	Application refused

Site Address	Application Description	Monitoring Comments
Redbank Farm, Maker Lane, Hoar Cross, DE13 8PG	Demolition of existing milking shed and the subsequent conversion of two agricultural buildings to form two detached dwellings and erection of a detached double car port.	Conversion in line with SP8
Riddings Farm, Moisty Lane, Marchington, Staffordshire, ST14 8JY	Conversion of existing barn to form dwelling including external alterations, erection of detached garage and installation of septic tank	Conversion in line with SP8
Sales Farm, Longcroft Lane, Yoxall, Staffordshire, DE13 8NT	Subdivision of existing dwelling to form two separate dwellings, erection of a detached garage with office/store room above, erection of new boundary fencing and walling to rear, proposed picket fencing to front and installation of oil tank	Subdivision of 1 dwelling into 2 in line with SP8
Shrewsbury Farm, Shrewsbury Lane, Stanton, Staffordshire, DE6 2DA	Conversion of agricultural building to form a single dwelling, including associated external alterations to include raising height of part of lower roof to form en-suite, installation of a flue, and installation of a bio disc sewage treatment plant	Conversion in line with SP8
Site of The Croft, Sudbury Road, Yoxall, Staffordshire, DE13 8PQ	Outline application for a single dwelling and garage with all matters reserved	Application refused
Smithy Cottage, Alton Lane, Greatgate, Staffordshire, ST10 4HF	Conversion of barn to dwelling including two storey side extension and installation of package treatment plant	Application refused
Spring Bank, Wood Lane, Uttoxeter, Staffordshire, ST14 8BE	Conversion of ancillary building to form a separate dwelling together with the erection of single storey front and side extensions, parking provision and a 1.8m high boundary fence	Conversion in line with SP8
Stone Cottage, Church Lane, Ellastone, Staffordshire, DE6 2GU	Change of use from holiday let to dwelling	Conversion in line with SP8
The Mistals, Lees Lane, Dodsleigh, Staffordshire, ST10 4QA	Conversion of existing dwelling to form two dwellings including the erection of a single storey extension	Conversion in line with SP8
The Mistals, Top House Farm, Lees Lane, Dodsleigh, Staffordshire, ST10 4QA	Conversion of existing Cart Hovel to form a single dwelling, including the erection of a single storey side extension	Two similar applications submitted, both refused
The Oaks, Scotch Hill Road, Newchurch, Staffordshire, DE13 8RL	Conversion of barn to form a single dwelling, including the erection of a single storey extension and the erection of a detached car port and garage	Conversion in line with SP8
The Stone Yard, Marlpit Lane, Ellastone, Staffordshire, DE6 2GS	Demolition of existing outbuildings to facilitate the erection of two detached dwellings	Application refused and Appeal Dismissed
The Wheels, Leese Hill, Kingstone, Staffordshire, ST14 8QU	Change of use of ancillary living accommodation to form separate dwelling and formation of a vehicular access	Application refused
Town End Farm, Piccadilly Lane, Upper Mayfield, Staffordshire, DE6 2HP	Retention of a mobile home for use as a dwelling situated within existing barn for a temporary period of 6 months	Farm workers dwelling in line with SP8

Site Address	Application Description	Monitoring Comments
Westwood Cottage, 2A Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AG	Outline application for the erection of a dormer bungalow with all matters reserved	Application refused
Woodford Park Farm, Moisty Lane, Marchington, Staffordshire	Siting of a mobile home for use as a temporary agricultural workers dwelling for a period of 3 years	Farm workers 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
Branston Locks Lawns Farm Branston Road Tatenhill Staffordshire DE13 9SB	Outline	Submitted design provides one three form entry primary school, proposed in phase 1 on 2.88ha of land
Land to the west of Uttoxeter A50 Bypass Uttoxeter Staffordshire	Outline	A first school on 1.2ha - single form entry with 1 class for nursery provision plus an additional education sum
John Taylor High School Dunstall Road Barton Under Needwood Staffordshire DE13 8AZ	Detailed	Area of development site = 1022sqm and building area is 316sqm. To provide new classrooms, no increase in the number of staff.
Holy Rosary Roman Catholic Primary School Alexandra Road Winshill Burton upon Trent Staffordshire DE15 0JE	Detailed	Extention to reception class to accommodate an extra 6 children. Total gross new internal floorspace = 7sqm
Denstone College College Road Denstone ST14 5HN	Detailed	12 new classrooms for teaching maths and languages.
Land North Of Branston Road Tatenhill Staffordshire	County	New eight form secondary school for up to 1200 pupils aged 11 - 16 and an additional sixth form provision for up to 240 pupils aged 16 - 18
Mosley Primary School Main Road Anslow Staffordshire DE13 9QD	County	Construction of a new 165sqm classroom extension, additional floorspace once completed = 165 sqm. Site area on form = 01.10 ha.

Site Address	Application Type	Monitoring Comments
Proposed Primary School Henhurst Ridge Burton upon Trent	County	New primary school and nursery, completed new floorspace will be 2322sqm. Site area on form = 13,280 sqm.

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

**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.

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

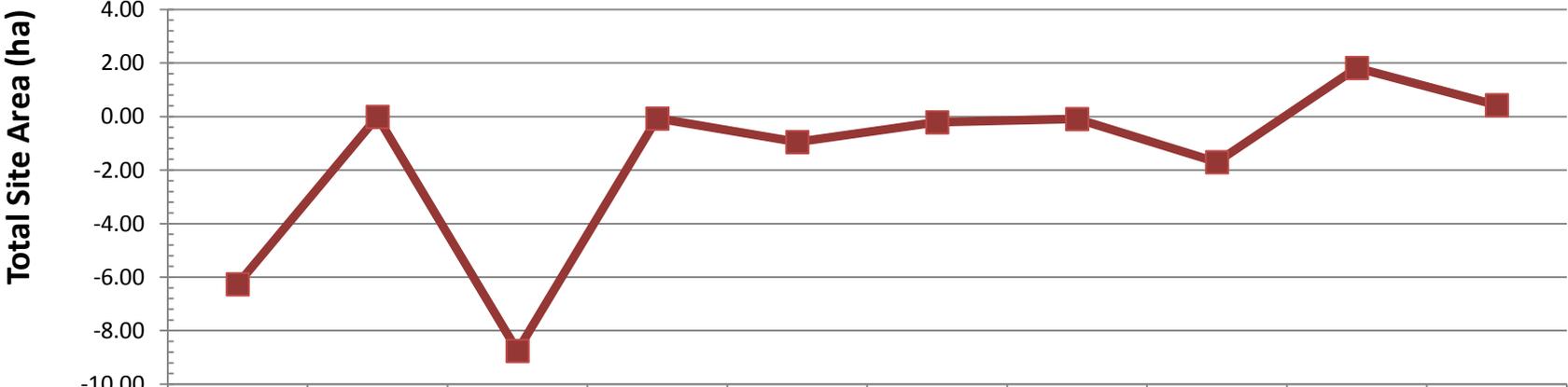
Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Former Plasplugs Limited Wetmore Road Burton upon Trent Staffordshire DE14 1SD	4.2	Loss of B2 Employment use.
Unit 4 Tutbury Mill Mews Lower High Street Tutbury Staffordshire DE13 9LU	0.01	Loss of retail employment use to residential
Land adjacent to Pirelli Factory Derby Road Stretton Staffordshire DE13 0BH	8.75	Loss of B2 Employment use.

