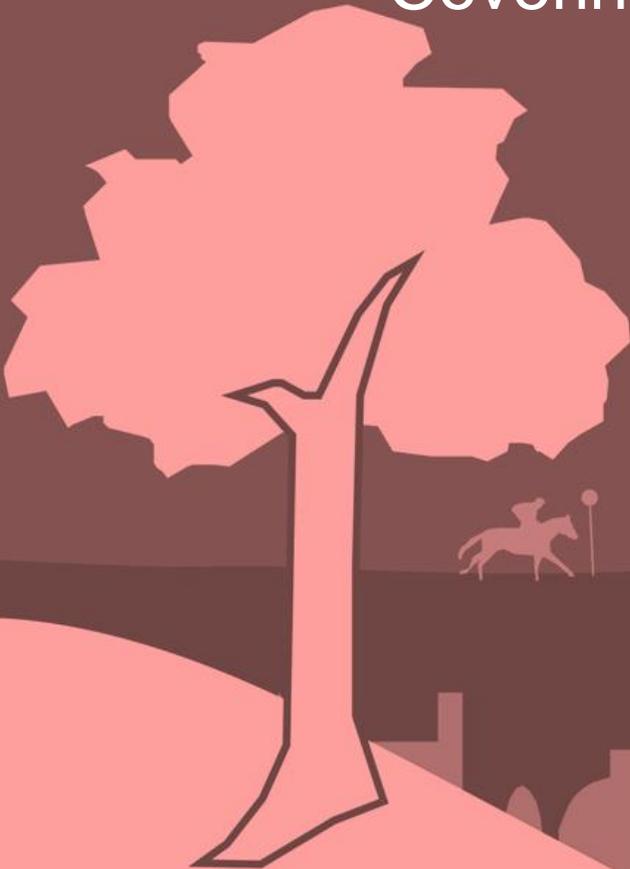


# East Staffordshire Local Plan

*Planning for Change*

## Annual Monitoring Report - Covering April 2017 to March 2018 Monitoring Period



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## **1 Introduction**

- 1.1 This Annual Monitoring Report (AMR) covers the 2017-2018 monitoring period (1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018). 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 Parking Standards SPD in October 2017. A new Open Space SPD is being prepared and will be consulted later in 2018.

### 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 2018/19
- **Winshill:** The plan was forwarded to Referendum, which occurred on 25<sup>th</sup> January 2018 and was Made 2<sup>nd</sup> February 2018.
- **Shobnall:** The Plan underwent Regulation 16 consultation between August and October 2017 with examination following in November 2017. The plan was forwarded to Referendum, which occurred on 7<sup>th</sup> June 2018.

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. It will also report on any reviews on Neighbourhood plans.

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 2017 and 31st March 2018;
- 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.

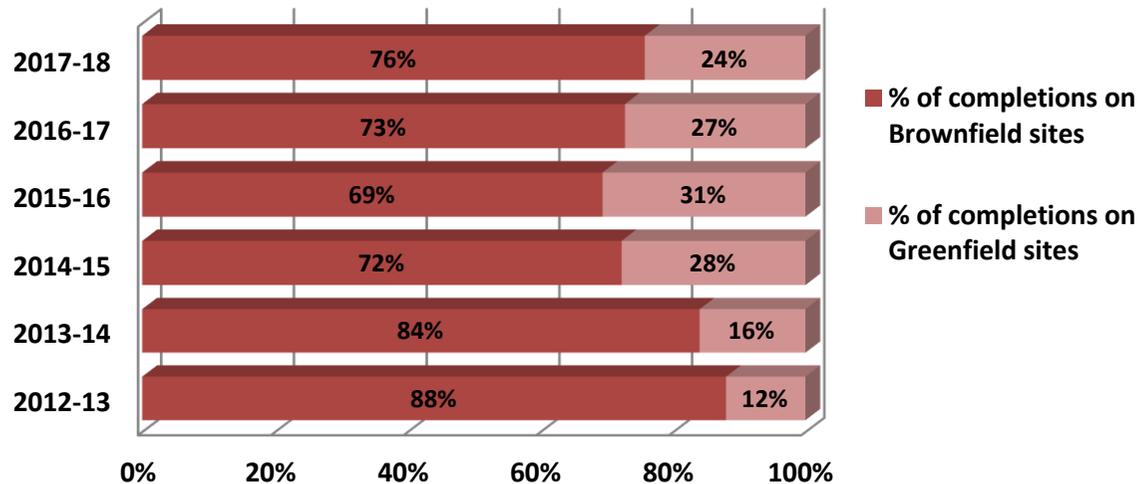
## Strategic Policies (SP) – Monitoring Period: 01.04.2017 to 31.03.2018

Strategic Policies 1 – 6 are the key policies which relate to the development strategy set out in the Local Plan. Housing completions, which are monitored and published as part of the Councils 5 year land supply, are increasing with the delivery of the Strategic Urban Extensions underway.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Completions (Gross Units)	290	244	369	468	564	698
Demolitions/Losses	20	10	17	9	29	18
<b>Net Completions (Total)</b>	<b>270</b>	<b>234</b>	<b>352</b>	<b>459</b>	<b>535</b>	<b>680</b>

Brownfield land completions continue to be high as set out below. It is likely that this figure will reduce as the strategic greenfield sites are being built out.

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



Strategic employment sites are also coming on board, along with a broad range of employment sites, many of which are set out later in this report.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Completions (Site Area ha)	25.60	2.91	14.34	22.80	6.80	20.96
Completed Floor Space (m) <sup>1</sup>	3,940	15,437	16,198	65,992	38,385	37,040

A breakdown of this overall figure is set out below:

Completions	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
A2 (i.e. Financial Services)	~	0.00	0.00	193	0.00	0.00
B1 (i.e. Offices)	~	0.00	16.40	1544.98	3750.52	599.90
B1 & B8 (m <sup>2</sup> )	~	3,794.75	1107.00	375.38	278.71	1486.46
B1, B2 & B8	~	0.00	0.00	15188.08	0.00	1366.30
B2 (i.e. General Industry)	~	2,462.00	0.00	213	465.00	-6125.66
B8 (i.e. Storage & Distribution)	~	1,711.00	3900.00	11032.21	1400.00	30421.00
B2 & B8	~	0.00	0.00	9112.8	0.00	0.00
C1 (Hotels)	~	0.00	0.00	12663.5	6706.71	2434.20
C2 (i.e. Nursing Homes)	~	0.00	0.00	393	594.35	519.60
C3 (i.e. Dwelling Houses)	~	0.00	2400.00	1838.92	11585.96	882.47
D1 (i.e. Health Centres)	~	941.50	755.00	1796.06	1683.50	509.45
D2 (i.e. Cinemas)	~	0.00	275.80	365.5	7379.00	1425.00
Sui Generis (i.e. Taxi Office)	~	0.00	2039.40	3671.55	2089.00	191.50
Other Mixed Uses	~	0.00	0.00	770	806.00	783.00
Retail	~	<b>6527.60</b>	<b>5704.06</b>	<b>6833.72</b>	<b>1646.78</b>	<b>2546.50</b>
<b>Net Completions (Total m<sup>2</sup>)</b>	~	<b>8,909.25</b>	<b>10,493.60</b>	<b>59,157.98</b>	<b>36,738.75</b>	<b>34,493.22</b>

<sup>1</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.

Overall, the development strategy is being delivered, with housing completions increasing and delivery of the majority of strategic sites under way. In terms of Strategic Policy 6, which sets out how the release of housing and employment land is to be managed, it is considered that the housing and employment supply meets the Local Plan expectations and requirements.

### **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. All of the six have been fully approved or have a resolution to approve equalling 5,739 dwellings and other uses. Please note: there was a further application extending Land South of Branston for Employment use approved during the 2015/16 period.

