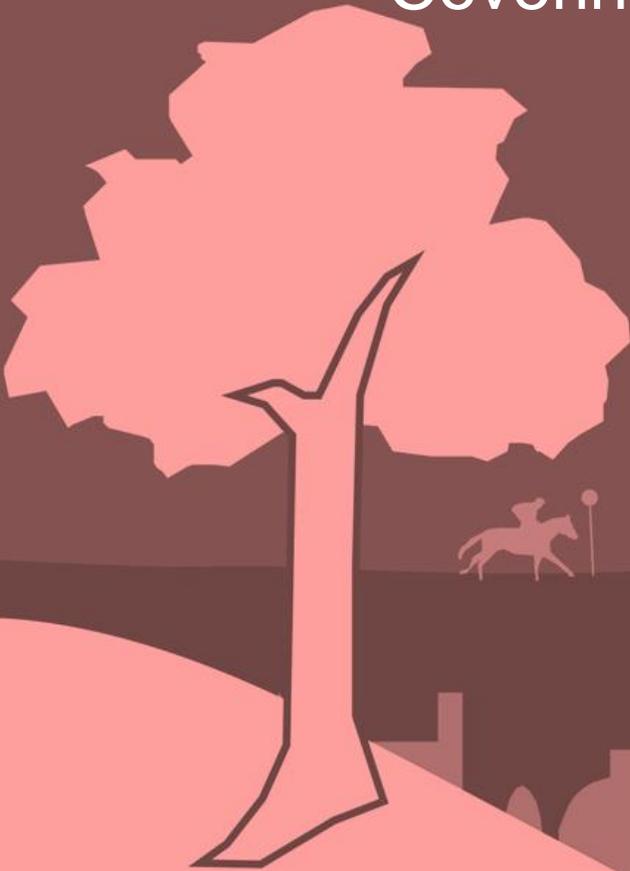


East Staffordshire Local Plan

Planning for Change

Annual Monitoring Report - Covering April 2016 to March 2017 Monitoring Period



This page is intentionally left blank

Contents

1. Introduction	1
2. Local Plan Milestones	1
3. Neighbourhood Plans Progress	2
4. Local Plan Monitoring	3
- Strategic Policies	4
• Completions - Housing and Affordable Housing	5
Gypsies and Travellers	
Employment	6
Retail	
Other Employment	7
- Detailed Policies	36
Appendix - Glossary	41
Contact Details	44

Alternative formats of this publication are available on request. Please contact us to discuss an appropriate format.

This page is intentionally left blank

1 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the 2016-2017 monitoring period (1st April 2016 to 31st March 2017). 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.
- 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, 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 A new Local Development Scheme (LDS) will be published prior to any Local Plan review.
- 2.3 The council adopted the revised Housing Choice SPD in April 2016. In addition a consultation was carried out on the Parking Standards SPD in June and July 2017. It is expected a new Open Space SPD will be prepared in 2018 following completion of evidence base gathering in 2017.

3 Neighbourhood Plans Progress

3.1 During the monitoring period no new Neighbourhood Planning Areas have been designated. The following Neighbourhood Planning Areas are designated in East Staffordshire.

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

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:** In this monitoring period the steering group have held several consultation events with residents with a view to drafting the plan in 2017/18
- **Anglesey:** The Anglesey Plan went to Referendum on 21st July 2016 with a positive outcome. The plan was duly Made by ESBC in July 2016.
- **Denstone:** The Plan underwent Regulation 16 consultation between August and October 2016. It was examined in October and November 2016. The plan was forwarded to Referendum, which occurred on 2nd February 2017.
- **Newborough:** The Plan underwent Regulation 16 consultation between April and May 2016, with examination in June 2016. The Referendum date was set by ESBC for 15th September and after a majority Yes vote the Plan was Made in September 2016.
- **Marchington:** The Plan underwent Regulation 16 consultation between April and May 2016, with examination in June 2016. The Referendum date was set by ESBC for 15th September and after a majority Yes vote the Plan was duly Made in September 2016.
- **Winshill:** In this monitoring period the Winshill Plan was health-checked by an independent examiner. Further changes to the plan were made and Regulation 14 Consultation re-run between October and December 2016

with a view to submitting to ESBC in April 2017 for Regulation 16 consultation.

- **Shobnall:** After Regulation 14 consultation in 2015/16 the Parish Council commissioned further work on the evidence base for their plan with a view to Submitting to ESBC in 2017/18.
- **Stapenhill:** The Plan underwent Regulation 16 consultation between April and June 2016 with examination following soon after. The plan was forwarded to Referendum, which occurred on 15th September 2016.
- **Uttoxeter:** The Plan underwent Regulation 16 consultation between August and September 2016. It was examined in October and November 2016. The plan was forwarded to Referendum, which occurred on 2nd February 2017 and was duly Made in February 2017.

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.

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 2016 and 31st March 2017;
- 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: 01.04.2016 to 31.03.2017

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):

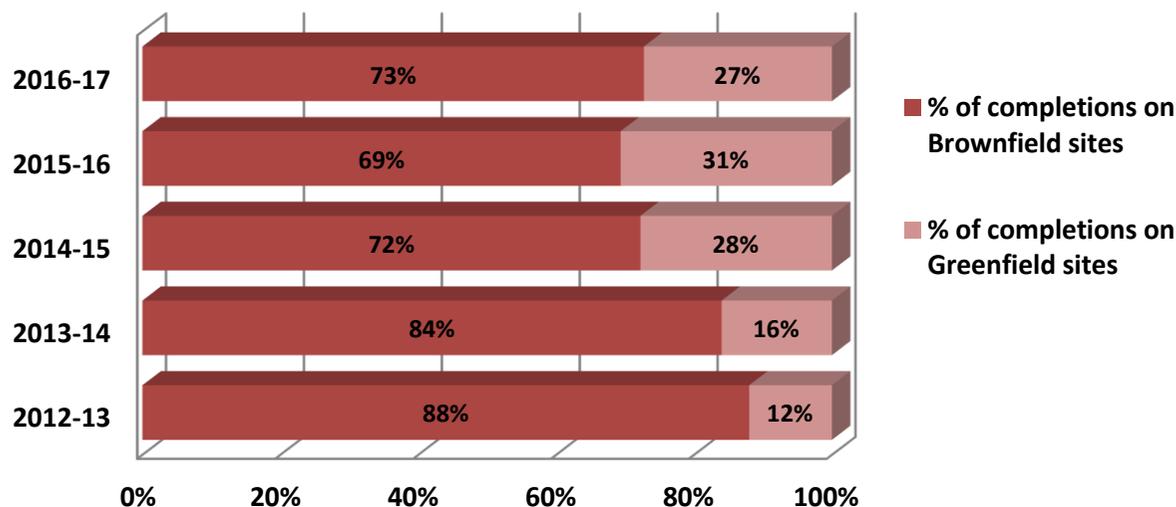
Housing

Dwellings completions are shown below. The number of completions have continued to increase in 2016/17.

	2012-13	2013-14	2014-15	2015-16	2016-17
Completions (Gross Units)	290	244	369	468	564
Demolitions/Losses	20	10	17	9	29
Net Completions (Total)	270	234	352	459	535

This year saw an increase in developments on Brownfield sites due to large developments such as Queen Street and Scalpcliffe Road. It is expected that the proportion of brownfield completions compared to greenfield completions will 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 2016/17 the majority were in Burton upon Trent.

	2012-13	2013-14	2014-15	2015-16	2016-17
Net Completions (Total)	26	62	98	86	95

Gypsies and Travellers

The completions figure for gypsy and traveller pitches continues to be nil during the 2016-2017 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 2016/17 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	2016-17
Completions (Site Area ha)	25.60	2.91	14.34	22.80	6.80
Completed Floor Space (m) ¹	3,940	15,437	16,198	65,992	38,385

Retail

The following table shows a comparison of net floorspace completions for retail (both convenience and comparison) between the 2016/17 monitoring period and previous years.

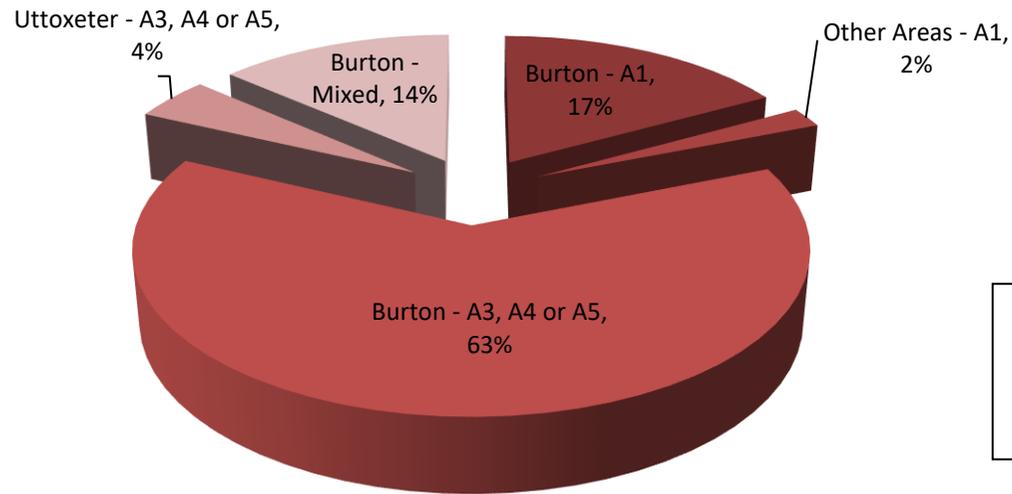
Completions	2012-13	2013-14	2014-15	2015-16	2016-17
A1 (m ²)	4,287	33.60	5,222.30	4382.22	314.00
A3, A4 or A5 (m ²)	13,900	0	22.36	737.50	1108.78
Mixed Retail Types (m ²) ²	237,815	6494.00	459.50	1714.00	224.00
Net Completions (Total m²)	256,002	6527.60	5704.06	6833.72	1646.78

There has been an increase in the A3, A4 or A5 types due to the change of use from two retail units to Mircopubs and the creation of a drive thru facility in Burton.

