

Table of Main Modifications 6th February 2015

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| MM1 | 50 | The Vision for Burton upon Trent | "....retail, leisure and cultural centre." | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM2 | 52 | SO3 | To ensure that new development will be supported by effective transport infrastructure and wherever possible , designed in a way that reduces the need and desire to travel by car through encouraging the use of public transport, walking, cycling and rail travel | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM3 | 57 | bullet point list under 2.4 | <ul style="list-style-type: none"> An efficient and safe sustainable local transport network | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM4 | 57 | bullet point list under 2.4 | Add bullet point. <ul style="list-style-type: none"> Social and Community Infrastructure | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM5 | 60 | Paragraph 2.12 | The strategy in this Local Plan, which is informed by the sustainability appraisal and also by the viability assessment, is to prioritise encourage , economically viable, brownfield land. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM6 | 63 | Paragraph 2.23 | Abbotts | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM7 | 68 | Bullet point list | Include the following additional bullet point: <ul style="list-style-type: none"> Focus development in the most sustainable locations | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM8 | 73 | Index of Strategic Policies | Amend index to show page numbers: <table border="1" data-bbox="555 1059 2004 1377"> <thead> <tr> <th>Policy number</th> <th>Name of policy</th> <th>Page Number</th> </tr> </thead> <tbody> <tr> <td>Principle 1</td> <td>Presumption in Favour of Sustainable Development</td> <td></td> </tr> <tr> <td>SP1</td> <td>East Staffordshire Approach to Sustainable Development</td> <td></td> </tr> <tr> <td>SPX</td> <td>Role of Neighbourhood Plans</td> <td></td> </tr> <tr> <td>SP2</td> <td>A Strong Network of Settlements Settlement Hierarchy</td> <td></td> </tr> <tr> <td>SP3</td> <td>Provision of Homes and Jobs 2012 – 2031</td> <td></td> </tr> <tr> <td>SP4</td> <td>Distribution of Housing Growth 2012 – 2031</td> <td></td> </tr> <tr> <td>SP5</td> <td>Distribution of Employment Growth 2012 – 2031</td> <td></td> </tr> <tr> <td>SP6</td> <td>Managing the Release of Housing and Employment Land</td> <td></td> </tr> </tbody> </table> | Policy number | Name of policy | Page Number | Principle 1 | Presumption in Favour of Sustainable Development | | SP1 | East Staffordshire Approach to Sustainable Development | | SPX | Role of Neighbourhood Plans | | SP2 | A Strong Network of Settlements Settlement Hierarchy | | SP3 | Provision of Homes and Jobs 2012 – 2031 | | SP4 | Distribution of Housing Growth 2012 – 2031 | | SP5 | Distribution of Employment Growth 2012 – 2031 | | SP6 | Managing the Release of Housing and Employment Land | |
| Policy number | Name of policy | Page Number | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Principle 1 | Presumption in Favour of Sustainable Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP1 | East Staffordshire Approach to Sustainable Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPX | Role of Neighbourhood Plans | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP2 | A Strong Network of Settlements Settlement Hierarchy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP3 | Provision of Homes and Jobs 2012 – 2031 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP4 | Distribution of Housing Growth 2012 – 2031 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP5 | Distribution of Employment Growth 2012 – 2031 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP6 | Managing the Release of Housing and Employment Land | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | | SP7 Sustainable Urban Extensions |
| | | | SP8 Development Outside Settlement Boundaries |
| | | | SP9 Infrastructure Delivery and Implementation |
| | | | SP10 Education Infrastructure |
| | | | SP11 Bargates/Molson Coors Strategic Allocation |
| | | | SP12 Derby Road, Burton upon Trent, Regeneration Corridor |
| | | | SP13 Burton and Uttoxeter Existing Employment Land Policy |
| | | | SP14 Rural Economy |
| | | | SP15 Tourism, culture and leisure development |
| | | | SP16 Meeting housing needs |
| | | | SP17 Affordable housing |
| | | | SP18 Residential Development on Exception Sites |
| | | | SP19 Sites for Gypsies, Travellers and Travelling Showpeople |
| | | | SP20 Town and Local Centres Hierarchy |
| | | | SP21 Managing Town and Local Centres |
| | | | SP22 Supporting Local Communities |
| | | | SP23 Green Infrastructure |
| | | | SP24 High Quality Design |
| | | | SP25 Historic Environment |
| | | | SP26 National Forest |
| | | | SP27 Climate Change, Water Body Management and Flooding |
| | | | SP28 Renewable and Low Carbon Energy Generation |
| | | | SP29 Biodiversity and Geodiversity |
| | | | SP30 Locally Significant Landscape |
| | | | SP31 Green Belt and Strategic Green Gaps |
| | | | SP32 Outdoor Sports and Open Space Policy |
| | | | SP33 Indoor Sports policy |
| | | | SP34 Health and Wellbeing |
| | | | SP35 Accessibility and Sustainable Transport |
| MM9 | 74 onwards | | Insert paragraph numbers |
| MM10 | 77 | SP1 East Staffordshire | Add new bullet point after second bullet point: |