Whilst not identified in Strategic Policy 7, the table below also provides an update on other strategic sites identified in the plan, and those large applications which were determined prior to the Local Plan being adopted.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2012/01467	Branston Locks Lawns Farm Branston Road Tatenhill Staffordshire DE13 9SB	<p>Outline planning application with all matters reserved for a mixed use development comprising the erection of:</p> <ul style="list-style-type: none"> <li>* up to 2500 dwellings</li> <li>* up to 92,900sqm (1,000,000 sq ft) of employment floorspace (Classes B1, B2 and B8).</li> <li>* a local centre providing up to 3,716 sqm (40,000 sq ft) of retail floorspace (Classes A1, A2, A3, A4 and A5).</li> <li>* up to 929sqm (10,000 sq ft) of health care and associated community uses (Class D1).</li> <li>* a residential care home of up to 160 bed spaces (Classes C2 and C3).</li> <li>* up to 555sqm (6,000 sq ft) of pub and restaurant floorspace (Classes A3 and A4).</li> <li>* a primary school, and a hotel of up to 80 bedrooms (Class C1).</li> <li>* green infrastructure of public open space.</li> <li>* sports and recreation facilities and a network of walking and cycling routes.</li> </ul>	FINAL DECISION Conditional Approval - Committee (14/04/2015)	<p>Expected commencement 2018/19 monitoring period.</p> <p>Expected Delivery Correspondence (Mar 17) - Agent confirmed 440 in the next 5 years. Regular discussions held with agent</p>	Reserved Matters application for phase 1 (70 units) approved 24/04/2018

Ref No:	Site Address	Application Description	Application Status	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)	1st phase (64 units) complete at March 2017.  Phase 2 (204 units) is well underway with 76 completions to date.	Reserved Matters application for phase 3 (392 units) submitted awaiting determination.  Numerous other reserved matters/detailed applications in relation to the employment elements on this site.  Completion of the Local Centre
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	Application Status	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)	Phase 1 (47 units) = 37 completions, remaining 10 under construction  Phase 1b (40 units) = 30 completions, remaining 10 under construction  Phase 1c (119 units) = Site now under construction  Phase 1d (44 units) = Site not yet commenced	Further Reserved matters application for 450 units submitted in May 2018, 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 a proportion of the site to come forwards in the next 5 years.	Farmhouse and buildings demolished. Reserved matters application for 110 units submitted, awaiting determination
P/2015/01497	Hazelwalls Uttoxeter	Erection of 429 dwellings. * public open space. * landscaping. * drainage.	P/2015/01497 - Detailed Application with Resolution to Approved at Committed - 19/06/2018	Full permission and two developers expected to deliver site	No Construction has started

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
<b>Other Strategic and Permitted sites</b>					
P/2012/00920	Branston Depot	Outline planning application for up to 483 dwellings (excluding conversion), with 1.09 HA (10,900 sqm) of land provision for a one-form primary school, with associated car parking, access off Burton Road and Heather Close, infrastructure provision and open space	Resolution to Approve	Expect delivery of site later in the plan period	21/10/2013. S106 due to be signed shortly.
	Molson Coors, Middle Yard	No current planning application	N/A	Expect delivery of site later in the plan period	Agent confirmed delivery of the site.
P/2014/01264	Land at Pirelli, Burton	Reserved Matters application for the erection of 299 dwellings including details of appearance, scale and layout	Approved 13/02/2015	Construction underway 99 left to be completed on site.	
P/2016/00331	Guinevere Avenue	Reserved Matters application relating to P/2013/00406 for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale	Reserved Matters Application Approved at Committee 21/07/2016	Construction underway, 95 left to be completed on site.	As at March 2017 the agent confirmed completion in next 4 years.
P/2015/00299	Brookside, Uttoxeter	Outline application for a mixed use development for up to 90 residential dwellings, 6 employment units and 4 trade units, including details of access	Resolution to Approve – 22/09/2015		S106 Awaiting signatories.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2017/01307	JCB, Pinfold Road Uttoxeter	Outline application for the erection of up to 148 dwellings, formation of town park and re-naturalisation of Picknall Brook and alteration of existing vehicular access off Hockley Road, Pinfold Street and Old Knotty Way including details of access	Awaiting Determination		
	Efflinch Lane, Barton Under Needwood	Allocated for 130 dwellings		Site complete	
P/2012/00636	College Fields, Rolleston	Allocated for 100 dwellings	Reserved Matters approved September 2018		
P/2011/00546	Burton Road, Tutbury	Allocated for 224 dwellings	Application for 212 dwellings Approved 10/05/2012	189 dwellings completed	Construction nearly complete, 23 left to be completed on site.
P/2017/00667	Land South of Rocester	Allocated for 90 dwellings. Two applications submitted	Awaiting determination		Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667 ) – awaiting determination

## SP8: Development Outside Settlement Boundaries

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

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

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

Site Address	Application Description	Monitoring Comments
Kingstanding Hall, Burton Road, Needwood, Staffordshire, DE13 9PE	Conversion of stables to create five dwellings	Conversion in line with SP8
Croft House, Main Street, Tatenhill, DE13 9SD	Erection of three dwellings and widening of existing access	In line with SP8 and the Tatenhill & Rangemore Neighbourhood Plan
Mill Farm, Bridge Street, Tutbury, DE13 9LZ	Demolition of existing dwelling and farm buildings and erection of 5 dwellings including walling, landscaping and associated parking	Application refused
Land to the side of 2 Tatenhill Lane, Rangemore, Staffordshire	Erection of a detached dwelling and detached double garage and construction of vehicular access	Application refused
The Acorns, Burton Road, Needwood, Callingwood, DE13 9PU	Conversion and extension to existing barn to form a dwelling, creation of new window and door openings, installation of flue pipes and rooflight, erection of a detached double garage with storage above, installation of a sewage treatment plant with land	Conversion in line with SP8
Anslow Eggs, Main Road, Anslow, Staff, DE13 9QE	Erection of an agricultural workers dwelling including farm workshop/training room and office and monitoring equipment room	In line with SP8
The Annexe, Radmore Wood Farm, Radmore Wood Lane, Abbots Bromley, WS15 3AS	Conversion and alterations to existing annexe to form to dwelling house	Application refused
Plot C, Hill Top Farm, Main Road, Anslow, DE13 9QE	Conversion and extension to agricultural building to form detached dwelling, erection of a detached double garage, new access and associated external alterations	Application refused
Moreton House, Moreton Lane, Draycott in the Clay, DE6 5BZ	Conversion and alterations to existing detached outbuilding to form dwelling and construction of vehicular access	Application refused
Windy Fields Farm, Hill Lane, Middleton Green, Staffordshire, ST10 4PQ	Conversion of redundant farm building to dwelling including single storey front extension	Conversion in line with SP8

Lavender Croft, Old Uttoxeter Road, Crakemarsh, ST14 5AR	Conversion and alterations of former workshop to form a dwelling, external alterations to include recladding, increase in roof pitch, installation of solar panels and septic tank and formation of separate driveway (Revised scheme)	Conversion in line with SP8
Croft House, Main Street, Tatenhill, DE13 9SD	Construct 3 dwellings, widening of access drive and associated ancillary works	In line with SP8
Yoxall Lodge, Scotch Hill Road, Newchurch, DE13 8RL	Demolition of existing agricultural buildings to facilitate the conversion, alteration and extension to agricultural barns to form four residential dwellings with domestic gardens, the erection of a detached garage/car port building and installation of	Conversion in line with SP8
Land Off, Woodlands Rise, Draycott in the Clay , DE6 5LE	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
Field House , Bromley Park, Parkgate Lane, Bromley Wood, Abbots Bromley , WS15 3AH	Conversion and alterations of agricultural barn to form 1 residential unit including first floor balcony, erection of a detached double garage and store and extension to residential curtilage	Conversion in line with SP8
Dagdale Farm, Dagdale Lane, Dagdale, ST14 5BJ	Conversion and alterations of an agricultural building to form a dwelling	Conversion in line with SP8
Brick Barn, Lower Hoar Cross Road, Woodmill, Yoxall, DE13 8PG	Conversion of barn to form dwelling including single storey rear extension, extension to residential curtilage and installation of septic tank	Application refused
Land off Weaverlake Drive, Hadley Street, Yoxall, Burton-on-Trent, DE13 8NB	Erection of 6 detached dwellings (Revised Plans)	Application refused
Land Corner of Yoxall Road and Dark Lane, Newborough, DE13 8SB	Erection of 4 detached dwellings, formation of new vehicular accesses and parking area	In line with SP8 and the Newborough Neighbourhood Plan
Land off Burton Road, Tutbury, Staffordshire, DE13 9NF	Erection of five dwellings with associated garaging	In line with SP8
Rose Hill, Leigh Crossing, Upper Leigh, ST10 4NZ	Conversion and partial reconstruction of existing barn to form a single dwelling including associated external alterations	Conversion in line with SP8
Fishers Pit Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL	Conversion and alterations to existing redundant agricultural building to form a dwelling	Conversion in line with SP8
Fishers Pit Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL	Erection of a detached dwelling, detached garage and garden store, installation of septic tank and ground source heat pump	In line with SP8
Land East Of, Meadow Lane, Woodhouses, Yoxall, Staffordshire	Erection of a log cabin as a dwelling associated with existing donkey sanctuary and installation of septic tank	Application refused
Poplars Farm, Bushton Lane, Anslow, DE13 9QL	Erection of two detached dwellings and construction of vehicular access AMENDED PLANS RECEIVED	In line with SP8