¹ 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.

² 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



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

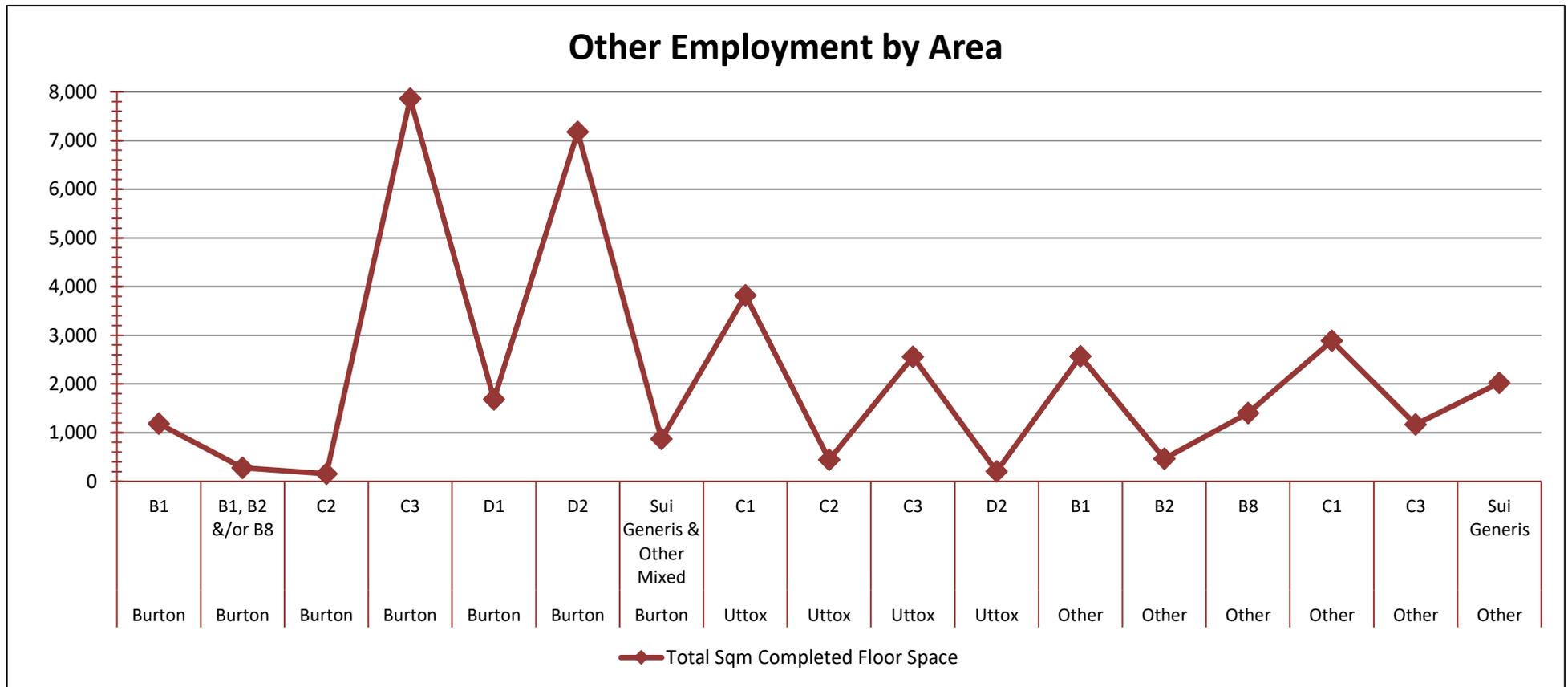
Other Employment

The below table shows a comparison of net floorspace (sqm) completions between the 2016/17 monitoring period and previous years.

Completions	2012-13	2013-14	2014-15	2015-16	2016-17
A2 (i.e. Financial Services)	~	0.00	0.00	193	0.00
B1 (i.e. Offices)	~	0.00	16.40	1544.98	3750.52
B1 & B8 (m ²)	~	3,794.75	1107.00	375.38	278.71
B1, B2 & B8	~	0.00	0.00	15188.08	0.00
B2 (i.e. General Industry)	~	2,462.00	0.00	213	465.00
B8 (i.e. Storage & Distribution)	~	1,711.00	3900.00	11032.21	1400.00
B2 & B8	~	0.00	0.00	9112.8	0.00
C1 (Hotels)	~	0.00	0.00	12663.5	6706.71
C2 (i.e. Nursing Homes)	~	0.00	0.00	393	594.35
C3 (i.e. Dwelling Houses)	~	0.00	2400.00	1838.92	11585.96

D1 (i.e. Health Centres)	~	941.50	755.00	1796.06	1683.50
D2 (i.e. Cinemas)	~	0.00	275.80	365.5	7379.00
Sui Generis (i.e. Taxi Office)	~	0.00	2039.40	3671.55	2089.00
Other Mixed Uses	~	0.00	0.00	770	806.00
Net Completions (Total m²)	234,815	8,909.25	10,493.60	59157.98	36738.75

The graph below shows that the net completions for other types of employment come from numerous sites across the borough, with around 21,300 square meters at Burton upon Trent, 7,000 in Uttoxeter and 10,500 in other areas, including existing industrial areas/estates.



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. Please note: there was a further application extending Land South of Branston for Employment use approved during the last monitoring period.

Ref No:	Site Address	Application Description	App Status as at 31.03.17	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 2017/18 monitoring period. Expected Delivery Correspondence (Mar 17) - Agent confirmed 440 in the next 5 years.	Various discharge of condition applications have been approved

Ref No:	Site Address	Application Description	App Status as at 31.03.17	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 = Complete as at Mar 2017 Phase 2 = Under construction Expected Delivery Correspondence (Sept 16) - Agent confirmed 250 in the next 5 years.	1st phase now complete and phase 2 is well underway. Numerous other reserve matters/detailed applications in relating to 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 17) - Agent confirmed first completion expected March 2019 with a completion rate of 80dpa thereafter.	Reserve matters application for Phase 1 to include details of access and landscaping has been approved 23/02/2017.

Ref No:	Site Address	Application Description	App Status as at 31.03.17	Expected Delivery	Additional Information
P/2013/00882	Land to the west of Uttoxeter A50 Bypass Uttoxeter Staffordshire	Outline application to develop 50.7 ha of land for up to 700 dwellings. * 10ha of employment use (Classes B1, B2, B8). * a first school. * a mixed use local centre incorporating retail, leisure, social, cultural community and health facilities. * green infrastructure.	FINAL DECISION Conditional Approval - Committee (13/11/2015)	Expected Delivery Correspondence (Sept 16) - Agent confirmed 220 in the next 5 years. Phase 1 = 22 completions, remaining 36 under construction Phase 1b = site under construction	Detailed application for phase 1 (58 dwellings) was approved in November 2015. Reserved Matters application for phase 1b (40 dwellings) approved 22/11/2016. Reserved Matters Applications for phase 1c (119 dwellings) and phase 1d/2a for 113 dwellings 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 17) - No response from County regarding the delivery but we would expect this to come forwards in the next 5 years.	Farm vacant and land being cleared. Grampian condition expects submission of reserved matters for 110 units by December 2017 with further phase by December 2020 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.	Application expected to be determined at July 2017 planning committee

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
Land to the South of, Forest Road, Burton Upon Trent, Staffordshire	Reserved matters application relating to outline planning permission allowed at appeal P/2012/01359 for residential development for 300 dwellings and associated garaging including details of appearance, landscaping, layout and scale	Reserved Matters application however Outline approved following appeal in 2014.
The Alders, Old Uttoxeter Road, Crakemarsh, Staffordshire, ST14 5BL	Sub-division of existing single dwelling to create 2 no. dwellings	Application refused
Land adjacent, Cox Bank Farm Cullamore Lane, Willslock, Staffordshire, ST14 8NJ	Conversion of barn to an agricultural workers dwelling, erection of a two storey extension and relocation of the access	Application refused
Dunstall Hall, Dunstall Road, Dunstall, Staffordshire, DE13 8BE	Conversion and alterations of part of the existing stable block to form a 2 bed self-contained unit, and conversion of toilet bay to form stable.	Conversion in line with SP8
Bonthorne Farm, Dogshead Lane, Barton Under Needwood, Staffordshire, DE13 8AN	Erection of an agricultural workers dwelling	Farm workers dwelling in line with SP8
76 The Green, Barton Under Needwood, Staffordshire, DE13 8JD	Conversion of existing outbuilding to form two x 1 bed dwellings	Conversion in line with SP8
Fishers Pit Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL	Conversion of existing agricultural building to form a dwelling and installation of septic tank	Conversion in line with SP8
Proposed barn conversions, Poplar Farm, Poplar Farm Road, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AY	Conversion and alterations to barns to form 3 dwellings and installation of septic tank	Conversion in line with SP8
Proposed Residential Development, Barton Marina Barton Turn, Barton Under Needwood, Staffordshire, DE13 8DZ	Erection of 5 three storey blocks comprising 50 two bedroomed apartments and a detached two storey gate house comprising 4 apartments with associated refuse stores car parking and landscaping (REVISED PLANS)	54 dwellings granted permission following permission at appeal of a previous scheme for 71 dwellings