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
166 Horninglow Street Burton upon Trent Staffordshire DE14 1NG	0.05	Loss of B1 Office use
Rear Of 322 Stanton Road Stapenhill Burton Upon Trent Staffordshire DE15 9SQ	0.95	Loss of B2 Employment use to residential
171 High Street Burton Upon Trent Staffordshire DE14 1JE	0.03	Loss of B1 Office use
61- 62 High Street Burton upon Trent Staffordshire DE14 1JS	0.17	Loss of B2 Employment use to residential
40 Scalpcliffe Road Stapenhill Burton Upon Trent Staffordshire DE15 9AA	0.35	Loss of B2 Employment use.
53 High Street Burton Upon Trent Staffordshire DE14 1JS	0.04	Loss of B2 Employment use to residential
Suite 3 & 4 Anglesey Business Centre Anglesey Road Burton upon Trent Staffordshire DE14 3NT	0.02	Loss of B1 office use, however new use will include some level of employment.
Unit 20 & 21 Marchington Industrial Estate Stubby Lane Marchington Staffordshire ST14 8LP	1.71	Loss of B2 floorspace area = 992.80sqm
94 High Street Uttoxeter Staffordshire ST14 7JD	0.06	Loss of B1 office use, however new use will include some level of employment.
Unit 2 & Associated Land Maltings Industrial Estate Derby Road Burton upon Trent Staffordshire DE14 1RN	1.42	Loss of B2 to sui generis use, however new use will include some level of employment.
First Floor 1A George Street Burton Upon Trent Staffordshire DE14 1DP	0.01	Loss of B1 office use, however new use will include some level of employment.
Unit 4 Wellington Park Burton Upon Trent Staffordshire DE14 2TG	0.28	Loss of B2 use, however new use will include some level of employment.

The following larger employment applications are either under construction or completed in 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
(Phase 1) Land adjacent to Pirelli Factory Derby Road Stretton Staffordshire DE13 0BH	0.85	New B1, B2 & B8 employment use = Completed floorspace 3141.7sqm
(Phase 2) Land adjacent to Pirelli Factory Derby Road Stretton Staffordshire DE13 0BH	0.97	New B1, B2 & B8 employment use = Completed floorspace 4082.16sqm
Unit 11 Eccleshall Business Park Hawkins Lane Burton upon Trent Staffordshire DE14 1PT	0.33	Increase in B1 floorspace = 45sqm
Unit A Barton Turn Barton Under Needwood Staffordshire DE13 8EB	0.10	Increase in B1 office floorspace = 130sqm

# Total Employment Lost/Gained



	Loss of B2	Loss of other employment use to C3	Loss of B2 - Offices	Loss of B1 - Offices	Loss of B2 to C3	Loss of B1 - Offices to C3	Loss of office use - Still employment use	Loss of other employment use - Still employment use	New B1, B2 or B8 Floorspace	Increased B1, B2 or B8 Floorspace
■ Total Site Area (ha)	-6.26	-0.01	-8.75	-0.07	-0.95	-0.21	-0.09	-1.70	1.82	0.43

## 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, but mainly relate to the expansion of existing rural businesses. None of these applications were considered to have a detrimental impact on the rural environment.

Site Address	Development Description	Monitoring Comments
52 Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AH	Erection of a single storey rear extension to form kitchen and conversion of existing kitchen to form part of restaurant area including installation of flue pipe	Improvement to existing restaurant
Belmont Driving Range, Belmont Road, Needwood, Staffordshire, DE13 9PH	Conversion of part of golf driving range (Class D2) to form office accommodation (Class B1) including associated external alterations	New office accommodation
Blythmoor, School Lane, Admaston, Staffordshire, WS15 3NH	Change of use from holiday let to permanent living accommodation	Loss of holiday let accommodation to a dwelling
Byrkley Garden Centre, Byrkley Drive, Rangemore, Staffordshire, DE13 9RN	Erection of an open sided canopy over existing outdoor sales area	Improvement to existing garden centre
Howard House, Graycar Business Park , Walton Lane, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8EN	Erection of an industrial storage building (amended scheme)	New B8 storage building on an existing rural business park
Keepers Barn, Thorney Lanes, Newborough, Staffordshire, DE13 8RZ	Retention of a portacabin for office use	Retention of small office
Land at, Fauld Industrial Estate Fauld Lane, Fauld, Staffordshire	Erection of a detached industrial building comprising of 2 units for general industrial (B2)	Two new B2 units on an existing rural business park
Land At, Trent Lane, Morrey, Yoxall, Staffordshire	Siting of a temporary mobile home as an agricultural workers dwelling, external alterations including installation of 20 solar panels to roof of existing agricultural building and use of building for livestock building and construction of cess pit	Live/work unit to support rural business
land north of Dunstall Lane, Hadley End, Yoxall, Staffordshire	Retention of workshop, store and toilet and use for traditional forestry and country crafts	Retention of workshop country crafts
Mince Pie Hall, Hollington Road, Rocester, Staffordshire, ST14 5HY	Demolition of existing barn/fuel store to facilitate the erection of a detached building for a replacement accommodation block for workers linked to adjoining JCB Golf Course	Accommodation for green keepers - Live/work units
Old Station Yard, Dodsleigh Lane, Lower Leigh, Staffordshire, ST10 4SJ	Erection of a side extension to form commercial vehicle shed and demolition and re-building of lean-to building to form garage and plant room	Additional B8 floorspace for existing business