Land at the rear of Tree Mount, Dark Lane , Tatenhill, DE13 9SD	Demolition of existing agricultural buildings to facilitate the erection of a detached dwelling, detached triple garage with first floor home office, and a pair of semi-detached dwellings, cycle store and widening of existing access	Application refused
Plot 17A Leafields Farm, Hadley Street, Yoxall, DE13 8NB	Erection of an additional one bedroom dwellinghouse to create a terrace of three dwellings	In line with SP8
South Hill Farm, Glass Lane, Bromley Hurst, Abbots Bromley , WS15 3BG	Conversion and extension to agricultural building to form a single dwelling.	Conversion in line with SP8
land adjacent to Meadow View, Church Lane, Church Mayfield, Staffordshire, DE6 2JR	Demolition of existing garages, erection of a bungalow and widening of existing access	Application refused
Land Off, Stone Road, Bramshall, ST14 5BG	Conversion of two agricultural buildings to form two dwellings.	Conversion in line with SP8
Hillcott, Duffield Lane, Newborough, Staffordshire, DE13 8SH	Erection of an extension to existing garage to form a dwelling with associated access and installation of a package treatment plant	Application refused
Proposed Residential Development, Longhedge Lane, Burton upon Trent, Staffordshire	Erection of two detached bungalows and a detached double garage including formation of a vehicular access	Application refused
Land to the rear of, 1 Church Cottages, Church Road, Rangemore, Staffordshire, DE13 9RP	Erection of three detached dwellings and a detached garage to Plot 3 and construction of vehicular access	Application refused
Derby Road, Stretton, DE13 0DF	Erection of a pair of semi-detached dwellings	Application refused but since allowed at appeal as the inspector concluded it was a sustainable site on the edge of Burton
Hill Top Farm, Main Road, Anslow, DE13 9QE	Demolition of two outbuildings to facilitate the conversion and alterations to agricultural buildings to form 6 detached dwellings to include the erection of single storey extensions, detached double garage, and the formation of a new vehicular access.	Conversion in line with SP8
Hill Top Farm, Main Road, Anslow, Staffordshire, DE13 9QE	Conversion and alterations of two agricultural buildings to form two detached dwellings, demolition of building and erection two detached garages (amended description)	Conversion in line with SP8
The Highwood, 60 Highwood Road, Uttoxeter, Staffordshire, ST14 8BJ	Demolition of existing outbuilding to facilitate the erection of two detached dwellings with associated detached garages, erection of a detached garage to serve existing dwelling and formation of a canopy to the North elevation on the existing annexe	Conversion in line with SP8
Land North East of Woodseat Grove, Rocester, ST14 5NA	Conversion and alterations to agricultural building to form dwelling, including the raising of the ridge height and balcony to front	Application refused
Proposed Residential Development, Bond End, Yoxall, Staffordshire	Erection of 8 dwellings, detached car port building, including associated landscaping and the formation of a vehicular access (revised application)	Application refused

Land to the side of 24/26 Chapel Lane, Rangemore, Staffordshire,	Erection of two pairs of semi-detached bungalows and construction of vehicular access	In line with SP8
Cart Hovel, Lees Lane, Dodsleigh, Stoke on Trent, ST10 4QA	Conversion of existing cart hovel barn to form a single dwelling, erection of detached garage and wood store and installation of sewage treatment plant	Conversion in line with SP8
Pump House, Hill Top Farm, Main Road, Anslow, DE13 9QE	Conversion and extension to agricultural building to form detached dwelling, with associated external alterations	Application refused
Ducks Crossing, Stone Road, Bramshall, ST14 8SH	Erection of a detached dwelling and installation of package treatment plant in association with equestrian operation on the site	In line with SP8
The Rise, Moores Hill, Tatenhill, Staffordshire, DE13 9RJ	Construction of a detached dwelling with attached garage and pedestrian access	In line with SP8
Agricultural Building, Croxden Lane, Croxden, ST14 5JG	Conversion of existing agricultural building to form dwelling, erection of detached garage and woodstore and change of use of agricultural land to domestic garden.	Conversion in line with SP8
Lavender Croft, Old Uttoxeter Road, Crakemarsh, ST14 5AR	Conversion and alterations of former workshop to form a dwelling, external alterations to include recladding, increase in roof pitch, installation of solar panels and septic tank and formation of separate driveway (Revised scheme)	Conversion in line with SP8
Sweet Meadow Farm, Dagdale Lane, Dagdale, ST14 5BJ	Conversion of existing barn to form dwelling	Conversion in line with SP8
Plot C, Hill Top Farm, Main Road, Anslow, DE13 9QE	Conversion and extension to agricultural building to form detached dwelling, erection of a detached double garage, new access and associated external alterations	Conversion in line with SP8
Stanton View Farm, Bull Gap Lane, Stanton, Staffordshire, DE6 2DF	Erection of an agricultural workers dwelling, associated access and installation of septic tank	In line with SP8
Hadley Street, Yoxall,	Demolition of existing portal frame building and erection of 3 detached dwellings, formation of access and associated works	In line with SP8
58 Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AH	Prior Approval for the conversion of agricultural building to form a dwelling	Application refused
Blythe Barn, Caverswall Lane, Lower Loxley, Staffordshire, ST14 8RZ	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused
Hollytree Barn, Lucepool Lane, Woodhouses, Yoxall, Staffordshire, DE13 8NR	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused
Middleton Green Farm, Leigh Lane, Middleton Green, Staffordshire, ST10 4PJ	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Agricultural Buildings At, Broad Oak Farm, Leigh Road, Bramshall, Staffordshire	Prior approval for the conversion of agricultural buildings to form two dwelling	Conversion in line with SP8
The Barn, Watery Lane, Lower Loxley Bank, Nr Uttoxeter, Staffordshire	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8

Greenlea, Lane From Nobut Road To Withington Green, Withington, Staffordshire, ST10 4QF	Prior approval for the conversion of an agricultural building to form a dwelling.	Application refused
Proposed Barn Conversion, Scotch Hill Road, Newchurch, Burton upon Trent , Staffordshire , DE13 8RL	Prior Approval for the conversion of an agricultural building to form two dwellings	Conversion in line with SP8
Holly Hocks Barn, Seedcroft Lane, Abbots Bromley, Staffordshire, WS15 3DS	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused
Proposed Barn Conversion, Poplar Farm, Poplar Farm Road, Bromley Hurst, Abbots Bromley, Staffordshire	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Greenlea, Lane From Nobut Road To Withington Green, Withington, Staffordshire, ST10 4QF	Prior Approval for the conversion of agricultural building to form dwelling.	Conversion in line with SP8
Brookside House Farm, Wood Lane, Yoxall, Staffordshire, DE13 8PH	Prior approval for the conversion of agricultural building into dwelling	Application refused
Brook House Farm, Dagdale Lane, Dagdale, Staffordshire, ST14 5BJ	Prior approval for the conversion of agricultural building to form 3 dwellings	Application refused
Leafields Farm, Lower Loxley , Uttoxeter, ST14 8SA	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Willow Brook Farm, Pinfold Lane, Bromley Hurst, Abbots Bromley , Staffordshire	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused
Proposed barn conversion, Ashbrook Farm, Orange Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AX	Prior approval for the conversion of agricultural building to form dwelling.	Conversion in line with SP8
Hollytree Barn , Lucepool Lane, Woodhouses, Yoxall, Staffordshire, DE13 8NR	Prior approval for the conversion of agricultural outbuilding to dwelling	Application refused
Proposed Barn Conversions, Hollington Lane, Stramshall, Staffordshire, ST14 5ER	Prior approval for the conversion of an agricultural building to form two dwellings	Application refused
Middleton Green Farm, Leigh Lane, Middleton Green, Staffordshire, ST10 4PJ	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused
Barn Conversion at Dagdale Farm , Dagdale Lane, Dagdale, Staffordshire, ST14 5BJ	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Proposed Barn Conversion, Scotch Hill Road, Newchurch, Staffordshire,	Conversion of existing agricultural building to form two dwellings, including creation of residential curtilage.	Conversion in line with SP8
The Elms Farm, Bramshall Road, Uttoxeter, Staffordshire, ST14 5BE	Prior approval for the conversion of an agricultural building to form a dwelling	Application refused