Site Address	Application Description	Monitoring Comments
Land adjacent to Weaverlake, Hadley Street, Yoxall, Staffordshire, DE13 8NB	Erection of three detached dwellings and car ports.	Application refused
Poplars Farm, Yoxall Road, Newborough, Staffordshire, DE13 8SU	Erection of a detached dwelling	Application refused
Cliff House, Dovecliff Road, Stretton, Staffordshire, DE13 0DJ	Demolition of existing buildings to facilitate the erection of 5 dwelling houses and two detached garages and installation of package treatment plant	Application refused
Field Mill Farm, Stone Road, Field, Staffordshire, ST14 8SG	Erection of an agricultural workers dwelling and installation of septic tank (Revised Scheme)	Farm workers dwelling in line with SP8
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
Brakenhurst Farm House, Abbots Bromley Road, Hoar Cross, Staffordshire, DE13 8RB	Continued use of Church View as a separate dwelling.	Subdivision of an existing dwelling, used as two dwellings for a number of years
Dagdale Farm, Dagdale Lane, Dagdale, ST14 5BJ	Conversion and alterations to an agricultural building to form a dwelling	Conversion in line with SP8
Brookfields Farm, Dunstall Road, Tatenhill, Staffordshire, DE13 9RY	Erection of 6 dwellings and the provision of a footpath along Dunstall Road and construction of vehicular access (Amended Plans Received)	6 dwellings in line with the MADE Neighbourhood Plan
Barns at Potts Lane, Blythe Bridge, Kingstone, ST14 8QN	Change of use of agricultural building to form one dwelling, erection of a rear extension and demolition of a barn to facilitate the erection of a garage	Conversion in line with SP8
Newbold Manor, Lichfield Road, Branston, Staffordshire, DE13 8EE	Siting of a static caravan for use as an agricultural workers dwelling for a temporary period of 3 years	Temporary Farm workers dwelling in line with SP8
Land Adjacent To The Villa, Duffield Lane, Newborough, Staffordshire, DE13 8SH	Erection of a detached dwelling and the formation of a new vehicular access	Dwelling approved as the principle was accepted under a previous application
Dale Gap Farm, Barrowhill, Rocester, Staffordshire, ST14 5BX	Conversion of agricultural barns to two dwellings	Conversion in line with SP8
Lion Farm, Hill Lane, Middleton Green, Staffordshire, ST10 4PH	Conversion and alterations of existing agricultural buildings to form 2 dwellings	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 and installation of a sewage treatment plant	Conversion in line with SP8
Rose Cottage, Wood Lane, Yoxall, Staffordshire, DE13 8PH	Conversion of outbuildings to form a bungalow, including associated external alterations and the formation of a new vehicular access	Application refused
Mill Farm, St Michaels Road, Stramshall, Staffordshire, ST14 5DU	Conversion of agricultural building to dwelling including retention of single storey extension	Conversion in line with SP8

Site Address	Application Description	Monitoring Comments
Former Stables/Outbuildings, Church Farm, Wychnor Lane, Wychnor, Staffordshire, DE13 8BY	Demolition of existing stables, tack room and viewing room to facilitate the erection of a detached dwelling	Application refused
Mayfield Hall, Hall Lane, Middle Mayfield, Staffordshire, DE6 2JU	Conversion and alteration of existing outbuildings to form 3 dwelling houses, including a single storey extension and detached garage to The Stables and a porch and detached garage to the Coach House	Conversion in line with SP8
Kingstanding Hall, Burton Road, Needwood, Staffordshire, DE13 9PE	Demolition of existing link building to facilitate the conversion of existing dwelling to form two dwellings, extension to existing dwelling into part of existing stable block and conversion of remaining stable block to form dwelling including the erect	Conversion in line with SP8
Anslow Eggs, Main Road, Anslow, Staffordshire, DE13 9QE	Siting of a mobile home in connection with free range egg production units for a further temporary period of 24 months	Temporary Farm workers dwelling in line with SP8
Smithy Cottage, Alton Lane, Greatgate, Staffordshire, ST10 4HF	Conversion of barn to dwelling including single storey extension on south elevation and installation of package treatment plant (revised description)	Conversion in line with SP8
The Alders, Old Uttoxeter Road, Crakemarsh, Staffordshire, ST14 5BL	Sub-division of existing single dwelling to create 2 no. dwellings	Conversion in line with SP8
rear garden of Herons Reach, Craythorne Road, Stretton , DE13 0AZ	Erection of a detached dwelling	Application refused
Land to the rear of Croft House, Main Street, Tatenhill, Staffordshire, DE13 9SD	Erection of a detached dwelling, widening of existing vehicular access and formation of car parking for Croft House	1 dwelling in line with the MADE Neighbourhood Plan
Land adjacent Grange Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL	Retention of two static caravans for residential use while converting the barns already on site	Application refused
Yeatsall Farm, Yeatsall Lane, Abbots Bromley, Staffordshire, WS15 3DY	Conversion and alterations of pigsty to form a dwelling including installation of roof lights	Application refused
Proposed Residential Development, Ashbourne Road, Rocester, Staffordshire, ST14 5LF	Outline application for the erection of up to 53 dwellings with associated parking, children's play area, creation of vehicular and pedestrian access and connection to the footpath network	Permission granted permission on the 5YLS at the point of decision making
Wallash Farm, Wallash, Mayfield, Staffordshire	Outline application for the erection of a detached dwelling and partial demolition of existing outbuildings including details of access and layout	Application refused
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, Roycroft Farm , Bramshall Road, Uttoxeter, Staffordshire, ST14 7PF	Outline application for the erection of up to 45 dwellings including details of access	Application refused

Site Address	Application Description	Monitoring Comments
The Annexe, Radmore Wood Farm, Radmore Lane, Abbots Bromley, Staffordshire, WS15 3AS	Conversion and alterations to existing annexe to form to dwelling house	Application refused
Land opposite, Popinjay Farm Stafford Road, Uttoxeter, Staffordshire	Change of use of barn for residential dwelling along with the proposed use of land for residential curtilage (Revised Description)	Conversion in line with SP8
Eaton Villa , 11 Broomyclose Lane, Stramshall, Staffordshire, ST14 5AN	Conversion of existing attached garage to form a single dwelling including associated external alterations	Application refused but since allowed at appeal as the inspector concluded it was a sustainable site and the benefit of the scheme outweighed the conflict with the plan
The Old Smithy, Sandy Lane, Greatgate, Staffordshire	Change of use of Holiday Let to form a single dwelling	Increase in dwelling and loss of holiday let
Brown Egg Barn, Folly Farm, Alton Road, Denstone, Staffordshire, ST14 5DH	Continued use of holiday let as a dwelling house	Increase in dwelling and loss of holiday let
Proposed barn conversion, Caverswall Lane, Lower Loxley, Staffordshire, ST14 8RZ	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Agricultural Building at Field 3800, Belmot Road, Needwood, Staffordshire	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused and appeal dismissed
Sweet Meadow Farm, Dagdale Lane, Dagdale, Staffordshire, ST14 5BJ	Prior approval for the part conversion of an agricultural building to form dwelling	Conversion in line with SP8
Land opposite Elms Farm, Dodsleigh Lane, Godstone, Staffordshire, ST10 4QB	Prior approval for the conversion of existing agricultural building into farm workers detached dwelling	Conversion in line with SP8
Proposed conversion , adjacent to Moors Farm, Radmore Lane, Abbots Bromley, Staffordshire, WS15 3AN	Prior approval for the conversion of agricultural building to form a dwelling	Application refused
Stable Conversion, Lower Hoar Cross Road, Hoar Cross, Staffordshire	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Bank House Farm, Blythe Bridge Bank, The Blythe, Stowe By Chartley, Staffordshire, ST18 0LT	Prior approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Radmorewood Farm, Radmorewood Lane, Abbots Bromley, Staffordshire, WS15 3AS	Prior approval for the change of use of a storage building (Class B8) to form a dwelling (Class C3)	Application refused

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
Thomas Russell Infants School Station Road Barton Under Needwood Staffordshire DE13 8DS	County	New modular building to provide 2 classrooms, both 54sqm
Dove First School Dove Lane Rocester ST14 5LA	Detailed	New provision for apprenticeship centre following relocation of former first school
Denstone College, College Road, Denstone, ST14 5HN	Detailed	Two applications to increase accommodation on site and car parking.

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

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, B8 and other employment uses. Most of these applications are within Burton upon Trent.