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| | | Approach to Sustainable Development | <ul style="list-style-type: none"> • <u>retains, enhances, expands and connects existing green infrastructure assets into networks within the site and within the wider landscape.</u> |
| MM11 | 78 | SP1, East Staffordshire Approach to Sustainable Development, 10 th bullet point | <ul style="list-style-type: none"> • Would demonstrably help to support the viability of local facilities, businesses and the local community <u>or where new development attracts new businesses and facilities to an area this does not harm the viability of existing local facilities or businesses;</u> |
| MM11 | 78 | New Policy | <p>Role of Neighbourhood Plans</p> <p><u>Neighbourhood Development Plans (Neighbourhood Plans) are part of the suite of community rights brought in by the 2011 Localism Act. A Neighbourhood Plan is a community-led framework for guiding development, regeneration and conservation of an area. Many Parishes in East Staffordshire are proactively taking on this new right, with a significant number writing Neighbourhood Plans.</u></p> <p><u>A Neighbourhood Plan must meet the ‘basic conditions’ (see list below), one of which is to be in general conformity with the strategic policies of the development plan for the area. East Staffordshire Borough Council is committed to supporting Neighbourhood Planning areas. To assist groups we have developed the following policy to clearly set out what are considered strategic policies in the development plan.</u></p> <div style="border: 1px solid black; background-color: #d9ead3; padding: 10px; margin-top: 10px;"> <p><u>STRATEGIC POLICY X</u></p> <p><u>Role of Neighbourhood Plans</u></p> <p><u>Neighbourhood Planning legislation¹ requires Neighbourhood Development Plans to meet the following basic conditions:</u></p> <ul style="list-style-type: none"> • <u>has regard to national policies and advice</u> • <u>contributes to the achievement of sustainable development.</u> </div> |

¹ [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#)

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| | | | <ul style="list-style-type: none"> • <u>be in general conformity with the strategic policies of the development plan for the area</u> • <u>be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.</u> <p><u>For the purposes of meeting the basic condition, East Staffordshire Borough Council consider the following Local Plan policies to be strategic:</u></p> <ul style="list-style-type: none"> • <u>SP2 – Settlement Hierarchy</u> • <u>SP3 – Provision of Homes and Jobs 2012-2031</u> • <u>SP4 – Distribution of Housing Growth 2012 - 2031</u> • <u>SP5 – Distribution of Employment Growth 2012 – 2031</u> • <u>SP8 – Development outside Settlement Boundaries</u> • <u>SP13 – Burton and Uttoxeter Existing Employment Land Policy</u> • <u>SP14 – Rural Economy</u> • <u>SP16 – Meeting Housing Needs</u> • <u>SP17 – Affordable Housing</u> • <u>SP18 – Residential Development on Exception Sites</u> • <u>SP20 – Town and Local Centres Hierarchy</u> • <u>SP32 - Outdoor sports and Open Space</u> <p><u>Neighbourhood Plans will be in general conformity with the relevant requirements set out in the strategic policies. Neighbourhood Plans have the ability to add settlement boundaries to their settlements or parish areas, to extend settlement boundaries, or assign themselves more growth than the East Staffordshire Local Plan does in the strategic policies. Where Neighbourhood Plans identify a strategy for growth the Borough Council will expect the plan to provide sufficient evidence to demonstrate deliverability of the strategy.</u></p> <p><u>For all other policies in the Local Plan there is an opportunity for Neighbourhood Plans to identify a specific local approach, which will only be supported by the Local Authority where there is evidence of a specific local circumstance.</u></p> <p><u>The Borough Council expects all Neighbourhood Plans to include proposals for monitoring the policies in the plan. Should monitoring indicate that the development is not coming forward as envisaged in the Neighbourhood Plan action will be taken by the Borough Council</u></p> |