Land Adjacent to , Trippyhills Farm, Hollington Lane, Stramshall, Staffordshire, ST14 5ET	Prior approval for the conversion of an 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)	Conversion in line with SP8
The Lont, Stubby Lane, Draycott in the Clay, Staffordshire, DE6 5BU	Outline application for the erection of up to 9 dwellings including details of access	Application refused
OS field 2489, Bell House Lane, Anslow Gate, DE13 9PA	Outline application for the erection of a single dwelling including details of access and layout	Application refused
Land at, Craythorne Road,, Rolleston On Dove, Burton Upon Trent, Staffordshire,	Outline application for the erection of up to 32 retirement living bungalows. communal hub with 2 no retirement living apartments above, and including details of access	In line with SP8
Land off Stubby Lane , Draycott in the Clay ,	Outline application for residential development including details of access	Application refused
11 Martins Lane, Hanbury, Staffordshire, DE13 8TE	Outline application for the erection of a detached bungalow	Application refused
Land Adjacent to Ford Croft House Upper Croft, Oak Road, Denstone, ST14 5HT	Outline application for the erection of up to five No dwellings including details of access and formation of footpath	In line with SP8
Primrose Cottage , 2 Chapel Lane, Anslow Gate, Staffordshire, DE13 9QA	Outline application for the erection of a dwelling including details of access and layout	Application refused
Land Adjacent to , Rocketts Oaks Cottage, Tatenhill Common, Rangemore, Burton upon Trent	Outline application for the erection of a detached dwelling including details of access	In line with SP8
Land off Lightwood Road, Yoxall, Burton on Trent, Staffordshire,	Outline application for up to 135 dwellings including means of access	Application refused
72 Stubby Lane, Draycott in the Clay, Staffordshire, DE6 5BU	Outline application for up to 9 dwellings including details of access	Application refused
Land at Top House Farm, Hill Lane, Middleton Green, Staffordshire, ST10 4PH	Demolition of existing building to facilitate an outline application for the erection of a dwelling including new vehicular access	Application refused
Land Adjacent to Ford Croft House Upper Croft, Oak Road, Denstone , ST14 5HT	Demolition of existing agricultural building to facilitate an outline application for the erection of two detached dwellings including details of access	In line with SP8
adj Cherry Tree Cottage, Hollington Road, Rocester, ST14 5HY	Outline application for the erection of a detached dwelling including details of access.	In line with SP8
Joy Lane & Sons Firewood Merchants, Hollington Lane, Stramshall, Uttoxeter,	Outline application for the erection of a dwelling including details of access	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

There have been no applications for education infrastructure during the 2017/18 period.

In terms of delivery the new Secondary School at Tatenhill Lane, Burton has continued to be built over the course of the year and is due to open in September 2018. Also due to open in September 2018 is the new De Ferrers Sixth Form Academy in Burton.

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.

- An application has been submitted in relation to the Bargates site for the erection of 140 dwellings including 2 commercial units and car parking for the existing leisure centre.

### **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.

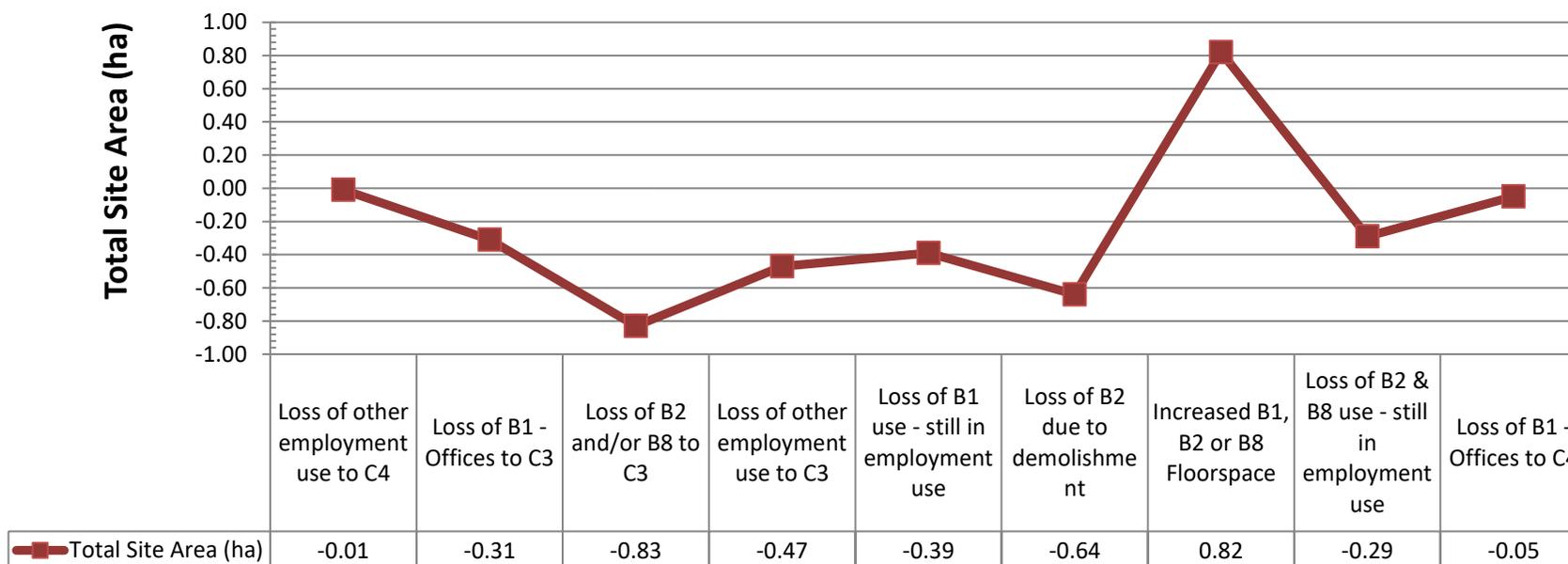
The previously approved applications below were either under construction or completed in the monitoring period and have resulted in a loss of B1, B2, B8 and other employment uses. In some cases there has been a change to the employment use. Most of these applications are within Burton upon Trent. However 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 as set out below.

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
28A Derby Street Burton upon Trent Staffordshire DE14 2LA	0.01	Loss of Sui Gen to C4 (HMO)
First & Second Floors 204 - 205 Station Street Burton upon Trent Staffordshire DE14 1AN	0.01	Loss of B1 Office use to C3 use
Rear of, 143 Horninglow Street Burton on Trent Staffordshire	0.37	Loss of B2 & B8 use to C3
Tiddlywinks Day Nursery 151 Shobnall Road Burton Upon Trent DE14 2BD	0.02	Loss of D1 use to C3
Sovereign House Bond Street Burton Upon Trent Staffordshire DE14 3RZ	0.07	Loss of B1 Office use to C3 use
Adjacent 89 Rosliston Road Stapenhill Burton Upon Trent Staffordshire DE15 9RG	0.45	Loss of Sui Gen to C3
63 Branston Road Burton Upon Trent Staffordshire DE14 3BY	0.05	Loss of B1 Office use to C3 use
223 Branston Road Burton Upon Trent Staffordshire DE14 3BT	0.03	Loss of B1 Office use to C3 use
Riverdale Cottage & Lesters Garage Main Street Yoxall Staffordshire DE13 8NQ	0.09	Loss of Garage and workshop (B2) to C3
Unit D 37 New Street Burton upon Trent Staffordshire DE14 3QW	0.01	Loss of B1 Office floorspace to A1 Hairdressers
Unit 4, 7 & 14 Marchington Industrial Estate Stubby Lane Marchington Staffordshire ST14 8LP	0.64	Loss of B2 units due to demolition on an existing industrial estate
Rear of, 143 Horninglow Street Burton on Trent Staffordshire	0.37	Loss of B8 to C3
70 Guild Street Burton upon Trent DE14 1NB	0.06	Loss of A1 & B1 to C3
108 Derby Street Burton upon Trent Staffordshire	0.00	Loss of B1 to C3
Sovereign House Bond Street Burton Upon Trent Staffordshire DE14 3RZ	0.07	Loss of B1 to C3
Unit 1 Barberry Court Callister Way Burton Upon Trent DE14 2UE	0.31	Loss of B1 to D1
The Well House (Rear of 146) High Street Burton Upon Trent DE14 1JE	0.06	Loss of Office A2 & B1 to Gym D2
Unit B2 Sovereign Business Park Burton Upon Trent Staffordshire DE14 1PD	0.29	Loss of B2 & B8 to D2
63 Branston Road Burton Upon Trent Staffordshire DE14 3BY	0.05	Loss of B1 to C4 (HMO)
Bridge House Bond Street Burton upon Trent Staffordshire DE14 3RZ	0.02	Loss of B1 to D2

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
Laurus House First Avenue Burton Upon Trent Staffordshire DE14 2WH	0.30	Increase in B1 floorspace = 52sqm
Cottage Delight Ltd Paget Street Burton Upon Trent DE14 3TQ	0.20	Increase B8 floorspace = 1128sqm
T Bates Plant Hire Ltd Nicolson Way Burton Upon Trent DE14 2AW	0.01	Increase B1 floorspace = 99.6sqm
Unit 2 Upper Linbrook Farm Burton Road Needwood Staffordshire DE13 9PF	0.02	Increase B1 floorspace = 11.45sqm
Adient (formerly Johnson Controls Automative (UK) Ltd) Wellington Park Burton Upon Trent DE14 2AT	0.03	Increase in B8 floorspace = 250sqm.
Ceva Logistics Ltd (Zone C Plot 3) Barton Business Park Barton under Needwood DE13 8BX	0.03	Increase in B8 floorspace = 296sqm.
Zone D Plot 2 Barton Business Park Barton-under-Needwood Burton-upon-Trent DE13 8BX	0.24	Increase in B2/B8 floorspace - 1742.7sqm

### 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 a new Veterinary hospital to new office floorspace and improvements to existing restaurants. None of these applications were considered to have a detrimental impact on the rural environment.