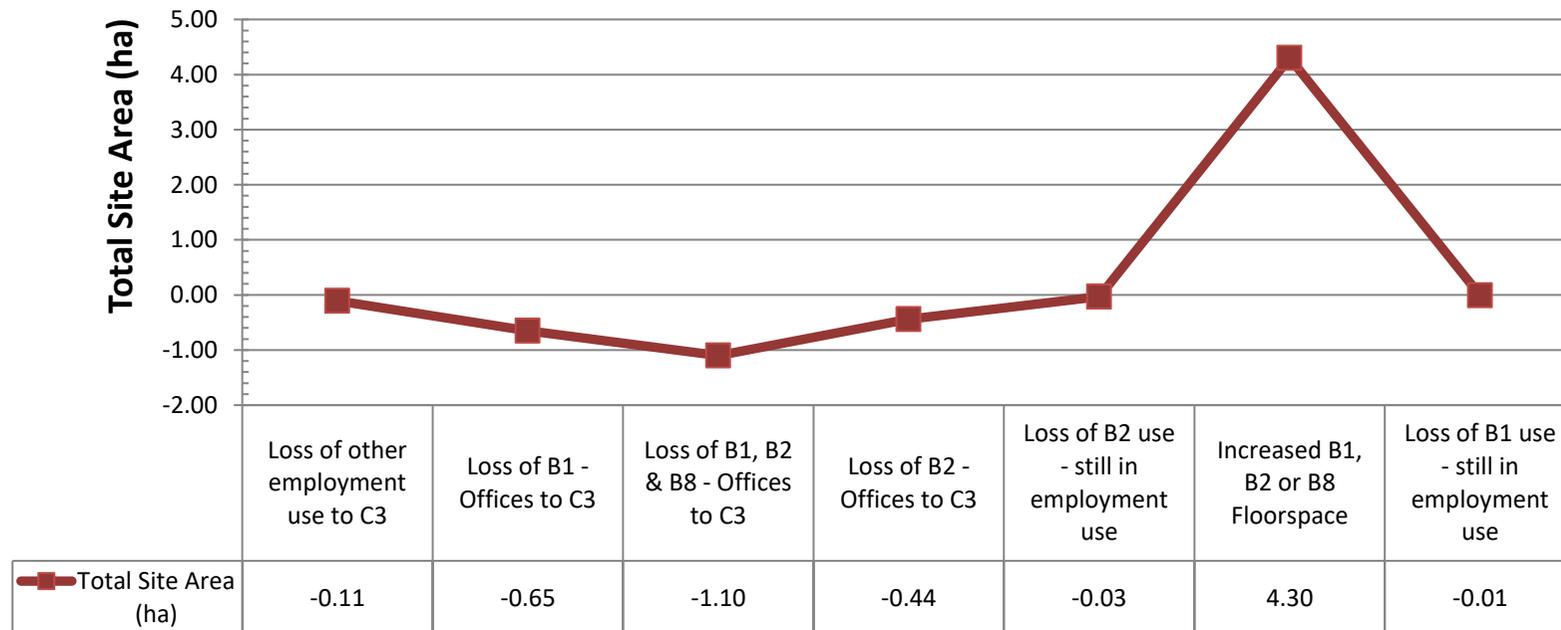
However there remains approximately 109.68ha of good quality employment land still available as set out in the Employment Land Review (ELR) 2013 and the approvals are set out below.

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
10a Webb Corbett House Burton Street Tutbury Staffordshire DE13 9DH	0.01	Loss of D2 to C3
Blakemoor House 72 Branston Road Burton Upon Trent Staffordshire DE14 3BY	0.22	Loss of B1 Office use to C3 use
Springlands Farm Toothill Road Uttoxeter Staffordshire ST14 8JU	0.10	Loss of Sui Gen to C3
Proposed Residential Development Queen Street Burton Upon Trent Staffordshire	1.10	Loss of B1, B2 & B8 use to C3 use
Leighton House 53 Balance Street Uttoxeter Staffordshire ST14 8JQ	0.15	Loss of B1 Office use to C3 use
Rear Of 322 Stanton Road Stapenhill Burton upon Trent Staffordshire DE15 9SQ	0.10	Loss of B1 Office use to C3 use
1 - 2 Station Street Burton upon Trent Staffordshire DE14 1AN	0.01	Loss of B1 Office use to C3 use
Bleak House Farm Tatenhill Lane Rangemore Staffordshire DE13 9RS	0.10	Loss of B1 Office use to C3 use
92C Byrkley Street Burton upon Trent Staffordshire	0.01	Loss of workshop to C3 use
6 Horninglow Street Burton Upon Trent Staffordshire DE14 1NG	0.02	Loss of B1 Office use to C3 use
Proposed Residential Development Victoria Crescent Burton Upon Trent Staffordshire	0.44	Loss of B2 Office use to C3 use
Unit 4 Bridge Street Industrial Estate Trinity Road Uttoxeter Staffordshire	0.01	Loss of B2 use to D1 use
First & Second Floors 204 - 205 Station Street Burton upon Trent Staffordshire DE14 1AN	0.03	Loss of B1 Office use to C3 use
Unit 4 Q Block Oxford Street Burton Upon Trent Staffordshire DE14 3PG	0.02	Loss of B2 floorspace to D2
First Floor Roman Way House 2 Derby Road Burton Upon Trent Staffordshire DE14 1RU	0.00	Loss of B1 Office use to Sui Gen
Londis Supermarket Derby Road Burton Upon Trent Staffordshire DE14 1RS	0.01	Loss of B1 Office use to Sui Gen
152 & 153 Thornley Street Burton Upon Trent Staffordshire DE14 2QP	0.01	Loss of B1 Office use to C3 use

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
Albion (Marston's) Brewery Shobnall Road Burton Upon Trent Staffordshire DE14 2BG	4.29	Increase in B2 floorspace - 3995sqm
Marley Building Materials Lichfield Road Branston Staffordshire DE14 3HD	0.01	Increase in B1 office floorspace = 139sqm

Total Employment Lost/Gained



SP14: Rural Economy

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

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

Following a review of all the applications in the rural area, the following are considered relevant for this policy. The types of developments are quite varied ranging from new floorspace at existing rural industrial estates to the improvement and extension of existing animal re-homing centre. None of these applications were considered to have a detrimental impact on the rural environment.

Site Address	Development Description	Monitoring Comments
Barton Marina, Barton Turn, Barton Under Needwood, DE13 8DZ	Erection of detached building to form 9 craft shops and office accommodation.	New B1 office floorspace at an existing rural visitor retail attraction (Craft Shops approved previously)
Crowtree Farm, Stafford Road, Lower Loxley, ST14 8RX	Erection of a detached building to provide garaging for commercial vehicles	New B8 floorspace for the storage of commercial vehicles
Smithy Cottage, Alton Lane, Greatgate, Staffordshire, ST10 4HF	Conversion of existing detached outbuilding to form an adult day centre including single storey side and rear extensions, pitched roof and external brick skin (revised description)	New adult day care centre
Little India, 52 Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AH	Creation of overflow car park with associated signage, lighting & sub-station, installation of mood lighting to eaves and verge, retention of flue and air conditioning unit and raising the walls of the beer cellar to create flat roof	Improvement to existing restaurant.
Farm Shop, Denstone Hall Main Road, Denstone, Staffordshire	Erection of a two storey extension to existing farm shop	Additional A1 floorspace for existing rural farm shop business
Belmont Shot Blasting, Belmot Farm , Belmot Road, Needwood, Staffordshire, DE13 9PH	Retention of an industrial unit with associated extractor unit for the purposes of shot blasting	Retention of industrial unit for existing business
Land at Lancaster Park, Needwood,	Erection of three detached buildings to form 5 industrial/storage & distribution units (Classes B2 and B8)	New B2 & B8 floorspace on an existing rural business park
Plot 6, Castle Point Business Park, Fauld, DE13 9HR	Erection of three industrial units, formation of a vehicular access and associated car parking	New B2 floorspace on an existing rural business park
Unit 2, Bamburgh Court Castle Point Business Park, Fauld, Staffordshire, DE13 9BA	Erection of 6 industrial units for class B1, B2 and B8 purposes and provision of associated parking spaces	New B2 & B8 floorspace on an existing rural business park
Roebuck Inn, Tobys Hill, Draycott In The Clay, Staffordshire, DE6 5BT	Erection of a detached timber building to be used as a micro-brewery and installation of replacement windows to public house	Additional space at a public house for Brewing

Site Address	Development Description	Monitoring Comments
Blue Cross Equine Centre, Rolleston Centre, Dovecliff Road, Rolleston On Dove, Staffordshire, DE13 9AU	Erection of a detached single storey cattery building and detached of timber framed storage building	Improvement and extension of existing animal re-homing centre
Spath Cottage, Ashbourne Road, Spath, Stramshall, Staffordshire, ST14 5AP	Continued use of double garage as Dog Grooming Parlour	Continued use of double garage as Dog Grooming Parlour
Barton Fields Patio and Garden Centre, Lichfield Road, Barton under Needwood, DE13 8ED	Change of use of part of the existing garden and patio centre to form an area for the open sale of motor caravans	Broadening the type of sales at existing garden centre on the outskirts of Burton
Bell House Gate Farm, Bell House Lane, Anslow Gate, Staffordshire, DE13 9PA	Change of use of land for the storage of 12 caravans	New caravan storage business in rural area
Brown Egg Barn Folly Farm Alton Road Denstone Staffordshire ST14 5DH	Continued use of holiday let as a dwelling house	Loss of Holiday Let
The Old Smithy Sandy Lane Greatgate Staffordshire	Change of use of Holiday Let to form a single dwelling	Loss of Holiday Let

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

- 11 new holiday lets across the borough
- 2 holiday lets lost to residential use
- Extension to Hotel in Burton (23 more rooms)