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| | | | to bring forward sites through a Development Plan Document in accordance with SP6. |
| MM12 | 78 and 79 | Strategy Policy SP2 | A Strong Network of Settlements Settlement Hierarchy |
| MM13 | 79 | | In last para of reasoned justification before Policy SP2, add new sentence to end of para: <u>“The hierarchy of settlements is explained in paras 2.20 to 2.28 above.”</u> |
| MM14 | 80 | SP2 | Removal of last sentence in policy |
| MM15 | 81 | Strategic Policy 3 | <p>Provision of Homes and Jobs 2012 – 2031</p> <p>The Borough Council will provide for 11,648 dwellings over the plan period of 2012-2031. <u>The housing requirement will be delivered in accordance with the following indicative average annual rate:</u></p> <ul style="list-style-type: none"> • <u>466 dwellings per annum (2012/2013-2017/2018)</u> • <u>682 dwellings per annum (2018/2019-2030/2031)</u> |
| MM16 | 81 | Additional text and moving of text from page 84 | <p>In the current economic climate, a build-out rate of around 40 homes per year is considered achievable, having taken advice from the SHLAA Panel of local development experts East Staffordshire Borough Council refer to on the deliverability of housing in the Borough. <u>It is likely though that this cautious delivery figure will improve as economic conditions improve.</u> On the major Sustainable Urban Extensions more than one house builder <u>will</u> is likely to be on site at any one time and the annual delivery rates assumed for these sites have been adjusted accordingly. <u>The Borough Council has also considered directly with the developers/agents of the strategic sites to determine where possible if delivery rates are higher or timescales compressed based upon their own individual circumstances.</u></p> <p><u>The housing trajectory reflects that the economic climate and associated low house building rates coupled with a strategy with sustainable urban extensions with slow initial delivery timescales requires a stepped trajectory to ‘backload’ the supply.</u></p> |
| MM17 | | | Trajectory graph |

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| | | | <div data-bbox="555 298 1234 651" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;"><u>Housing Trajectory</u></p> <p style="text-align: center;">Total Number of Houses</p> </div> <div data-bbox="555 679 1576 1339" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><u>Housing Trajectory</u></p> <p style="text-align: center;">Total Number of Units</p> <p style="text-align: center;">Plan Period</p> <p style="text-align: center;"> ◆ Actual Completion Totals ■ Remaining Allowance Totals </p> </div> |