Site Address	Development Description	Monitoring Comments
Woodside Farm (Holding No. 4 Whitemere Estate), Wood Lane, Whitemere, Yoxall, DE13 8PH	Change of Use of existing farm buildings and yard area from agriculture to commercial use (Class B2 General Industrial and Class B8 Storage and Distribution)	New commercial floorspace (B2 & B8)
Unit 2, Upper Linbrook Farm Burton Road, Needwood, Staffordshire, DE13 9PF	Change of use from offices (B1a) to (A1) shops and (B1c) light industrial	Change of use from vacant office to a wedding dress shop and manufacture's
Weaver Farm, Back Lane, Rue Hill, Staffordshire, ST10 3HE	Retention of use of agricultural building as equestrian use for 21stables and indoor riding arena, for which 16 stables are used for breeding and selling of horses and 5 stables are for a livery business	Retention of stables for existing livery business
The Grange, Meadow Lane, Woodhouses, Yoxall, DE13 8NP	Change of use from tack room and store to cider production facility	New cider production facility
Castle Hayes Park Farm, Castle Hayes Lane, Tutbury , DE13 9HL	Change of use of 3 existing Free Range Egg Production Units to Class B8 for the storage of fireworks	Change of use to Class B8 for the storage of fireworks
Rolleston Park Farm, Lodge Hill, Tutbury, DE13 9HQ	Change of use of part of agricultural to an industrial use (Class B2).	New industrial floorspace (B2).
The Oaks, Upper Hoar Cross Road, Hadley End, Staffordshire	Conversion of building from honey production to holiday let	Loss of honey production unit to Holiday let
25 Bramshall Industrial Estate, Bramshall, Uttoxeter, ST14 8TD	Change of use of Waste Transfer Station to garage/workshop class B2 (Additional Information Received)	New garage/workshop on an existing rural business park
Broadview, Hanbury Hill, Hanbury, DE13 8TD	Retrospective permission sought for the erection of timber framed outbuilding for use as a work from home catering kitchen business (Revised application - red line site changed)	Continued use of building for home catering kitchen business
Unit 2 Marchington Industrial Estate, Stubby Lane, Marchington, ST14 8LP	Erection of a single storey extension to existing crane gantry to increase covered unloading / loading area.	Additional B2 & B8 floorspace on an existing rural business park
Roston Castings Ltd Bromley Works, Mill Lane, Ellastone , DE6 2HF	Demolition of existing store building to facilitate the erection of a single storey factory extension	Improvement to existing factory
Little India at 52, Barton Gate, Barton under Needwood , DE13 8AH	Erection of single storey side & rear extensions to form restaurant extension and food store	Improvement to existing restaurant

Site Address	Development Description	Monitoring Comments
Duncombe Arms, Main Road, Ellastone , DE6 2GZ	Erection of a single storey extension to form kitchen extension and cold storage area.	Improvement to existing restaurant
High Trees Dairy, Hobb Lane, Marchington Woodlands, Staffordshire, ST14 8RQ	Erection of a detached oak framed garage and cart bays with office above	New office building
Roycroft Farm, Bennetts Lane, Bramshall, ST14 5BG	Demolition of existing building to facilitate the erection of an extension to existing slaughterhouse	Extension to existing Slaughterhouse
Ceva Logistics Ltd , (Zone C Plot 3), Barton Business Park, Barton under Needwood, DE13 8BX	Erection of a warehouse for a temporary period of 10 years	New temporary warehouse (10 years)
Rolleston Park Farm, Lodge Hill, Tutbury, DE13 9HQ	Conversion and alterations to existing agricultural building to form an office (Class B1), including porch and ramp on front elevation and provision of car parking	Conversion to B1 offices
McDonalds Restaurant, A50 Bypass, Uttoxeter, ST14 5AA	Reconfiguration of drive thru lane with associated works to allow tandem ordering, installation of 1 additional Customer Order Display Point (COD), single storey extensions to form extended restaurant, presenter booths, storage area and installation of 1 x goal post height restrictor	Improvement to existing restaurant with drive thru
Council Yard, Newborough Road, Staffordshire, DE13 8PD	Erection of two detached office buildings (Class B1a), installation of sewage treatment plant and alterations to vehicular access.	New office buildings
Roycroft Farm, Bennetts Lane, Bramshall, ST14 5BG	Erection of a single storey side extension to existing shop	Improvement to existing butchers shop
Zone D Plot 2, Barton Business Park, Barton-under-Needwood, Burton-upon-Trent, DE13 8BX	Erection of loading area canopy to north elevation of industrial/warehouse building, creation of second floor accommodation and erection of three covered links to south elevation connecting to adjacent building to a building approved under reserved matters application RM/19787/074 dated 4th August 2008	Additional B2 & B8 floorspace
Land at A38/B5016 Barton Turns, Barton-under-Needwood, Burton upon Trent, DE13 8EB	Erection of a single storey building for workshop, showroom, stores and office building together with compressor and cycle store	Additional B1 & B8 floorspace
Land at , Fauld Industrial Estate, Fauld Lane, Fauld, DE13 9HS	Erection of a detached industrial building comprising of 2 units for General Industrial (Class B2)	2 new general industrial units at an existing rural business park
Errisbeg House, Errisbeg House Drive, Barton Turn, Barton under Needwood, DE13 8EB	Erection of a single storey side and rear extension to form Veterinary Hospital, Taxi Office, conversion of second floor to caretaker suite and associated car parking	Additional floorspace to be used as a new Veterinary hospital
Denis Welch Motors Ltd, Wood Lane, Yoxall, DE13 8NA	Erection of detached storage warehouse (Class B8) for the purposes of storing cars and engineering parts in connection with the associated motorsport business	Additional B8 floorspace
Upper Blakenhall Farm, Wychnor Park Wychnor Lane, Wychnor, Staffordshire, DE13 8BT	Prior Approval for the conversion of agricultural building to Class B8 storage and distribution	Conversion to B8 storage

## 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, or the NPPF where relevant.



### Holiday Lets, B&Bs or Hotels

- 21 new holiday lodges/lets across the borough
- New overnight accommodatin associated with existing Public House (10 rooms)
- 3 new Log cabins
- Additional facilities at existing holiday let site



### Gym & other D2 uses

- 3 new gym in the Burton area
- New Yoga Studio in Burton



### New/Improved Sports, Leisure & Tourism Facilities

- New visitors centre at existing Tourist attraction in Burton
- New Escape Rooms
- Additional facility at new golf course
- Broading of uses at a leisure faicity to include a laser combat area
- 4 x Improvement to exisiting tourism/leisure facilities across the borough
- Construction of an underground shooting range to provide 8 practice shooting lanes
- New animal education centre and tea rooms