Site Address	Development Description	Monitoring Comments
Plot 1 Castle Point Business Park, Fauld, Staffordshire	Erection of an industrial unit to be used for class B1, B2 and B8 purposes and provision of associated car parking	New B1, B2 & B8 units on an existing rural business park
Plot 5, Castle Point Business Park, Fauld, Staffordshire	Use of land for Class B8 (storage and distribution) and erection of a 3.m high perimeter pallisade fencing and gate and construction of vehicular access	New B8 space on an existing rural business park
Plot 8a, Lancaster Park, Needwood, Staffordshire, DE13 9PD	Erection of a two storey office block (Class B1) and associated training facility and formation of associated car parking.	New B1 floorspace on an existing rural business park
Springlands Farm, Toothill Road, Uttoxeter, Staffordshire, ST14 8JU	Demolition of two existing outbuildings to facilitate the conversion of remaining outbuildings from cattery and kennels to form a single dwelling, including the raising of the ridge height and the erection of single storey extensions and associated exterior	Loss of Kennels & Cattery facilities
Stone Cottage, Church Lane, Ellastone, Staffordshire, DE6 2GU	Change of use from holiday let to dwelling	Loss of holiday let accommodation to a dwelling
The Garage, Stramshall Road, Spath, Stramshall, Staffordshire	Retention of a portacabin and canopy	Retention of cabin for car/bus wash
The Old Bramshall Inn, Stone Road, Bramshall, Staffordshire, ST14 5BG	Erection of single storey front and side extensions, erection of a pergola to front entrance area, demolition of existing toilets and store to facilitate the conversion of part of the rear yard & store and single storey extension to form additional dining area and toilets and formation of an outdoor seating area	Improvements to public house facilities
Town End Farm, Piccadilly Lane, Upper Mayfield, Staffordshire, DE6 2HP	Retention of a mobile home for use as a dwelling situated within existing barn for a temporary period of 6 months	Live/work unit to support rural business
Unit 20 & 21, Marchington Industrial Estate, Stubby Lane, Marchington, Staffordshire, ST14 8LP	Demolition of two industrial units to facilitate the erection of a new industrial unit (Class B2 & B8), weighbridge, service yard, parking and floodlights	Replacement of B2 & B8 units on an existing rural business park
Unit A, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8EB	Installation of mezzanine floor to provide additional office accommodation including new windows and doors in north and west elevation and new boundary fence	Additional B1 floorspace for existing business
Woodford Park Farm, Moisty Lane, Marchington, Staffordshire	Siting of a mobile home for use as a temporary agricultural workers dwelling for a period of 3 years	Live/work unit to support rural business

## 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, B&Bs or Hotels

- 2 holiday let lost back to residential
- 1 new Hotel in the Burton area (80 rooms)



### Gym (D2)

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



### New/Improved Sports & Leisure Facilities

- 1 new dance studio in Uttoxeter
- 1 new soft play centre in Burton
- 1 new snooker/pool room facility in Burton
- 3 Improvements to existing leisure facilities (Burton rowing club, Uttoxeter Racecourse, rural public house)
- 1 retention of a Fishing Cabin for leisure use



### Caravan and Camping

- 30 New pitches at an existing Caravan and Campsite

## SP16: Meeting Housing Needs

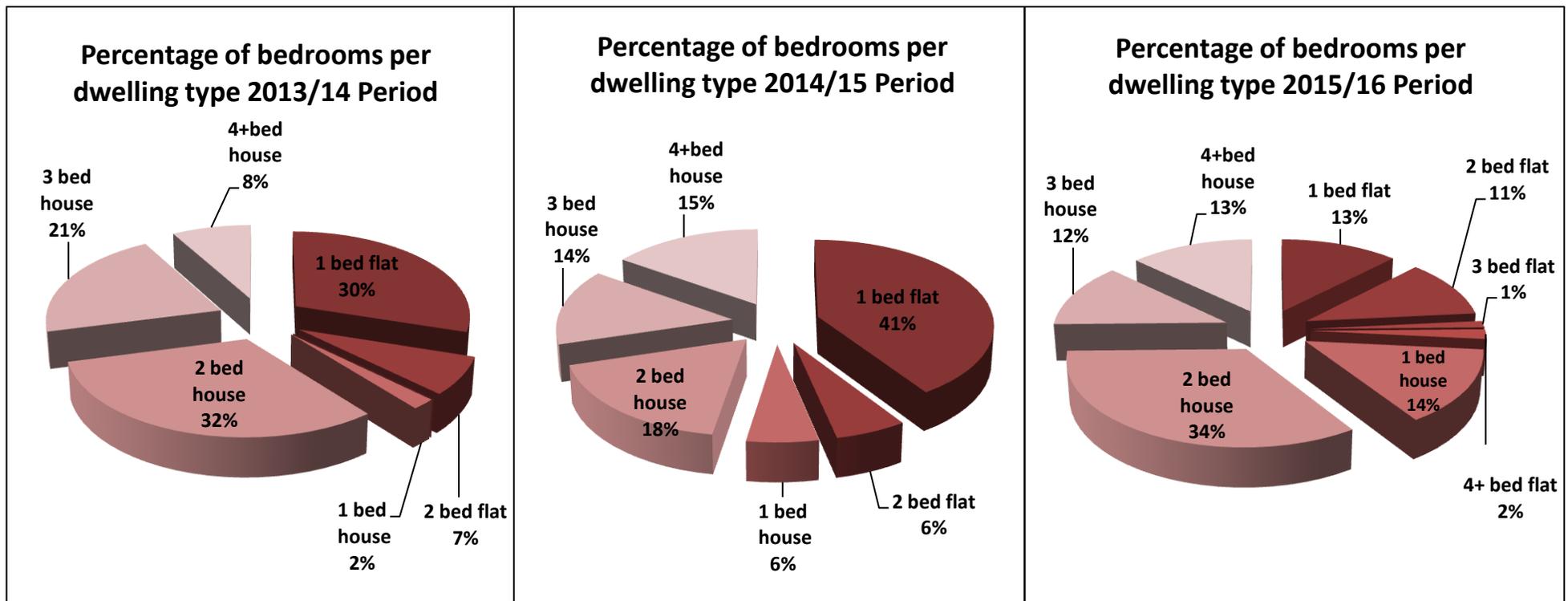
Indicator > 1. Number and type of dwellings built each year (including the number of bedrooms in each property)

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 which were fully completed within the period shown below. There were no applications where the number of bedrooms were unknown at the time of monitoring. Please note there are 19 other applications which have not been included in these graphs as the completions are split across numerous monitoring periods.

The following charts show the number of bedrooms per dwellings as a percentage of the sites fully completed within the period. A comparison between the previous monitoring periods is provided.



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 have been two applications which have contributed towards meeting specialist housing needs, both by making improvements to existing care homes.

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.

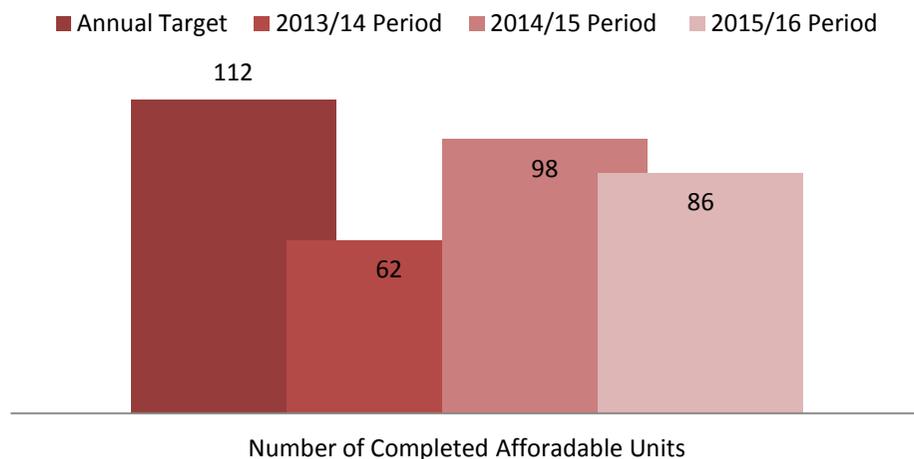
There have not been any completed homes built to this requirement within this monitoring period. Please note this requirement was new in 2015 and will be monitored in subsequent years.