Gym & other D2 uses

- 2 new gyms in the Burton area
- 2 new gyms in the Uttoxeter area
- 1 new soft play centre in Burton Town centre



New/Improved Sports & Leisure Facilities

- 1 New Golf practice Centre
- Formation of 2 Fishing Lakes & associated facilities



Caravan and Camping

- 15 new pitches at an existing touring caravan site
- 1 New campsite to include 6 Yurts

SP16: Meeting Housing Needs

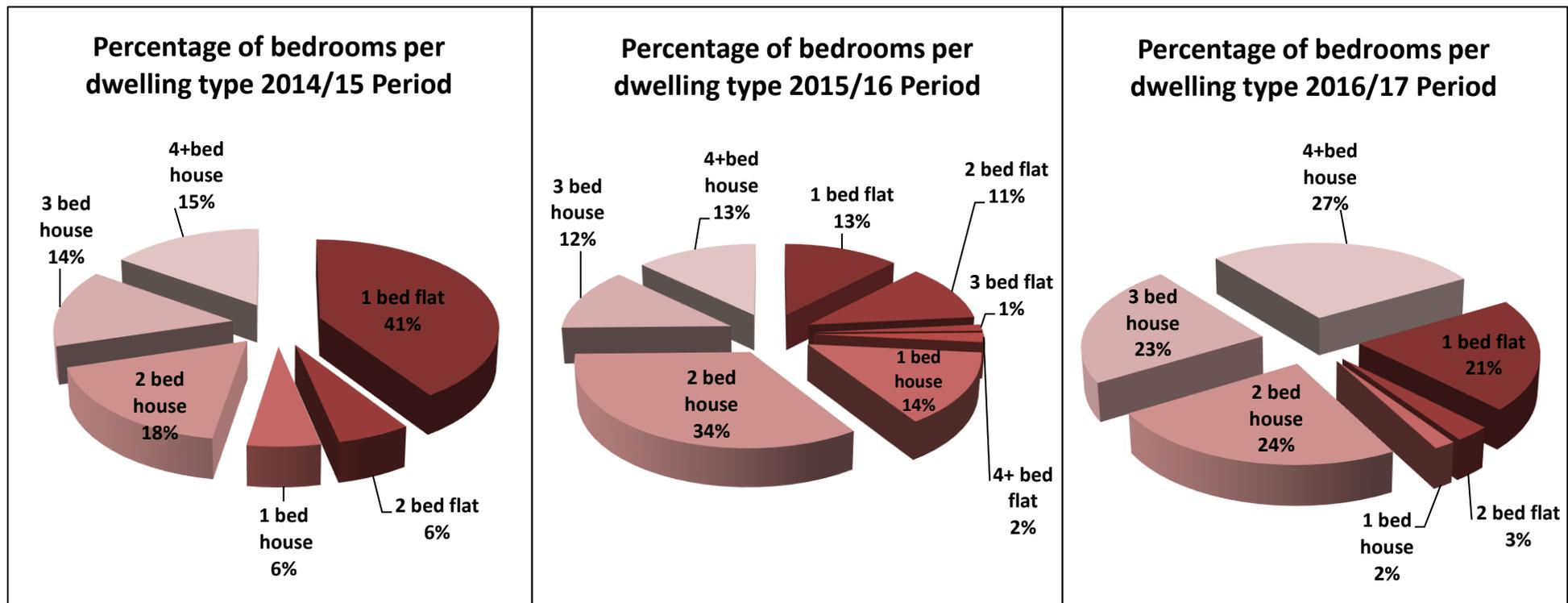
Indicator > 1. Number and type of dwellings built each year (including the number of bedrooms in each property)

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

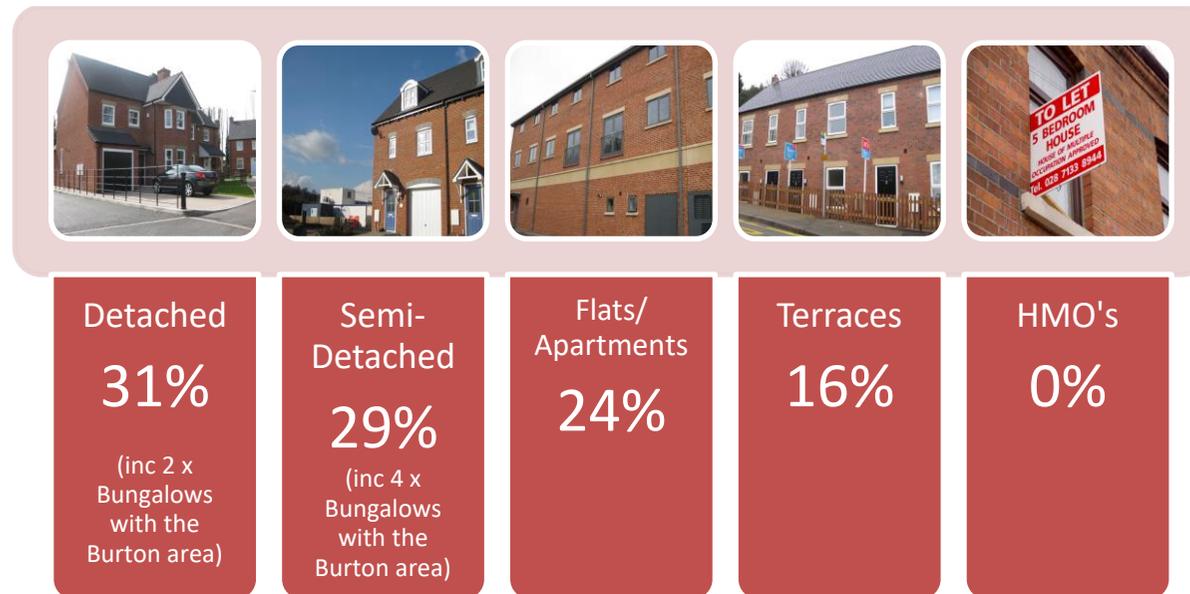
The number of dwellings built in the monitoring period is set out in Strategic Policies 1-6 above.

The number of bedrooms are captured within the monitoring, with the results for the sites which were fully completed only within the period shown below. Please note there are 10 other applications which have not been included in these graphs as the completions are split across numerous monitoring periods and will therefore be included into a future AMR when the site has been fully completed.

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 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 four applications relating to specialist housing needs. One involved the loss of a care home, whilst two were for new provision and one for a new retirement dwelling.

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.

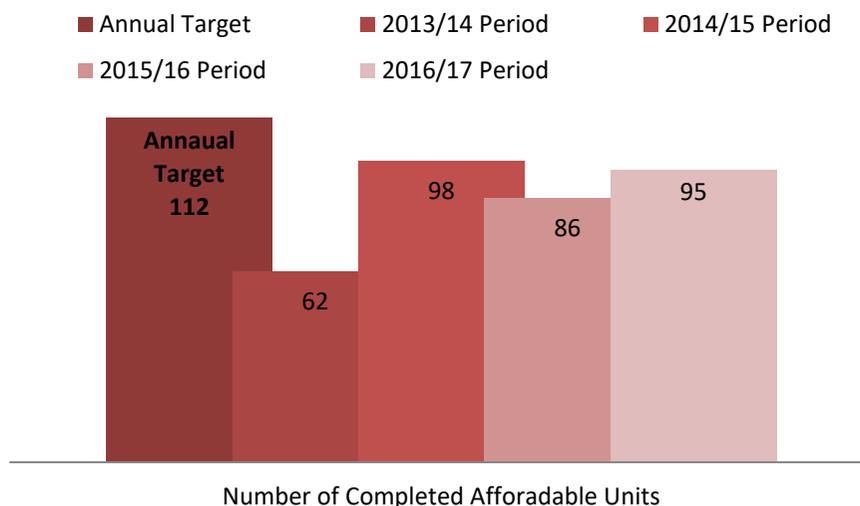
There have not been any completed homes built to this requirement within this monitoring period. This requirement was new in 2015 and will be monitored in subsequent years. A number of applications have conditions relating to the standard which will ensure provision of relevant housing at reserved matters stage and subsequent completions.

SP17: Affordable Housing

Indicator > Number of affordable houses built each year.

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

Completed Affordable Units



The number of completed applications providing affordable homes has continued to rise since the 2013/14 period.

Severn applications were fully completed within the monitoring period providing 95 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.

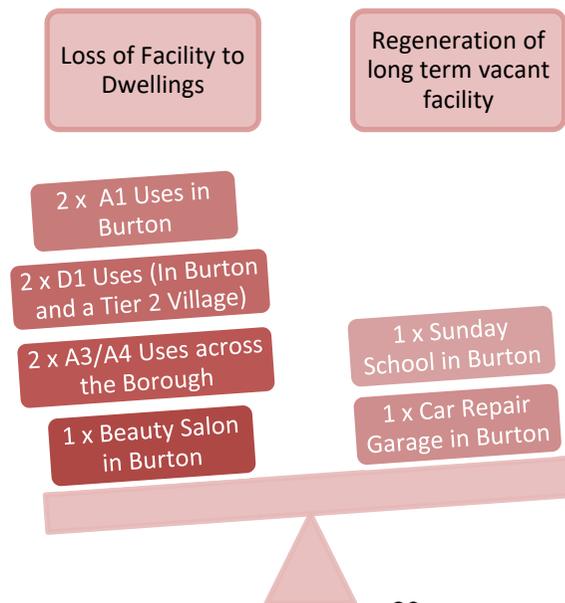
SP22: Supporting Local Communities

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. Two applications relate to services/facilities that have not existed for a number of years and therefore do not represent a loss but an improvement to the existing vacant building or land.