### Caravan and Camping

- 5 new Glamping Pods
- 20 new tourist accommodation pods

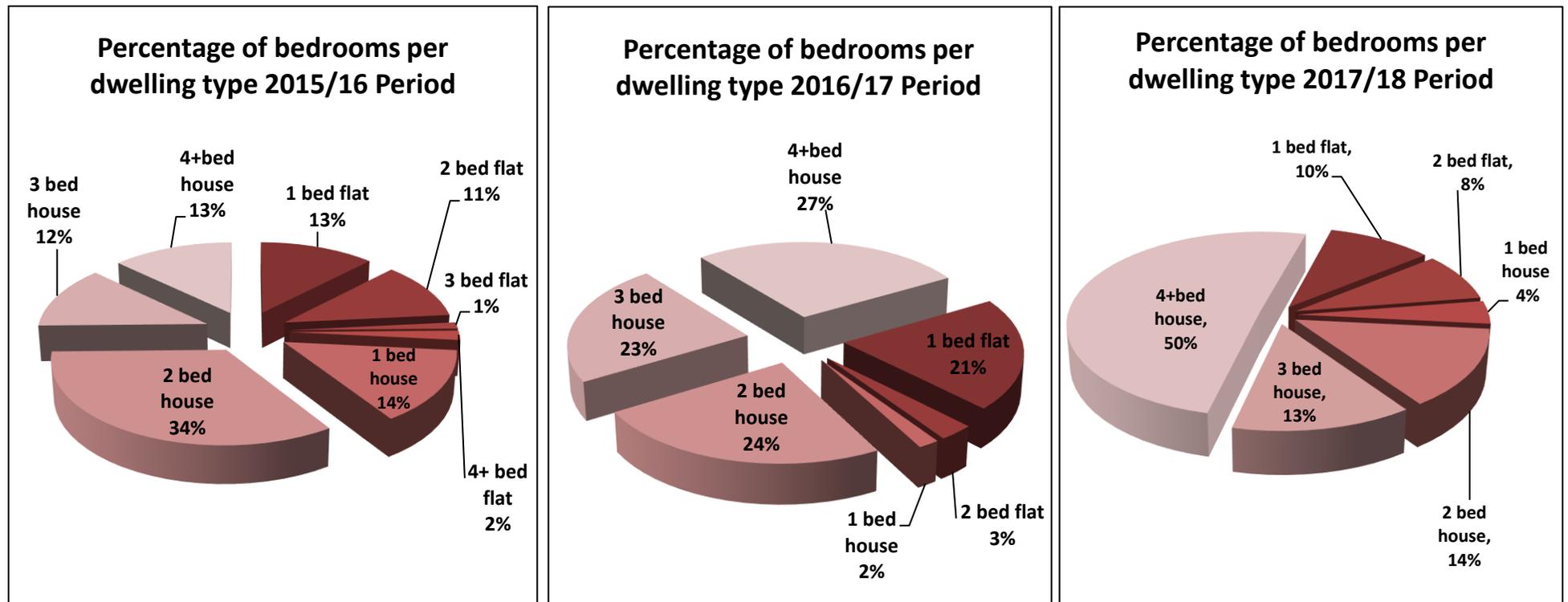
## SP16: Meeting Housing Needs

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 18 other applications which have not been included in the 2017/18 graph 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.



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 three completed schemes relating to specialist housing needs. Two are for care homes (1xelderly & 1xchild care) in Burton upon Trent and one was the completion of five requirement homes in Rocester.

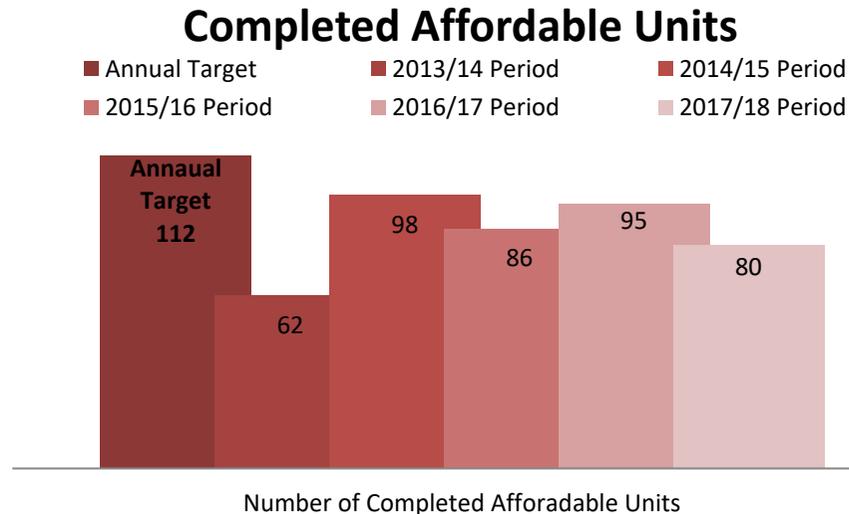
Indicator > 3. Number of homes built to Building Regulations requirement M4(2).  
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

A proportion of a 25 dwelling scheme in Barton under Needwood were completed to M4(2) standard. A number of applications have conditions relating to the standard which will ensure provision of relevant housing at reserved matters stage.

## SP17: Affordable Housing

Indicator > Number of affordable houses built each year.

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



Eight applications were fully completed within the monitoring period providing 80 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.

- One application for residential development on an exception site was determined within monitoring period. The application was for 32 retirement dwellings on the edge of Rolleston on Dove.

## SP19: Gypsy and Traveller

Indicator > Number of additional pitches (net).

Target > Requirement set out in evidence.

- During this monitoring period, one application for the siting of caravans on land for residential occupation by single gypsy family was refused. No other 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.

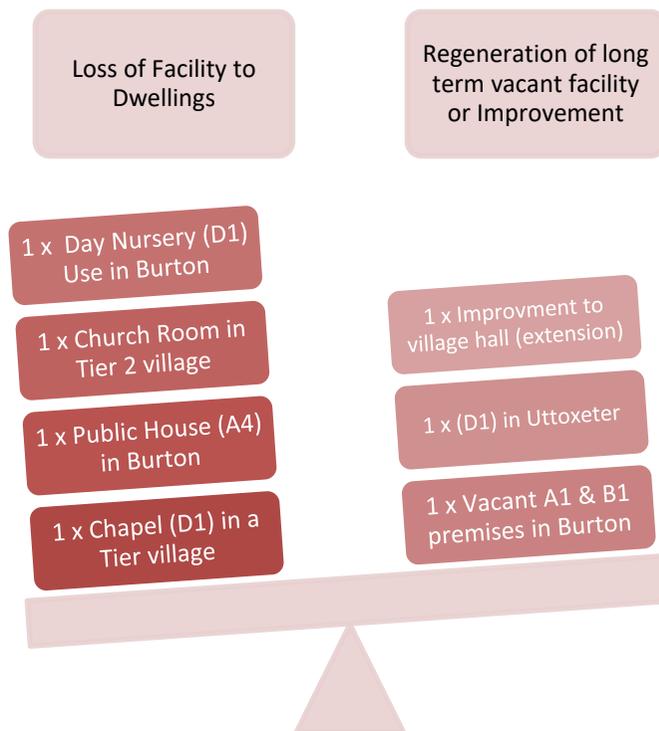
The purpose of monitoring this policy is to ensure that retail assessments have been undertaken on qualifying developments to ensure that there is no negative impact on the town centre. No major retail applications were approved within the monitoring period.

## 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.



## 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, one application specifically contributes to green infrastructure by providing 400m<sup>2</sup> of play area, 400m<sup>2</sup> of parks and gardens and 4,000m<sup>2</sup> of amenity grassland.

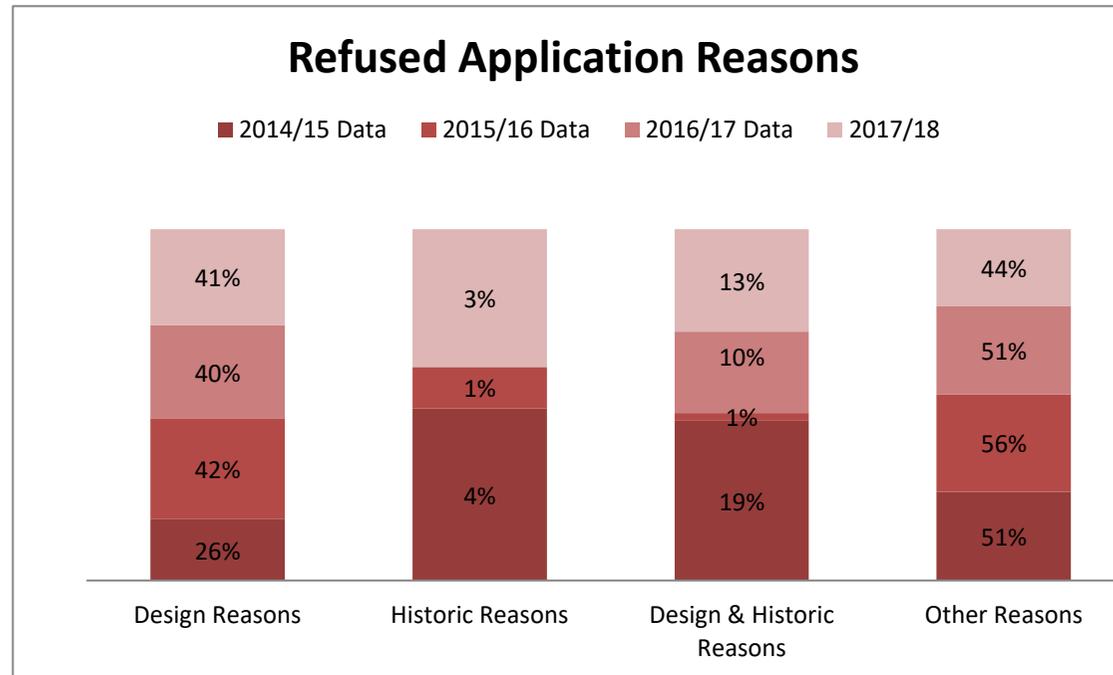
## SP24 & SP25: High Quality Design & Historic Environment

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 a conflict with design principles and/or historic environment impact. The following chart shows a comparison between the last four monitoring periods.