## **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 was slightly lower in this period than in the 2014/15 period.

Five applications were fully completed within the monitoring period providing 86 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, no applications relating to gypsy and traveller pitches have been determined 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. No major retail applications were approved within the monitoring period.

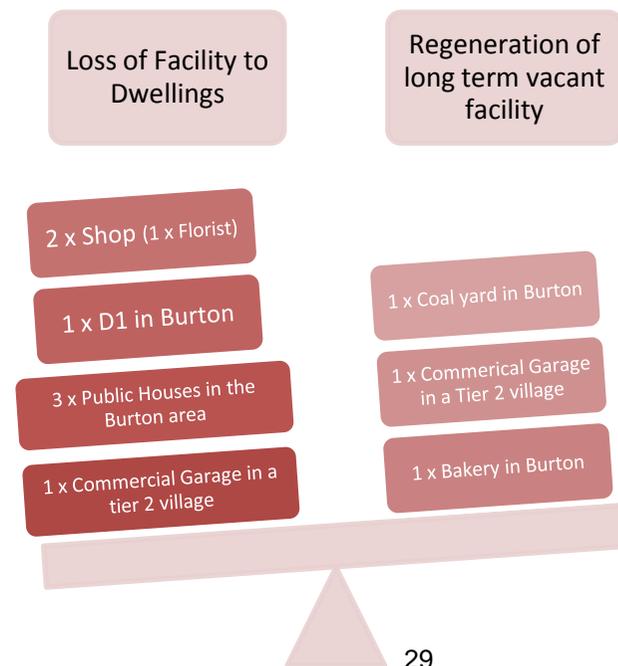
## SP22: Supporting Local Communities

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, three 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 building or land.

In addition there has been one application in Burton for a new community meeting room for people over 50 years of age for activities including crafts and furniture repairs.



## 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, two applications specifically contribute to green infrastructure by providing balancing ponds and open space with footpath/cycle links to the adjacent woodlands/sites.

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

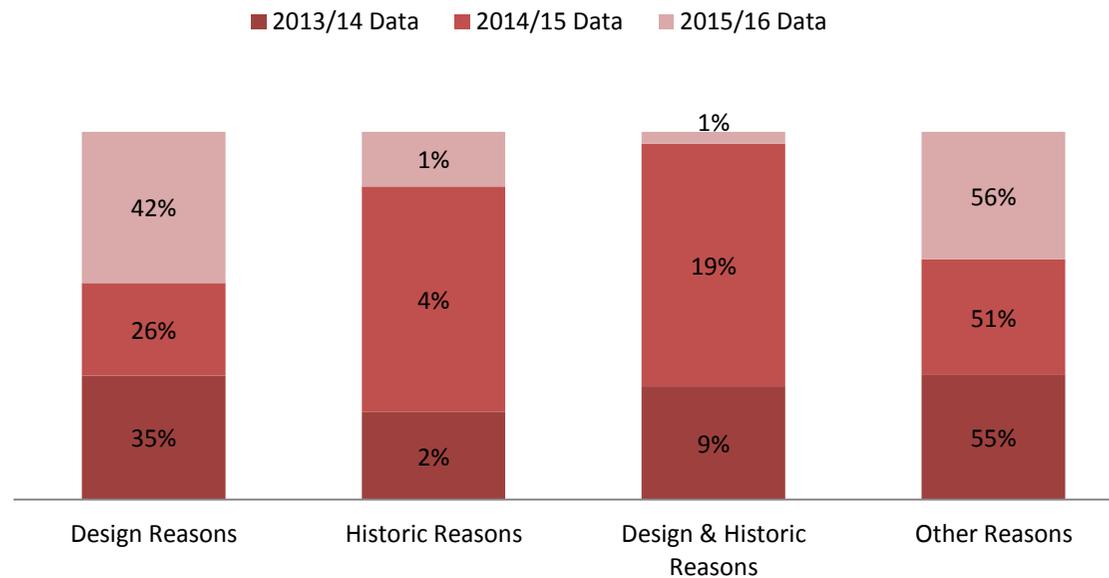
Indicator > Number of proposals refused on design principles and historic environment impacts.

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 last three monitoring periods.

### Refused Application Reasons



## 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
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, up to 92,900sqm of employment floorspace, a local centre providing up to 3,716 sqm of retail floorspace (Classes A1, A2, A3, A4 and A5), up to 929sqm of health care and associated community uses, a residential care home of up to 160 bed spaces, up to 555sqm of pub and restaurant floorspace, a primary school, and a hotel of up to 80 bedrooms.	National forest planting to be provided on site and finalised in the reserved matters	Site not started as at 31/03/2016
Proposed Residential Development Forest Road Burton Upon Trent Staffordshire	Demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond	National forest planting to be provided on site and finalised in the reserved matters	Site not started as at 31/03/2016
Bellway Homes Development Efflinch Lane Barton under Needwood Burton upon Trent Staffordshire	Reserved Matters application for the erection of up to 25 dwellings including details of layout, scale, appearance and landscaping (Phase 2)	Contributions of £7,200 index linked to be used for off-site national forest planting	Site not started as at 31/03/2016
Burton Rugby Club & Former Blockbuster Lichfield Street Burton Upon Trent Staffordshire DE14 3RH	Outline application including means of access, for the erection of three detached buildings to form 9,476 sq m of A1 (Retail) space, and 626 sq m of A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments) and A5 (Hot Food Takeaway), including the demolition of existing Rugby Club and associated buildings	Contribution of £15,840 Index Linked towards National Forest planting	Site not started as at 31/03/2016

The following planting has also been undertaken by the National Forest in the borough during 2015/16:

- Linthurst Farm, Rangemore, 3.57ha - Through their Changing Landscape Scheme.
- Yoxall Meadow North – 0.78ha & Yoxall Meadow South – 0.78ha. North of Meadow Lane, south of Yoxall - Through their Freewoods scheme.

- Phased restoration of sand and gravel mineral site at Barton Quarry (36.89ha) - Not a scheme they funded, but new woodland was created.