In addition there has been one application for a new adult day care centre and two applications for improvements to existing community facilities in rural areas. There was also one application for a new activity centre at an existing scout hut in a Tier 1 village.



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 public access links to Shobnall Leisure centre and 1,683m² of public open space.

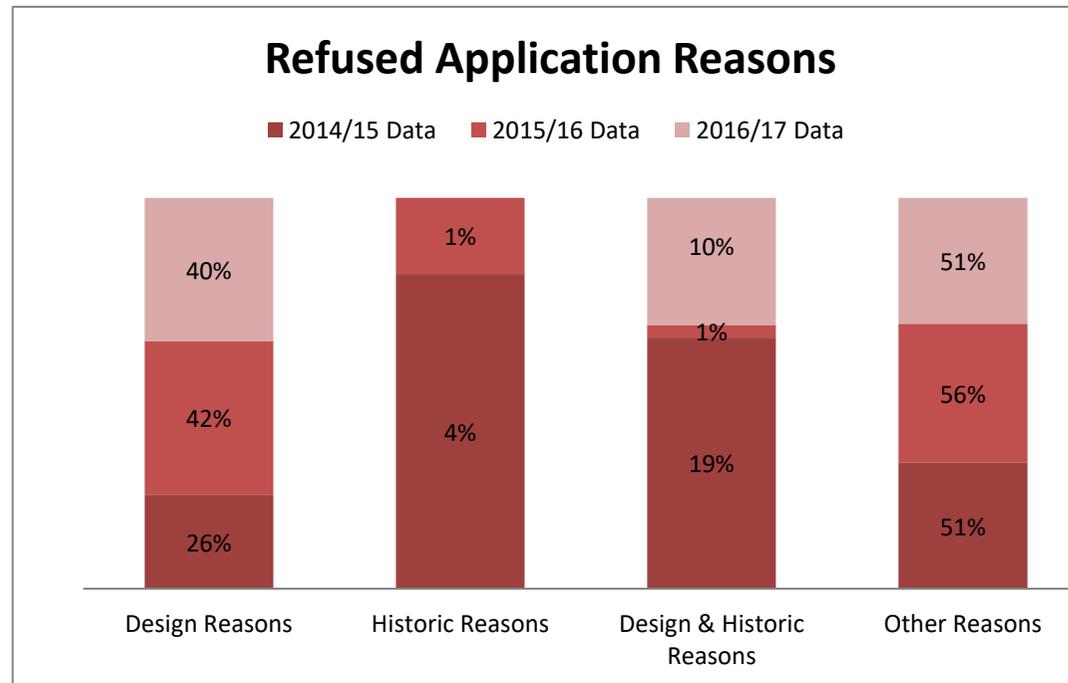
SP24 & SP25: High Quality Design & Historic Environment

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 and/or historic environment impact. The following charts show a comparison between the last three monitoring periods.



SP26: National Forest

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

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

Site Address	Development Description	Monitoring Comments	Application/Site Status
Proposed Residential Development Barton Marina Barton Turn Barton Under Needwood DE13 8DZ	Erection of 5 three storey blocks comprising 50 two bedroomed apartments and a detached two storey gate house comprising 4 apartments with associated refuse stores car parking and landscaping	Provide National forest planting on site or pay contribution in lieu of providing on site.	Under Construction as at 31/03/2017 (replaces previous application for more units)
Howards Transport Clays Lane Branston DE14 3HS	Outline application to develop 2.56 hectares for residential purposes (up to 86 dwellings) including details of access	National forest planting to be provided on site and finalised in the reserved matters	Not commenced as at 31/03/2017
Albion (Marstons) Brewery Shobnall Road Burton Upon Trent DE14 2BG	Erection of 2 no. extensions to an existing warehouse (Class B8) including an extension to the existing development plateau, demolition of existing garages and stores for the creation and alterations to parking areas for cars, HGV's tractor and trailer units	Contributions of £4,300 index linked to be used for off-site national forest planting	Under Construction as at 31/03/2017
Land at Centrum West Callister Way Burton Upon Trent	Erection of a detached warehouse unit (Class B8) with associated ancillary office accommodation, gatehouse and other ancillary structures, means of access, parking, services and landscaping	Provide National forest planting on site or pay contribution in lieu of providing on site.	Under Construction as at 31/03/2017

The following planting has also been undertaken by the National Forest in the borough during 2016/17:

- Barton Quarry IX, 5.19ha - on-going minerals restoration to water, woodland, parkland and other habitats
- Efflinch Lane, Barton, 7.74ha – Green infrastructure that has been planted as part of the major housing development.
- Rockets Oak, 2ha - Through their Parklands trees grant.
- Callingwood Valley, 5.02ha - Through their Parklands trees grant.
- Ravenswood, 0.37ha – Through their Freewoods scheme.
- Manor Farm, 1.04ha – Through their Changing Landscapes scheme.

SP27: Climate Change, Water Body Management and Flooding

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

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

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

Application Number	Application Description	EA Reason for Objection	Further Comments
P/2015/00553	Reserved matters application for the erection of a dwelling including demolition of existing double garage, including details of access, appearance, landscaping, layout and scale	Development next to a watercourse/flood defence, Unsatisfactory FRA/FCA Submitted	Refused by LPA, later allowed at appeal. Inspector considered the proposed flood mitigation suitable
P/2016/00319	Demolition of existing shed and installation of a new water tank and pump house	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2016/00330	Erection of a detached dwelling and the formation of a new vehicular access	PPS25/TAN15 - Request for FRA/FCA	Application approved on the basis that the site already had an extant planning permission in place.
P/2016/00467	Erection of a spine road with associated drainage, earth works and landscaping	PPS25/TAN15 - Request for FRA/FCA	Issues addressed through the application process and EA objection later removed.
P/2016/00618	Erection of a detached dwelling with integral annex	Risk to life and / or property	Issues addressed through the application process and EA objection later removed.
P/2016/00632	Retention of caravan in farm yard	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2016/00706	Erection of a detached dwelling with integral annexe and erection of a detached garage.	Unsatisfactory FRA/FCA Submitted	Application Refused
P/2016/00742	Prior approval for the conversion of an agricultural building to form a dwelling	Unsatisfactory FRA/FCA Submitted	Application Withdrawn
P/2016/00776	Erection of a detached 6 bay stable block, formation of hardstanding and change of use from agricultural to grazing land for horses	PPS25/TAN15 - Request for FRA/FCA	Issues addressed through the application process and EA objection later removed.
P/2016/00804	Conversion of existing building from offices (Class B1) to form 2 no. apartments	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2016/01050	Conversion of part of the existing buildings into 9 self-	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved

Application Number	Application Description	EA Reason for Objection	Further Comments
	contained residential apartments, including the formation of a new vehicular access		through the application process.
P/2016/01098	Installation and operation of gas powered electricity generators, associated physical alterations including vents, stacks, substation, gas kiosk and radiators	Surface Water - FRA/FCA unsatisfactory	Application Withdrawn
P/2016/01161	Remodel front elevation, two storey side and front extensions, single storey rear extension with balcony over, link extension to barns, conversion and extension to existing barns to form ancillary living accommodation, alterations to driveway and erection of entrance gates and walls and change of use of land to form garden area	Sequential Test: Vulnerability not appropriate to Flood Zone	Issues addressed through the application process and EA objection later removed.
P/2016/01219	Outline application for residential development of 4 dwellings including details of access.	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2016/01569	Prior Approval for the conversion of an agricultural building to form 2 dwellings	Risk to life and / or property	Application Refused
P/2016/01717	Demolition of existing outbuildings to facilitate the conversion of existing Class A1 (shop), Class B1 (Business) and dwelling house on first floor to form 7 dwellings by way of 5 duplex apartments and 2 flats and external alterations.	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process.

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.

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

Site Address	Development Description	Monitoring Comments
Land to the South of Forest Road Burton Upon Trent Staffordshire	Reserved matters application relating to outline planning permission allowed at appeal P/2012/01359 for residential development for 300 dwellings and associated garaging including details of appearance, landscaping, layout and scale	Provide a new SUDS feature
Land North Of Guinevere Avenue Stretton Staffordshire	Reserved Matters application relating to P/2013/00406 for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale	Provide a new SUDS feature

Site Address	Development Description	Monitoring Comments
Land to the South of Forest School Street Rolleston on Dove Burton upon Trent Staffordshire	Outline application for up to 100 residential units and associated open space with all matters reserved	Provide a new SUDS feature

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 two applications proposing roof mounted solar panels within rural parishes. In addition to these there were three application for new biomass heating and heat pump systems across the Borough.

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.

Within this monitoring period there were was one application which was refused on landscape and character grounds. In addition there were nine 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 which may include providing bat & bird boxes, newt friendly kerbs and creating newt receptor areas.

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 green belt and this was for the change of use from agricultural land to public open space.

There were four application determined for development in the Green Gaps which included –

- Agricultural buildings

- Extension to stables and new storage building
- New cattery building
- Change of use from golf course to agricultural land.