## **SP26: National Forest**

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

Over the monitoring period woodland planting has been secured from the following major application. Delivery is dependent on site completion.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>	<b>Application/Site Status</b>
Land to the South of Tatenhill Lane Burton upon Trent Branston	Demolition of 78 and 80 Tatenhill Lane and erection of 55 dwellings including access/ highway infrastructure and all associated works	Provide National forest planting on site or pay contribution in lieu of providing on site.	Not commenced as at 31/03/2018 (replaces previous outline application for 55 units)

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

Daisybrook (Freewoods) – 0.70ha

Yoxall Lodge (Parklands) – 12.40ha

Yoxall Lodge (Freewoods) – 0.28ha

Crossroads Cottage (Freewoods) – 0.34ha

Centrum West (landscaping) – 2.72ha

## **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/2017/00278	Siting of caravans on land for residential occupation by single gypsy family with associated utility block and septic tank	PPS25/TAN15 - Request for FRA/FCA	Application Refused
P/2017/00405	Installation of a replacement sewerage treatment plant and associated drainage works	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2016/01787	Erection of a log cabin as a dwelling associated with existing donkey sanctuary and installation of septic tank	Risk to life and / or property	Application Refused
P/2016/01659	Construct three detached dwellings and convert former hotel and coach house to create 10 residential units also including construction of a single storey rear extension and demolition of an existing outbuilding and conservatory	Unsatisfactory FRA/FCA Submitted	Application Refused
P/2017/00244	Conversion and alterations of existing Transport Office to form two flats, conversion of existing Security Office to form one flat, conversion of storage/office building to provide 87 flats including alterations to roof, bicycle storage, lighting and car parking	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2017/00669	Erection of 6 dwellings with associated parking	Unsatisfactory FRA/FCA Submitted	Application Refused
P/2017/00818	Erection of a detached dwelling	Unsatisfactory FRA/FCA Submitted	FRA submitted, no EA objection
P/2017/00667	Outline application for the erection of 70 new dwellings including details of access	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2016/01740	Erection of single storey side and rear extensions	Sequential Test: Vulnerability not appropriate to Flood Zone	Issues addressed through the application process and EA objection later removed.
P/2017/00181	Retention of change of use of land to a private gypsy site comprising of 6 pitches (1 static and 1 touring caravan per pitch) including retention of all hardstanding, fencing, septic tanks, buildings and land raising	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2017/00976	Conversion and alterations of two detached buildings to form 182 apartments	Risk to life and / or property	Application withdrawn
P/2017/00968	Change of use of public house and flats to two retail units, five apartments and erection of a dwelling	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2017/01368	Erection of three dwellings (amended plans)	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2017/01354	Demolition of garage and outbuildings, erection of a new garage/garden room, erection of a garden implements store and change of use of agricultural land to domestic garden area	PPS25/TAN15 - Request for FRA/FCA	Issues addressed through the application process and EA objection later removed.

Application Number	Application Description	EA Reason for Objection	Further Comments
P/2017/01650	Conversion of offices (Class A2) to form 2 residential units (class C3) and erection of porch on south west elevation	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2018/00180	Erection of builders merchants with outside storage - Units 5/6/7 (Sui Generis), extension of two existing buildings to form five employment units - Units 3/4/8/9/10 (Class B1c, B2 and B8), erection of four blocks comprising fifteen employment units - Units 28 - 42 (Class B1c, B2 and B8) including associated access, car parking, balancing pond and landscaping	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2018/00194	Erection of a single storey link extension and erection of two single storey detached wash/valet buildings and use of canopy area as additional office accommodation	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.

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
Barton Quarry Walton Lane Barton Turn Barton Under Needwood Staffordshire	Consultation - Western Extension to Barton Quarry between the A38 and the railway line to extract 6.3 million tonnes of sand and gravel over a period of 10 years and to restore the site to landscaped water areas with biodiversity, landscape and flood alleviation benefits.	Provide a new SUDS feature
Land to the West of Uttoxeter (Phase 1 – ALL) A50 Bypass Uttoxeter ST14 7PG	Numerous Reserved Matters applications relating to P/2013/00882	Provision of an Attenuation pond on site
Land to the South of Tatenhill Lane Burton upon Trent Branston (replaces previous outline application for 55 units)	Demolition of 78 and 80 Tatenhill Lane and erection of 55 dwellings including access/ highway infrastructure and all associated works	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 four applications proposing roof mounted solar panels, combined heat and power system, a ground source heat pump and new biomass heating system.

### **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 two application which were refused on biodiversity and landscape grounds. There were seven applications approved within the period that have conditions attached to them which will ensure positive contributions to biodiversity or landscape, such as on site biodiversity mitigation which may include providing bat & bird boxes. In addition, there was an application for the restoration of a quarry at Barton under Needwood which will have significant biodiversity and landscape benefits.

### **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 in the green gaps where the openness would be impacted.

There were three application determined for development in the Green Gaps which include –

- Agricultural buildings
- Retention of overflow car park
- Retention of two floodlights

## **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 five applications have been approved providing provision for four new sports and recreation facilities within the Borough.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>
Octagon Centre Burton Upon Trent DE14 3TN	Change of use of the first floor of the Octagon Centre from retail Class A1 to health and fitness Class D2 and / or retail Class A1 and incidental mixed A1/A3 areas	New gym facility in Burton town centre
The Well House (Rear of 146) High Street Burton Upon Trent DE14 1JE	Change of use from offices (Class A2 and B1) to a yoga studio (Class D2)	New gym facility in Burton town centre
Unit B2 Sovereign Business Park Burton Upon Trent Staffordshire DE14 1PD	Change of use from Class B2 (General Industrial) and B8 (Storage or Distribution) to Class D2	New gym facility in Burton
Bridge House Bond Street Burton upon Trent Staffordshire DE14 3RZ	Retrospective permission sought for change of use from Class B2 (General Industrial) to gymnasium Class D2	New gym facility in Burton town centre
Land to the West of , Lichfield Road, Abbots Bromley, Staffordshire	Change of use of agricultural land to recreational land and the erection of cricket pavilion, cricket pitch, football pitch, practice football pitch, new temporary changing facilities and parking, all weather area.	Relocation of Sports facilities in Tier 2 village.

## **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 one provided a health impact assessment and two provided 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. In addition, there was one minor application relating to the erection of four dwellings where a S106 has been signed to secure £3000.00 for a Traffic Regulation Order.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>	<b>Application/ Site Status</b>
The Maltings Wetmore Road Burton Upon Trent DE14 1SE	Conversion and alterations of existing Transport Office to form two flats, conversion of existing Security Office to form one flat, conversion of storage/office building to provide 87 flats including alterations to roof, bicycle storage, lighting and car parking	Transport assessment submitted	Site has not commenced at 31.03.2018
Phase 2 Unit 2 Centrum West Callister Way Burton Upon Trent Staffordshire	Erection of a detached warehouse unit (Class B8) with associated ancillary office accommodation, means of access, parking, ancillary structures and landscaping.	Transport assessment & plan submitted	Site has not commenced at 31.03.2018
Errisbeg House Errisbeg House Drive Barton Turn Barton under Needwood DE13 8EB	Erection of a single storey side and rear extension to form Veterinary Hospital, Taxi Office, conversion of second floor to caretaker suite and associated car parking	Condition to submit a Travel Plan	Site has not commenced at 31.03.2018

## 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 Curtilage 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
The Bungalow (derelict), Hanbury Hill, Hanbury, Staffordshire, DE13 8TD	Erection of a replacement detached dwelling and detached double garage.	Approved – Delegated 25/10/2017
Blakenhall Cottage, Bar Lane, Barton under Needwood, DE13 8AL	Erection of replacement dwelling with associated works	Conditional Approval – delegated 05/01/2018
The Lont, Stubby Lane, Draycott In The Clay, Staffordshire, DE6 5BU	Erection of replacement dwelling and garage	Superceded by a new Application for Certificate of Lawfulness for the continued use

Site Address	Development Description	Application/ Site Status
Lodgehill Farm, Lodge Lane, Woodlane, Yoxall, DE13 8PJ	Construct replacement dwelling and new detached garage	Conditional Approval – delegated 19/03/2018
Hayes Croft, 3 Cherry Tree Lane , Fauld Lane, Fauld, Staffordshire, DE13 9GR	Demotion of existing dwelling to facilitate the erection of a replacement dwelling and erection of a detached garage	Approved – Delegated 27/10/2017
The Cottage, Dunstall Road, Barton under Needwood , DE13 8AY	Demolition of the existing cottage and erection of a replacement dwelling	Under Construction
Beamhurst Hall Farm, Uttoxeter Road, Beamhurst, Uttoxeter, ST14 5EA	Erection of a replacement dwelling	Refused and Appeal Dismissed 18/05/2018
Barkley House Farm, Pinfold Lane, Bromley Hurst, Abbots Bromley , WS15 3AF	Erection of a replacement dwelling	Conditional Approval – delegated 07/03/2018