### **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.

<b>Application Number</b>	<b>Type of Application and Description</b>	<b>EA Reason for Objection</b>	<b>Further Comments</b>
P/2014/01439	Change of use of land from open space to outside storage space for the rowing club premises (Class D2)	PPS25/TAN15 - Request for FRA/FCA	Application refused
P/2014/00148	Reserved matters application for the erection of a dwelling including demolition of existing double garage.	Development next to a watercourse/flood defence	Application refused
P/2015/00825	Change of use of vacant land to form car parking together with landscaped infills and lighting columns	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2015/01040	Erection of 4 semi detached dwellings	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2015/00843	Demolition of existing dwelling and structures and erection of a replacement detached dwelling.	Unsatisfactory FRA/FCA Submitted	Application withdrawn
P/2015/00743	Raising height of existing garage to form dwelling	Unsatisfactory FRA/FCA Submitted	Application withdrawn
P/2015/01064	Installation of a solar farm (of up to 5MWp generating capacity)	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2015/00702	Retention of stable for use as living accommodation	Unsatisfactory FRA/FCA Submitted	Application refused and appeal dismissed
P/2015/01532	Outline application for the erection of a dwelling with all matters reserved	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2015/01491	Application under Section 73 of the Town and Country Planning Act 1990 for the change of use of land for Private Gypsy caravan site comprising of two pitches.	Risk to life and / or property	Objection is currently being resolved through the application process.
P/2015/00702	Retention of stable for use as living accommodation	Unsatisfactory FRA/FCA Submitted	Application refused and appeal dismissed

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.

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

Site Address	Development Description	Monitoring Comments
Branston Locks, Lawns Farm, Branston Road, Tatenhill, DE13 9SB	Outline planning application with all matters reserved for a mixed use development comprising the erection of up to 2500 dwellings, up to 92,900sqm of employment floorspace, a local centre providing up to 3,716 sqm of retail floorspace (Classes A1, A2, A3, A4 and A5), up to 929sqm of health care and associated community uses, a residential care home of up to 160 bed spaces, up to 555sqm of pub and restaurant floorspace, a primary school, and a hotel of up to 80 bedrooms.	Provide new SUDS features
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, associated engineering works, access to New Road and Bramshall Road and associated internal access roads including demolition of Parks Farm and associated buildings, with all matters reserved	Balancing ponds to be provided in later phases
Proposed Residential Development, Forest Road, Burton Upon Trent, Staffordshire	Demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond - Revised Plans Received 18/12/2014 - Alterations to Layout and Rear Service Road	Provide a new SUDS feature
Land off St Marys Drive, Stretton, Staffordshire	Outline application for up to 37 dwellings including details of means of access	Provide a new SUDS feature
Proposed Residential Development Phase 2, Red House Farm , Lower Outwoods Road, Burton Upon Trent, Staffordshire, DE13 0QX	Outline application for the erection of up to 150 dwellings, with associated landscaping, public open space, drainage, formation of replacement parking for Queens Hospital, associated infrastructure, earthworks and other ancillary and enabling works, including detail of access	Provide a new SUDS feature
Abbots Bromley Poultry Farm Uttoxeter Road Abbots Bromley Staffordshire WS15 3EJ	Demolition of three existing poultry houses and erection of replacement poultry buildings, formation of attenuation pond, underground dirty water tanks and feed bins/hoppers	Provide a new SUDS feature
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) together with associated car parking and servicing, specialist care housing (use Class C2); public open space; structural landscaping and provision of drainage; and internal highway network to include the provision of access junctions to the A511 Tutbury Road and Rolleston Road with public realm works to Tutbury Road to replace the existing traffic lights with a roundabout and	Provide a new SUDS feature

Site Address	Development Description	Monitoring Comments
	realignment of Harehedge Lane and formation of two mini-roundabouts together with the construction of an off-street car park	
Anslow Park Farm Main Road Anslow Staffordshire DE13 9QE	Erection of two agricultural buildings for poultry rearing, erection of a site office, siting of bulk bins, formation of hardstandings and formation of a drainage attenuation pond	Provide a new SUDS feature
Land South of Hobb Lane Marchington Woodlands Staffordshire ST14 8RG	Erection of 2 agricultural buildings for poultry production with associated infrastructure including feed bins, hardstanding and drainage attenuation pond	Provide a new SUDS feature
Land North Of Branston Road Tatenhill Staffordshire	Construction of a new eight form secondary school for up to 1200 pupils aged 11 - 16 and an additional sixth form provision for up to 240 pupils aged 16 - 18 (Class D1) including sports pitches (grassed) and sports hall; sports and recreation surfaces' car parking facilities; pupil and vehicular drop off and collection area; pedestrian, cyclist and vehicular ways, landscaping and green infrastructure and green infrastructure; groundworks; drainage works; miscellaneous ancillary development and associated engineering, access and highway works and other related operations	Provide a new SUDS feature
Waterloo Park, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire	Raising and re-profiling of existing bund	Maintenance of existing SUDS feature
Land South of Lichfield Road Branston Staffordshire (phase 2)	Reserved Matters application for the erection of 204 dwellings including details of layout, scale, appearance and landscaping (Phase 2) - Amended Layout Plan received	Variety of suds features to be provided on site as part of phase 2
Uttoxeter Household Waste Site Pennycroft Lane Uttoxeter Staffordshire ST14 7BW	Erection of 49 dwellings comprising 9 detached dwellings, 18 pairs of semi-detached dwellings and one block of 4 terraced dwellings	Naturalisation of the brook
Land at Red House Farm Lower Outwoods Road Burton upon Trent Staffordshire DE13 0QX	Reserved Matters application for the erection of 246 dwellings, including details of appearance, landscaping, layout and scale	Provide new SUDS features

### **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 fourteen applications proposing solar panels which when installed could provide approximately 31.50 megawatts of energy. In addition to these there was one application for a new biomass heating system in a rural parish.

### **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 three applications which were refused on landscape and character ground and four that were refused due to insufficient biodiversity information being provided.

In addition there were eleven applications approved within the period that have conditions attached to them which ensure positive contributes to biodiversity or landscape, such as on site biodiversity mitigation (such as providing bat & bird boxes) and creating a 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.

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

The application relates to the erection of two agricultural buildings for poultry rearing which will expand on existing operations. A landscape bund is to be created between the proposed buildings and the village, which will have National Forest planting over and around it to aid screening.