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

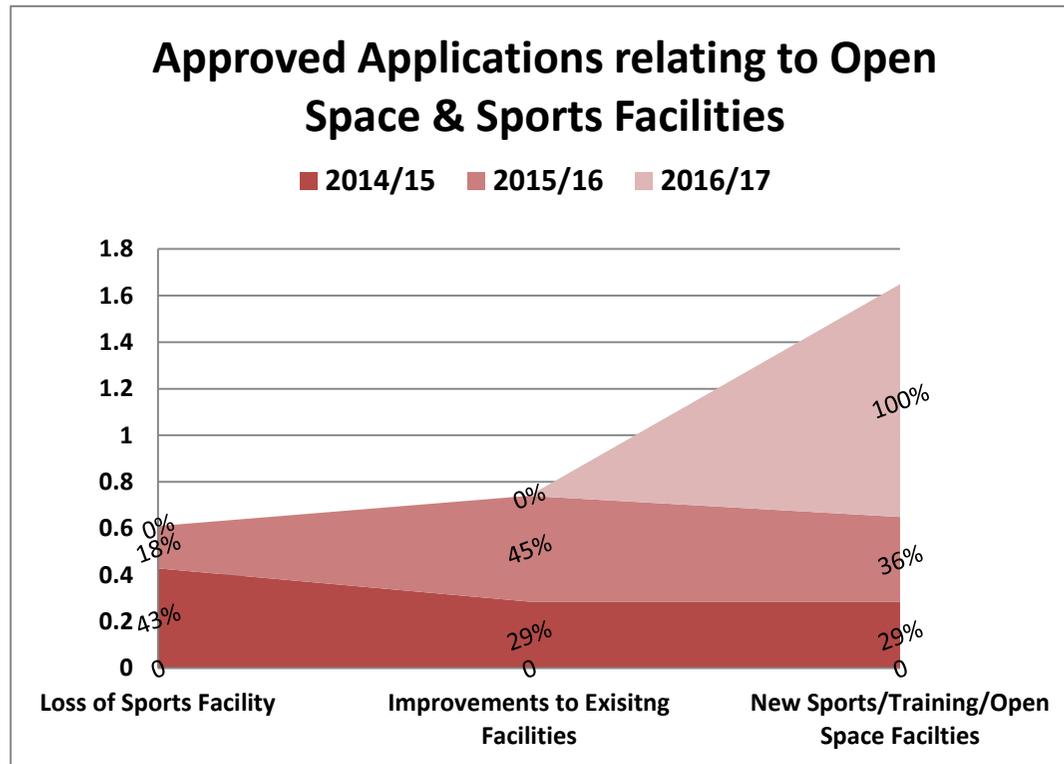
Indicator > 1. Net loss of open space or recreation space.
 2. Projects improved to increase spaces and facilities.

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 no losses of sport facilities within the period. The following eight applications have been approved providing provision for four new sports and recreation facilities within the Borough.

Site Address	Development Description	Monitoring Comments
Pirelli Stadium (Burton Albion FC) Princess Way Burton Upon Trent Staffordshire DE13 0EN	Formation of 3G artificial grass pitch with associated perimeter fencing. Erection of a new community facility building with changing facilities including showers, toilets, disabled toilet, entrance lobby, plant room, kitchen together with first floor storage.	Formation of 3G artificial grass pitch and a new community facility building with changing facilities.
Unit 4 Bridge Street Industrial Estate Trinity Road Uttoxeter Staffordshire	Change of use from B2 to D2 for use as a gymnasium	New gym facility in Uttoxeter
Unit 4 Q Block Oxford Street Burton Upon Trent Staffordshire DE14 3PG	Change of use of building for use as Class D2 as for group exercise and personal training	New gym facility in Burton
Unit 1 Phase 3 Guild Street Middleway Retail & Leisure Park Burton Upon Trent DE14 1NB	Change of use of ground floor retail unit (use class A1) to flexible retail (use class A1) and health and fitness (use class D2) use	New gym facility in Burton town centre
First Floor Britannia House Station Street Burton Upon Trent DE14 1AX	Change of use from office to D2 indoor leisure	New Soft Play Area facility in Burton town centre
17 A Market Place Uttoxeter Staffordshire ST14 8HY	Change of use of first floor from Class A3 (Restaurants and Cafes) to Class D2 (Assembly and Leisure) use as a gymnasium	New gym facility in Uttoxeter town centre
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'.	New sports pitches and halls that may be available for public use as well as the school.
Land At, Grafton Road, Stapenhill, Burton Upon Trent, Staffordshire	Change of use of agricultural land to public open space	New public open space

The following charts show a comparison between the last 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 provided health impact assessments, however five 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
Proposed Residential Development Bramshall Road Uttoxeter Staffordshire ST14 7PF	Reserved matters application for the erection of 138 dwellings including details of layout, scale, appearance and landscaping (Amended Plans and Information Received 21.12.2015)	Transport assessment submitted	Under Construction at 31.03.2017
Land to the South of Forest Road Burton Upon Trent Staffordshire	Reserved matters application relating to outline planning permission allowed at appeal P/2012/01359 for residential development for 300 dwellings and associated garaging including details of appearance, landscaping, layout and scale	Transport assessment submitted	Under Construction at 31.03.2017
Proposed Residential Development Barton Marina Barton Turn Barton Under Needwood Staffordshire DE13 8DZ	Erection of 5 three storey blocks comprising 50 two bedroomed apartments and a detached two storey gate house comprising 4 apartments with associated refuse stores car parking and landscaping (REVISED PLANS)	Transport assessment submitted	Under Construction at 31.03.2017
Eyes Farm Bungalow Dove Lane Rocester Staffordshire ST14 5LA	Outline application for the erection of up to 18 dwellings (with all matters reserved) following the demolition of the existing bungalow and outbuildings at Eyes Farm	S106 provision Traffic Order Contribution sum = £3000.00	Site has not commenced at 31.03.2017
Proposed Residential Development Ashbourne Road Rocester Staffordshire ST14 5LF	Outline application for the erection of up to 53 dwellings with associated parking, children's play area, creation of vehicular and pedestrian access and connection to the footpath network	Transport assessment submitted	Site has not commenced at 31.03.2017
Howards Transport Clays Lane Branston Staffordshire DE14 3HS	Outline application to develop 2.56 hectares for residential purposes (up to 86 dwellings) including details of access	S106 provision for Integrated Transport Strategy = £25,872.00 & Travel Plan Sum = £6,300.00	Site has not commenced at 31.03.2017
Land to the South of Forest School Street Rolleston on Dove Burton upon Trent Staffordshire	Outline application for up to 100 residential units and associated open space with all matters reserved (Revised description and additional Highways, Flooding and Ecology information)	Transport assessment submitted	Site has not commenced at 31.03.2017
Proposed Residential Development Victoria Crescent Burton Upon Trent Staffordshire	Demolition of existing warehouse building, storage tanks and electricity sub-station to facilitate the erection of 47 dwellings including construction of vehicular access, associated landscaping and community open space	S106 provision for Traffic Regulation Order Sum = £2000.00	Under Construction at 31.03.2017

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Land At Avro Business Park Wellington Road Burton upon Trent Staffordshire	Erection of a single storey building for use as a training centre with external training yard (Class D1), formation of two vehicular accesses and associated staff/visitor car parking and fencing	Transport assessment submitted	Site Complete at 31.03.2017
Albion (Marstons) Brewery Shobnall Road Burton Upon Trent Staffordshire DE14 2BG	Erection of 2 no. extensions to an existing warehouse (Class B8) including an extension to the existing development plateau, demolition of existing garages and stores for the creation and alterations to parking areas for cars, HGV's tractor and trailer unit	Transport assessment submitted	Under Construction at 31.03.2017
Land at Centrum West Callister Way Burton Upon Trent Staffordshire	Erection of a detached warehouse unit (Class B8) with associated ancillary office accommodation, gatehouse and other ancillary structures, means of access, parking, services and landscaping	Transport assessment submitted	Under Construction at 31.03.2017

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.

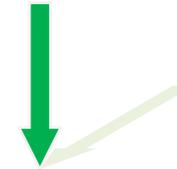
DP4: Replacement Dwellings in the Countryside

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
1 Derby Road, Stretton, Staffordshire, DE13 0DF	Erection of a replacement detached dwelling, detached garage and construction of vehicular access.	Conditional Approval – delegated 04/10/2016
Longacre Farm, Hook Lane, Crakemarsh, Staffordshire, ST14 5AS	Demolition of existing dwelling and erection of a replacement dwelling and construction of vehicular access	Under Construction
The Rowan Bank, Stanton Lane, Ellastone, Staffordshire, DE6 2HD	Demolition of existing dwelling and structures and erection of a replacement detached dwelling, construction of vehicular access and installation of package treatment plant	Under Construction
The Log Cabin, Hill Lane, Morrillow Heath, Stoke on Trent, ST10 4PF	Erection of a replacement dwelling and outbuilding to house biomass boiler, including demolition of existing dwelling and shed	Conditional Approval – delegated 23/03/2017

Site Address	Development Description	Application/ Site Status
Fairfields, Parkhall Lane, Church Leigh, Staffordshire, ST10 4NP	Demolition of existing bungalow, erection of a replacement dwelling and continued use of agricultural land to domestic curtilage	Conditional Approval – delegated 04/10/2016
Blackpits Farm, Blythe Bridge Bank, Kingstone, Staffordshire, ST14 8QW	Demolition of existing dwelling to facilitate the erection of a replacement dwelling and installation of a septic tank	Under Construction

DP5 & DP6: Protecting the Historic Environment

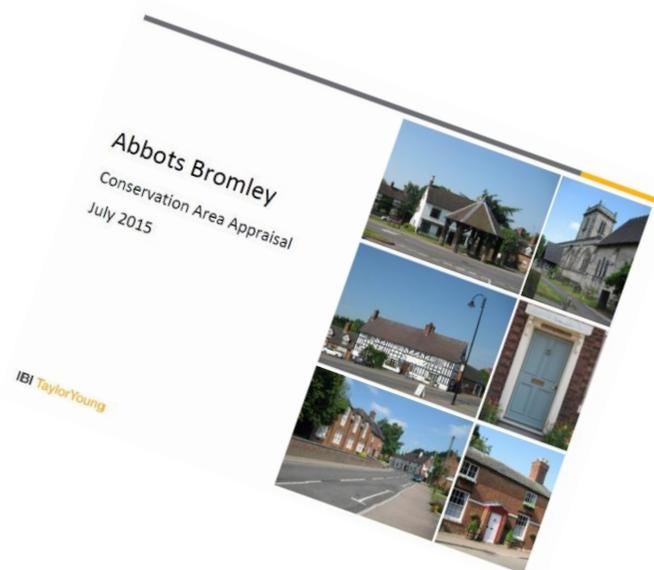
Indicator > Number of Conservation Area Appraisals and management plans.