### DP5 & DP6: Protecting the Historic Environment

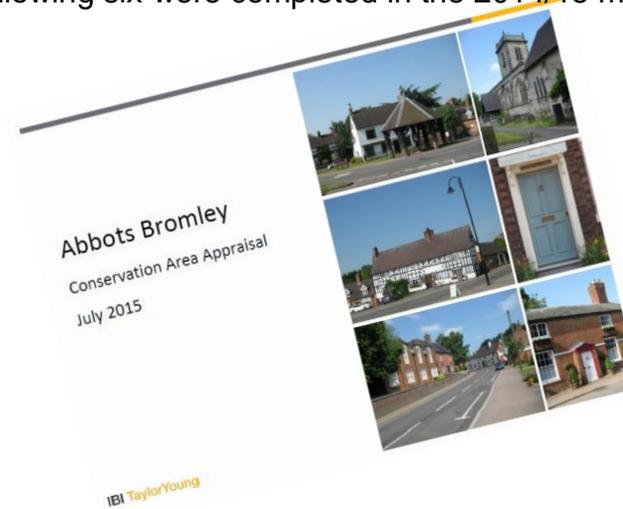
Indicator > Number of Conservation Area Appraisals and management plans.

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



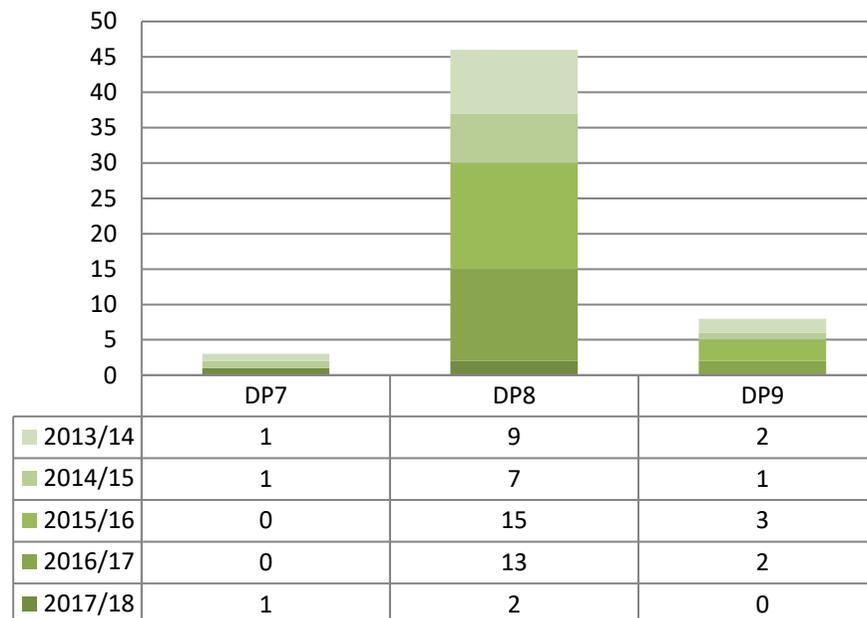
## DP7: Pollution, DP8: Tree Protection & DP9: Advertisements

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
Barton Quarry Walton Lane Barton Turn Barton Under Needwood Staffordshire	Consultation - Western Extension to Barton Quarry between the A38 and the railway line to extract 6.3 million tonnes of sand and gravel over a period of 10 years and to restore the site to landscaped water areas with biodiversity, landscape and flood alleviation benefits.	To restore the site to landscaped water areas with biodiversity, landscape and flood alleviation benefits.

Land At St Stephens Hill Farm,  
Steenwood Lane, Admaston,  
Staffordshire, WS15 3NQ

Change of use of agricultural land to facilitate the siting of 10 holiday lodges,  
for a holiday season of 11 months each year, including installation of septic  
tank, formation of reed bed, pond/wetland and formation of vehicular access

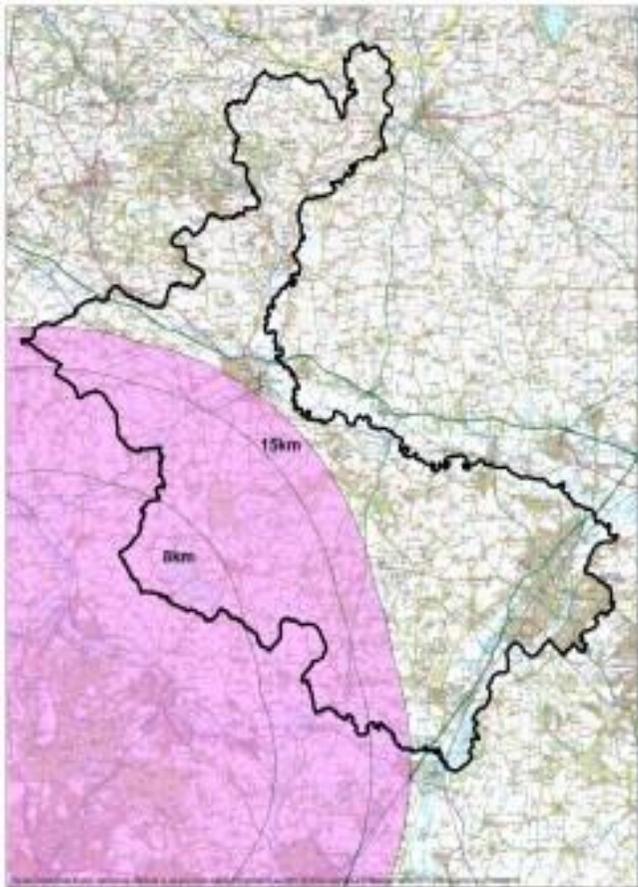
Formation of reed bed, pond/wetland  
and formation of vehicular access

## DP11: European Sites

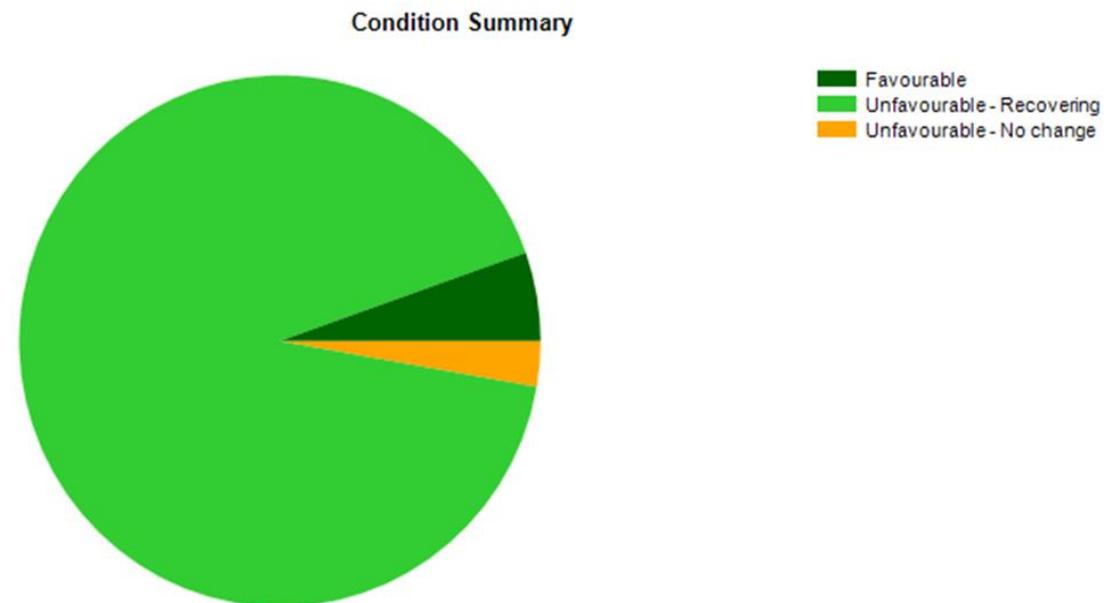
Indicator > Condition of the European sites.

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. A guidance document has been adopted within the monitoring period to ensure mitigation is provided in line with the policy.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 29<sup>th</sup> August 2018 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, two to improve the existing facilities and the operation of the site and one for additional uses of the site for leisure (laser combat area).

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 Policies Map 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 three environmental statutory agencies: Historic England, 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 Town Hall  
Kind Edward Place  
Burton upon Trent  
DE14 2EB

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

Email:  
[planningpolicy@eaststaffsbc.gov.uk](mailto: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](mailto:naomi.perry@eaststaffsbc.gov.uk)  
Tel: 01283 508616  
Email: [rebecca.slinn@eaststaffsbc.gov.uk](mailto:rebecca.slinn@eaststaffsbc.gov.uk)

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