## 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.

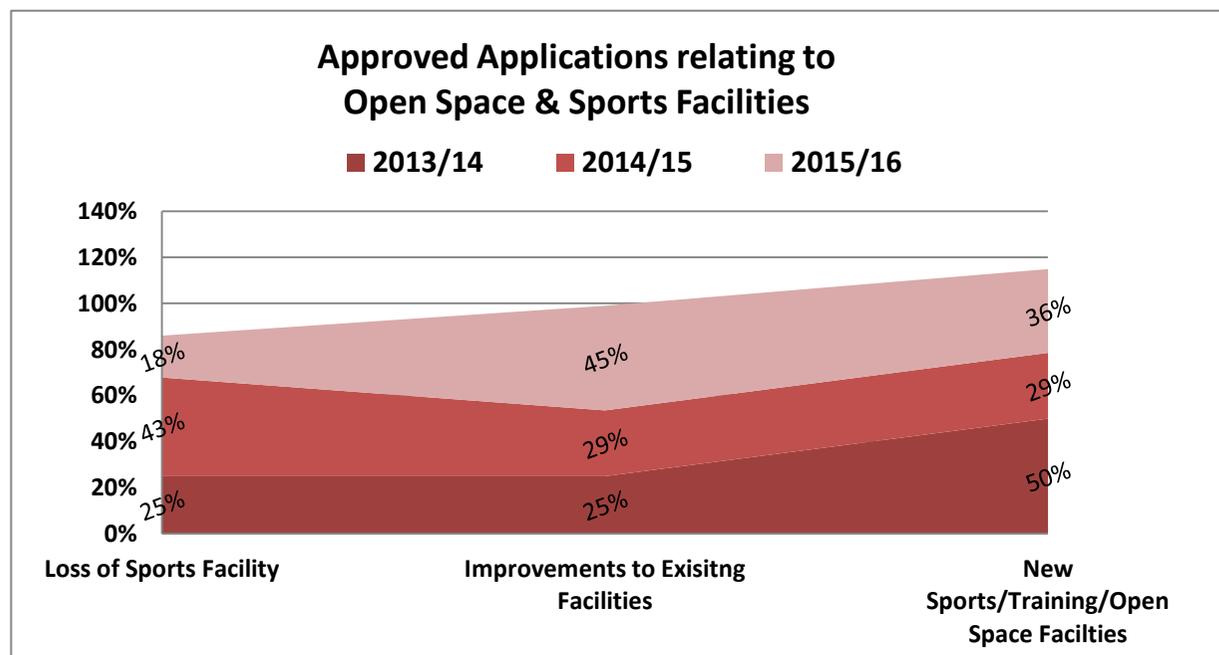
Target > 1. No net loss of open spaces or facilities.  
2. New and improved open spaces and facilities in areas of deficiency.

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

Site Address	Development Description	Monitoring Comments	Application Status
Burton Rugby Club & Former Blockbuster Lichfield Street Burton Upon Trent Staffordshire DE14 3RH	Outline application including means of access, for the erection of three detached buildings to form 9,476 sq m of A1 (Retail) space, and 626 sq m of A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments) and A5 (Hot Food Takeaway), including the demolition of existing Rugby Club and associated buildings	Loss of sports club facility in Burton, however this should be relocated at a different site.	Conditional Approval – Delegated 09/06/2015
Unit 8 Falcon Close Burton Upon Trent Staffordshire DE14 1SG	Change of use from Class D2 to Class B2 (General Industrial)	Loss of gym facility in Burton	Conditional Approval - delegated 14/01/2016
Holland Sports Club Potters Way Barton Under Needwood Staffordshire DE13 8BB	Erection of single storey extensions to existing Cricket pavilion changing room	Improvements to existing cricket pitch and facilities in a Tier 1 village	Conditional Approval - Delegated 27/07/2015
Land North of Branston Road Tatenhill Staffordshire	Construction of a new eight form secondary school for up to 1200 pupils aged 11 - 16 and an additional sixth form provision for up to 240 pupils aged 16 - 18 (Class D1) including sports pitches (grassed) and sports hall; sports and recreation surfaces' car parking facilities; pupil and vehicular drop off and collection area; pedestrian, cyclist and vehicular ways, landscaping and green infrastructure and green infrastructure; groundworks; drainage works; miscellaneous ancillary development and associated engineering, access and highway works and other related operations	New sports facilities that may be used by the general public.	Application determined by Staffordshire county council planning committee
Shobnall Leisure Complex Shobnall Road Burton Upon Trent Staffordshire DE14 2BB	Resurfacing of existing redgra/shale sports pitch with a synthetic turf hockey pitch, including the installation of replacement floodlighting and 3 metre high fencing	Improvements to the existing training facilities.	Conditional Approval - Delegated 13/05/2015
Shobnall Leisure Complex Shobnall Road Burton Upon Trent Staffordshire DE14 2BB	Demolition of changing room part of existing sports building and erection of an attached building to form a new changing room pavilion.	Improvements to the existing training facilities.	Conditional Approval - Delegated 12/06/2015
Unit 1 Bridge Street Industrial Estate Trinity Road Uttoxeter	Change of use from warehouse (Class B2) to dance studio (Class D2) - (revised address)	New (D2) dance studio in Uttoxeter town centre	Conditional Approval - Delegated

Site Address	Development Description	Monitoring Comments	Application Status
Staffordshire ST14 8SP			29/07/2015
11 - 12 Derby Street Burton upon Trent Staffordshire DE14 2LA	Change of use from Retail (Class A1) to a mixed use consisting of Cafe, Takeaway (A3/A5) and Snooker/Pool rooms (Use Class D2)	New snooker/pool room facility within the Burton area	Approved – Delegated 11/09/2015
Ground Floor Unit 46a Imex Business Centre Shobnall Road Burton Upon Trent Staffordshire DE14 2AU	Change of use from Class B2 unit to Class D2 as a weightlifting coaching unit	New Gym use in the Burton area	Conditional Approval - Delegated 22/10/2015
Land adjacent to Burton Leander Rowing Club Stapenhill Road Burton upon Trent Staffordshire DE15 9AE	Change of use of land from open space to outside storage space for the rowing club premises (Class D2) and erection of a 2m high boundary fence	Expansion of outside (D2) leisure facility in Burton	Conditional Approval - Delegated 02/12/2015
Burndhurst Mill Farm, Caverswall Lane, Lower Loxley, Staffordshire, ST14 8RZ	Retention of replacement fishing cabin and hardstanding	Retention of a Fishing cabin for leisure use	Approved – Delegated 28/08/2015

The following charts show a comparison between the three 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 seven provided noise and/or air quality assessments. No applications included community growing space, however many of the applications are at outline stage with the open space being set out in subsequent reserved matters applications.