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 Conservation Area appraisals have been completed since the following six were completed in the 2014/15 monitoring period:

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



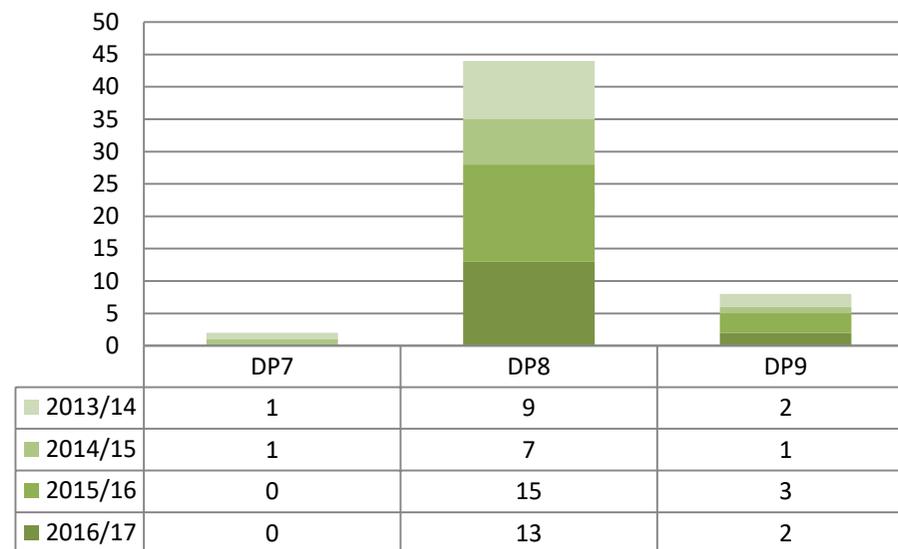
DP7: Pollution, DP8: Tree Protection & DP9: Advertisements

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

Applications Refused in line with Detailed Policies 7, 8 & 9



DP10: Water recreation and Blue Infrastructure

Indicator > Number of proposals coming forward.
Target > Ensure development has a positive impact on the water environment.

Two applications were determined where water recreation will be provided. In addition many of the SUDS features, referenced under strategic policy 27 may provide local opportunities for water recreation when completed.

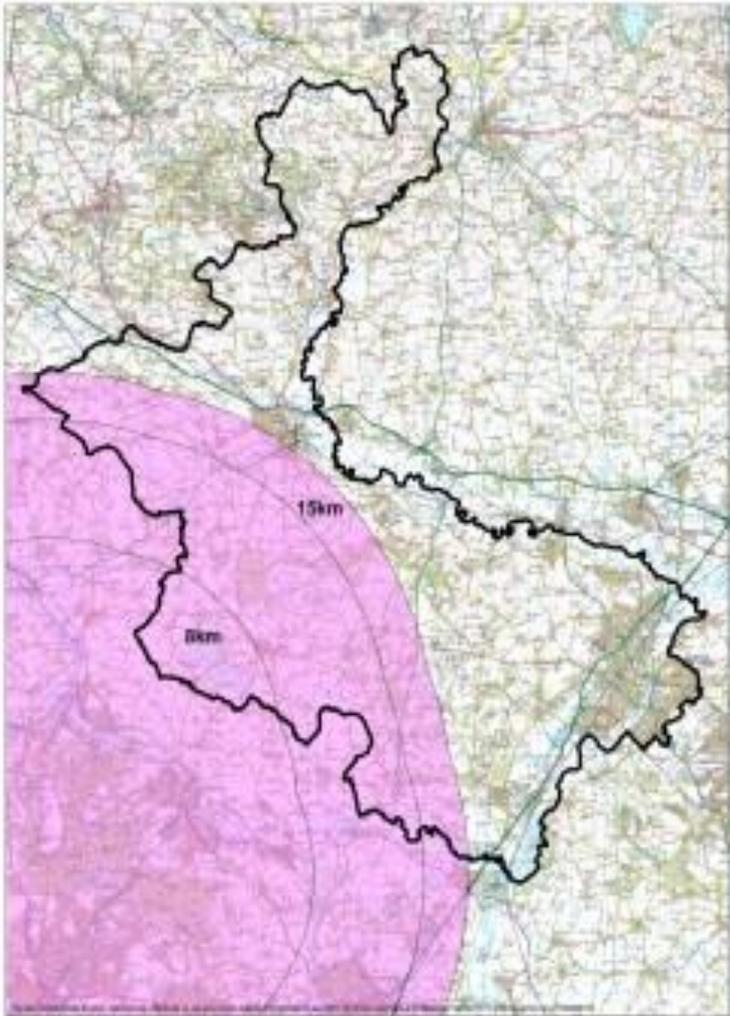
Site Address	Development Description	Monitoring Comments
Wood Farm, Wood Lane, Gratwich, Staffordshire, ST14 8SB	Formation of 2 fishing lakes, fishing shelter, bin store, cycle store, 3 portaloos, car parking and alterations to existing access	Formation of 2 fishing lakes and fishing shelter
Land North Of Dunstall Lane Hadley End Staffordshire	Formation of an access track, parking area and wildlife pond	Formation of a wildlife pond

DP11: European Sites

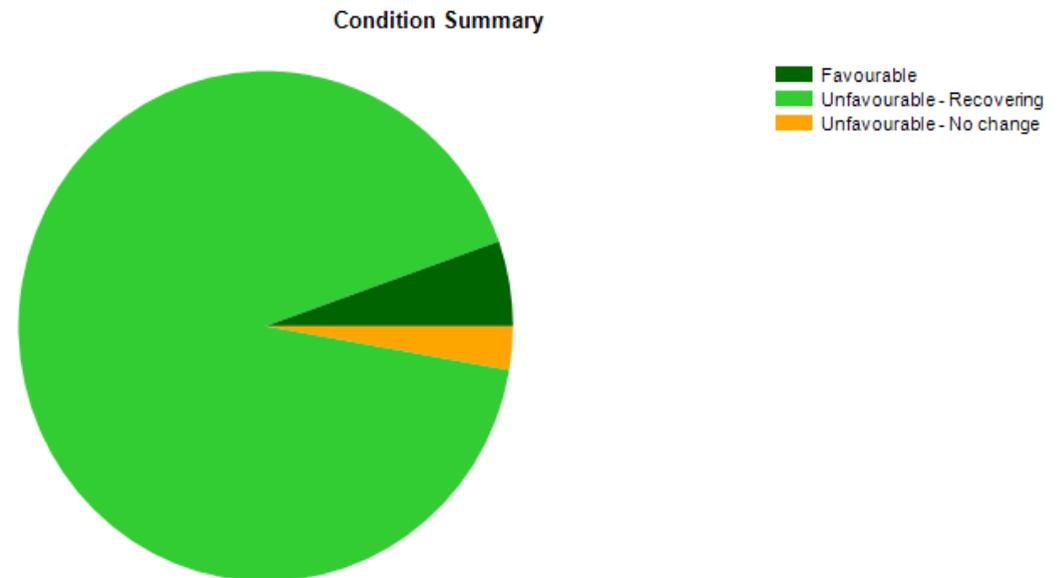
Indicator > Condition of the European sites.

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 has been one application approved in the monitoring period where mitigation has not been provided. A revised validation document has been adopted within the monitoring period to ensure mitigation is provided on relevant applications going forwards.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 4th August 2017 the condition of the SSSI was as follows (source: Natural England):



DP12: St Georges Park

Indicator > Applications in relation to St Georges Park.

Target > Number of applications in accordance with policy.

There were two applications determined within the monitoring period at St Georges Park, all assisting with improving the existing 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 this [link](#).



Appendix

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.

Email:
planningpolicy@eaststaffsbc.gov.uk

Authors of the Annual Monitoring Report

Naomi Perry
Principal Planning Policy Officer
and
Rebecca Slinn
Planning Information
Officer

Tel: 01283 508611
Email: naomi.perry@eaststaffsbc.gov.uk

Tel: 01283 508616
Email: rebecca.slinn@eaststaffsbc.gov.uk

Alternative formats of this publication are available on request. Please contact us to discuss an appropriate format.