### 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 Travel plans have been secured.

Site Address	Development Description	Monitoring Comments	Application/ Site Status
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, up to 92,900sqm of employment floorspace, a local centre providing up to 3,716 sqm of retail floorspace (Classes A1, A2, A3, A4 and A5), up to 929sqm of health care and associated community uses, a residential care home of up to 160 bed spaces, up to 555sqm of pub and restaurant floorspace, a primary school, and a hotel of up to 80 bedrooms.	Transport & Highways - Totalling 3,038,214.00, A Travel plan contribution of £10,700 Index Linked & Travel Assessment submitted	Site has not commenced at 31.03.16
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, associated engineering works, access to New Road and Bramshall Road and associated internal access roads including demolition of Parks Farm and associated buildings, with all matters reserved	Travel Plan Framwork - Part 2 = £10,670 index linked for the Monitoring and review of plan & Traffic Calming - contribution = £15,000.00 index linked, to be paid to the county towards calming measure in Bramshall & Travel Assessment submitted	Site has not commenced at 31.03.16

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Land to the West of Uttoxeter (Phase 1) A50 Bypass Uttoxeter Staffordshire	Development of Phase 1 of the West of Uttoxeter Sustainable Urban extension comprising 58 dwellings, provision of green infrastructure, associated engineering works, access to Bramshall Road and associated internal access roads including demolition of Park Fields Farm and associated buildings	Travel assessment provided	Under construction at 31.03.16
Land at Burton Road Tutbury Staffordshire (south east of main site)	Erection of 15 dwellings with associated garage blocks and access and formation of additional car parking spaces for the community building.	Transport statement submitted	Site has not commenced at 31.03.16
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) together with associated car parking and servicing, specialist care housing (use Class C2); public open space; structural landscaping and provision of drainage; and internal highway network to include the provision of access junctions to the A511 Tutbury Road and Rolleston Road with public realm works to Tutbury Road to replace the existing traffic lights with a roundabout and realignment of Harehedge Lane and formation of two mini-roundabouts together with the construction of an off-street car park (Additional Information received 15.05.15 - Preliminary Ecological Assessment)	Transport assessment and travel plan submitted and offsite highways works to be carried out	Site has not commenced at 31.03.16
Proposed Residential Development Queen Street Burton Upon Trent Staffordshire	Demolition of existing buildings and erection of 87 dwellings, comprising 28 no. apartments and 59 no. dwellings including garaging parking, landscaping and associated works	Transport assessment and travel plan submitted	Site has not commenced at 31.03.16
Land off St Marys Drive Stretton Staffordshire	Outline application for up to 37 dwellings including details of means of access	Offsite highways works to be carried out	Site has not commenced at 31.03.16
Proposed Residential Development Forest Road Burton Upon Trent Staffordshire	Demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond - Revised Plans Received 18/12/2014 - Alterations to Layout and Rear Service Road	Travel plan - contribution of £6,300 Index Linked and a travel plan Coordinator to be appointed, 8. Highways Work Contribution = £35,000.00 index linked & Travel Assessment submitted	Site has not commenced at 31.03.16
Uttoxeter Household Waste Site Pennycroft Lane Uttoxeter Staffordshire ST14 7BW	Erection of 49 dwellings comprising 9 detached dwellings, 18 pairs of semi-detached dwellings and one block of 4 terraced dwellings	Travel assessment provided	Site has not commenced at 31.03.16

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Burton Rugby Club & Former Blockbuster Lichfield Street Burton Upon Trent Staffordshire DE14 3RH	Outline application including means of access, for the erection of three detached buildings to form 9,476 sq m of A1 (Retail) space, and 626 sq m of A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments) and A5 (Hot Food Takeaway), including the demolition of existing Rugby Club and associated buildings	Travel Plan monitoring and review contribution of £6,200 Index Linked & Transport assessment submitted	Site has not commenced at 31.03.16
Navigation Garage (now demolished) 300 Derby Road Burton upon Trent Staffordshire DE14 1RN	Erection of a detached building to form three commercial units with a flexible use of Class A1 (Non-Food Retail), Class B8 (Storage & Distribution) & Class D1 (Non-Residential Institution) with associated car and cycle parking and landscaping	Transport Statement submitted	Site has not commenced at 31.03.16
Land at The Dove Way Uttoxeter Staffordshire	Erection of 5 detached buildings to form 10 units for Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution), including the formation of a new vehicular access	Transport Statement & Travel plan submitted	Under construction at 31.03.16
Land Adjacent To Burton Gateway Lichfield Road Branston Staffordshire	Outline planning application for up to 21,500 sq m of employment floorspace (comprising 17,200 sq m of Class B8 (Storage and Distribution) and 4,300 sq m of Class B2 (General Industrial) with ancillary offices together with associated car parking, servicing, landscaping, drainage works, earth works and other ancillary works, including details of means of access	ESBC Integrated Transport Strategy 2014-2031 contribution = £82,860.00 index linked, Bus service to run every 30 minutes to be provided and Travel plan monitoring and review contribution of £6,300 Index Linked	Site has not commenced at 31.03.16

## 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
Fernhill Farm, Rangemore Hill, Rangemore, Staffordshire, DE13 9RG	Demolition of existing dwelling and erection of a replacement detached dwelling	Conditional Approval – delegated 05/02/2016
Forest Gate, Wood Lane, Uttoxeter, Staffordshire, ST14 8JR	Erection of a replacement dwelling and single storey extension to existing detached swimming pool and garage block	Conditional Approval – delegated 15/12/2015
Ladysmith Farm Cottage, St Michaels Drive, Hoar Cross, Staffordshire, DE13 8QS	Erection of a replacement dwelling with attached double garage	Conditional Approval – delegated 09/04/2015
Old Wood, Hollington Lane, Stramshall, Staffordshire, ST14 5ER	Demolition of existing dwelling to facilitate the erection of a detached replacement dwelling	Approved – Delegated 03/06/2015

Site Address	Development Description	Application/ Site Status
Proposed dwelling, Lodge Hill, Tutbury, Staffordshire	Demolition of existing dwelling and erection of a replacement detached dwelling	Under Construction
The Cottage, Dunstall Road, Barton Under Needwood, Staffordshire, DE13 8AY	Demolition of the existing cottage and erection of a new detached dwelling	Conditional Approval – delegated 07/08/2015
The Cottage, Lower Nobut Road, Nobut, Staffordshire, ST10 4QQ	Demolition of existing dwelling to facilitate the erection of a replacement dwelling and a detached garage and installation of septic tank	Conditional Approval – delegated 18/09/2015

## DP5 & DP6: Protecting the Historic Environment

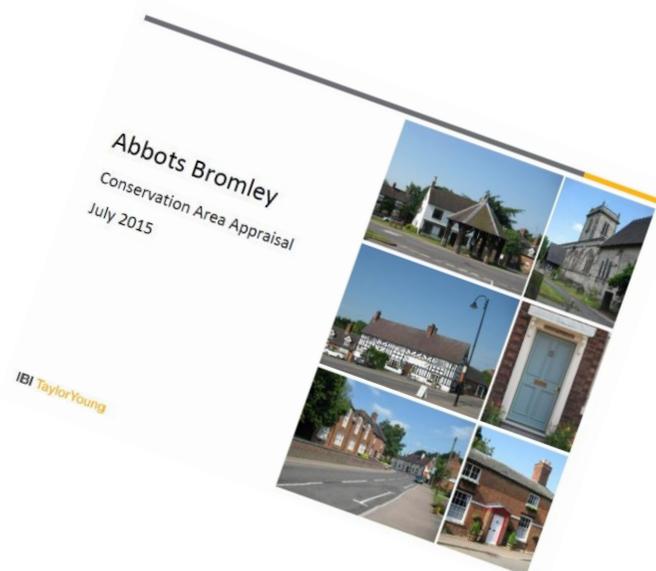
Indicator > Number of Conservation Area Appraisals and management plans.

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.

No other Conservation Area appraisals have been completed since the following six were completed in the previous monitoring period:

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



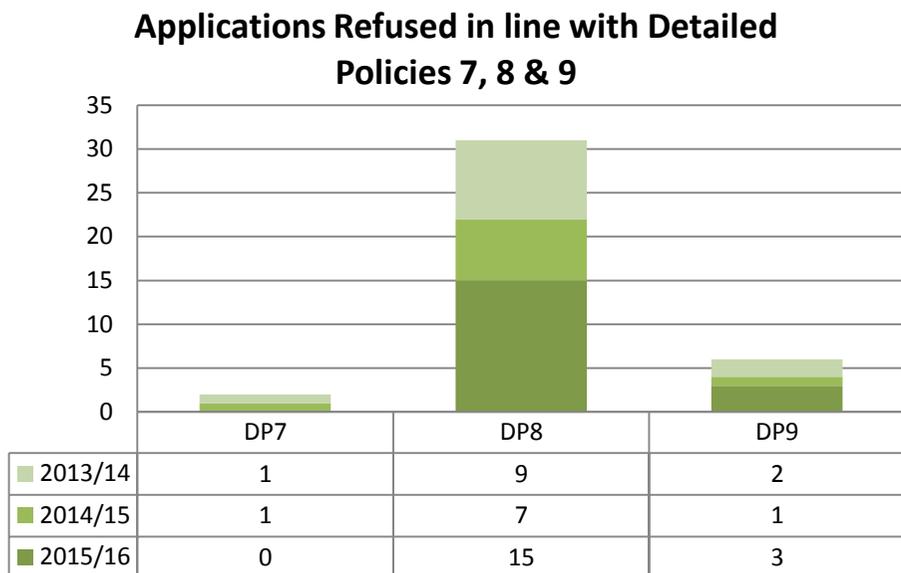
## DP7: Pollution, DP8: Tree Protection & DP9: Advertisements

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 periods



## DP10: Water recreation and Blue Infrastructure

Indicator > Number of proposals coming forward.

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

One application was determined where water recreation will be provided. In addition many of the SUDS features under strategic policy 27 may once established provide local opportunities for water recreation.

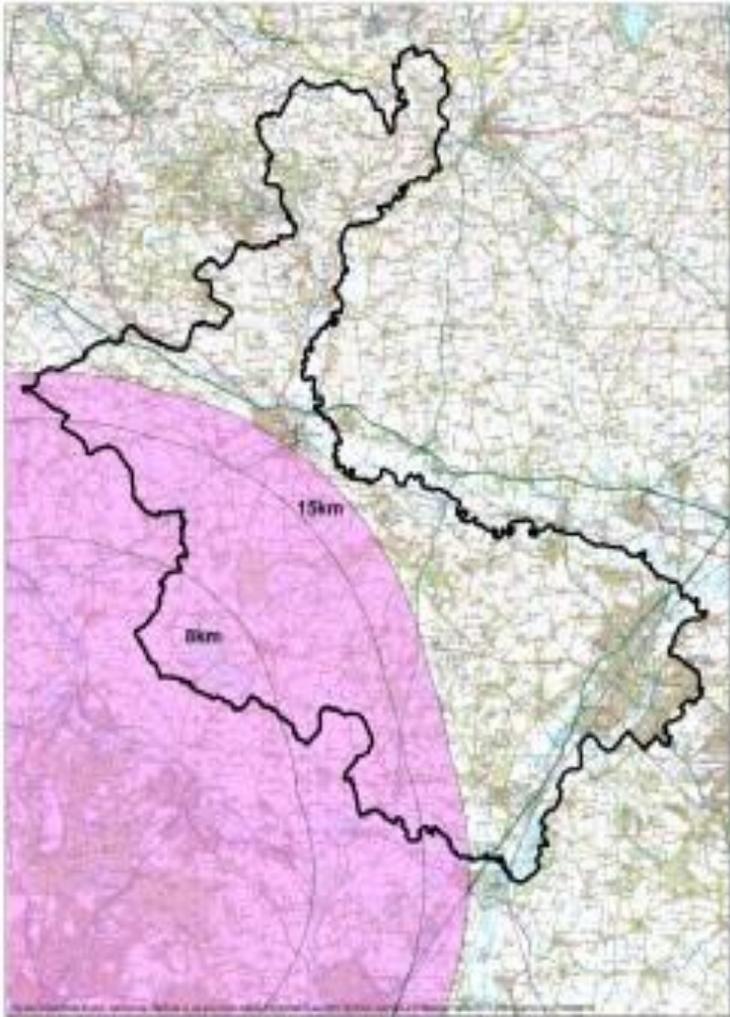
Site Address	Development Description	Monitoring Comments
Trentbridge Farm, Bond End, Yoxall, Staffordshire, DE13 8NJ	Retention of existing extension, erection of additional extensions to east of building and formation of a pond	Formation of pond

## DP11: European Sites

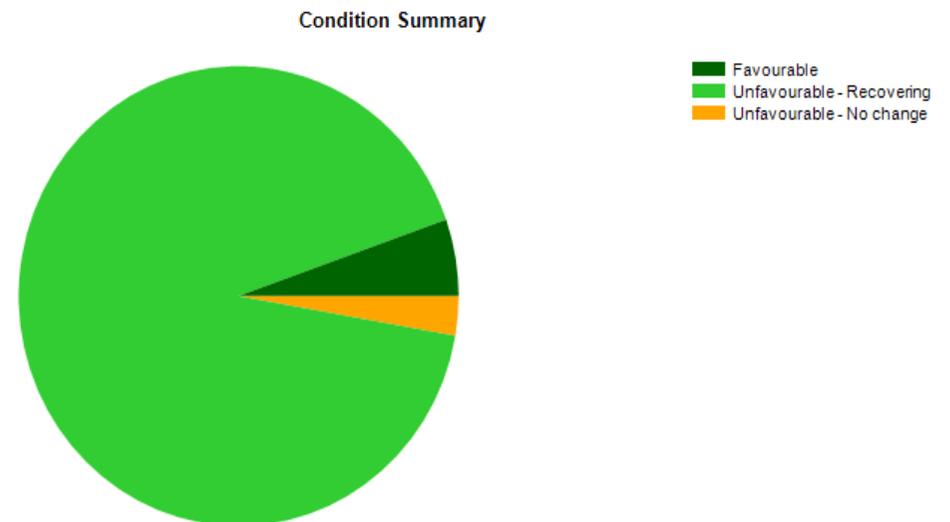
Indicator > Condition of the European sites.

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 4<sup>th</sup> July 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 three applications determined within the monitoring period at St Georges Park, all assisting with improving the existing sports facilities and the operation of the 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

The Maltsters  
Wetmore Road  
Burton upon Trent  
DE14 1LS

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

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