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| MM18 | 82 and 83 | Text before policy SP4 | <p>In addition to strategic allocations of development the main towns also receive a development windfall allowance to capture development opportunities that arise over the plan period. This development allowance is informed by a windfall methodology paper and brownfield sites assessment. The evidence demonstrates that historically brownfield site development has formed an important component of growth in the Borough which is likely to continue to present opportunities. The majority of windfall sites will be brownfield. Greenfield may be acceptable in accordance with Strategic Policy 1 and Detailed Policy 3</p> <p>Tier 1-3 settlements in Tiers 1 and 2 are assigned given a development windfall allowance to capture opportunities that come forward over the plan period and within settlement boundaries. These opportunities could be the development of infill sites, brownfield opportunities that become available, subdivision of properties or the conversion of properties into residential development which can either be allocated or come forward as windfall. Tier 1 settlements are the largest villages where there is the most opportunity for windfall sites to come forward, therefore Tier 1 settlements can accommodate a small windfall allowance without the need to amend settlement boundaries.</p> <p>The Borough Council has engaged with Tier 2 local communities to determine how development will come forward in these village locations. The Borough Council has either amended settlement boundaries in Tier 2 villages to demonstrate that development can be delivered or is relying on neighbourhood plans which many East Staffordshire parishes are signed up to. Amendments to the settlement boundary are known broad locations of growth which is not technically a windfall, however, a current or future as yet undesignated neighbourhood plan could determine a different pattern of growth. Additional growth in Tier 2 villages can be delivered via windfalls within settlement boundaries. which approach to take in delivering their development allowance.</p> <p>Tier 3 villages, other settlements or countryside areas have a windfall allowance which seeks to accommodate exceptional housing schemes in accordance with Strategic Policy 18 or appropriate re-use of rural buildings in accordance with Strategic Policy 8.</p> <p>Neighbourhood Plans in any location across East Staffordshire could identify more housing than that set out in Strategic Policy 4. To do this neighbourhood plans could introduce a settlement boundary where one doesn't currently exist, introduce housing allocations without a corresponding settlement boundary or amend a settlement boundary in a different way to any</p> |

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| | | | <p><u>changes proposed by the Borough Council.</u></p> <p>In relation to the development <u>windfall</u> allowance permissions already granted since the start of the plan period, will form part of the extant permission supply, when the allowance <u>windfall figure</u> has been delivered <u>reached brownfield sites will continue to be considered</u> . no further development within settlements will be allowed.</p> <p>Strategic Policy 4 seeks to accommodate 10,834 284 houses across the Borough. This figure is below the total housing requirement of 11,648 <u>by 814 dwelling units. This is because at April 2012 there were 1532² extant permissions which equate to 1379 permissions when a 10% lapse rate is applied. As at 31st March 2014 there were 1663 extant permissions which equates to 1467 permissions when a 10% lapse rate is applied. This excludes those sites identified in Strategic Policy 4 which have planning permission. In addition there are additional factors that will contribute further to supply including neighbourhood plans and the Council's strong track record for delivering windfall sites in Burton and Uttoxeter.</u></p> |
| MM19 | 83 | Strategic Policy 4 Distribution of Housing Growth 2012 - 2031 | <p>Stone Road – 100 Hazelwalls -350 <u>400</u> Uttoxeter West of Uttoxeter 700 <u>750</u></p> |
| MM20 | 83 | SP4 | <p><u>The neighbourhood plan agenda</u></p> <p><u>Neighbourhood Plans in any location across East Staffordshire could identify more growth to a settlement than that set out in this policy. To do this neighbourhood plans could introduce a settlement boundary where one doesn't currently exist, introduce housing allocations without a corresponding settlement boundary or amend a settlement boundary in a different way to any changes proposed by the Borough Council.</u></p> <p><u>Windfall Allowance</u></p> <p><u>The windfall/Development allowance, assigned to settlements in the Local Plan will be delivered within settlement boundaries, on</u></p> |

² The Burton Road, Tutbury permission is removed from the figures. The permission was therefore not included in the April 2012 monitoring. 1756 extant permissions is lower than the figure recorded in the Preferred Option plan due to a data cleanse in 2012.

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| | | | <p><u>Exception Sites under Strategic Policy 18 or in rural areas in accordance with Strategic Policy 8. In Tier 1 and Tier 2 settlements brownfield sites will continue to be considered when the windfall allowance has been met.</u></p> <p>Development allowance to be replaced by 'windfall allowance'.</p> <table border="1" data-bbox="555 480 1709 1070"> <tr> <td data-bbox="555 480 1131 667"><u>Tier 3: Small Villages, other settlements and the countryside</u></td> <td data-bbox="1131 480 1709 667"><u>Windfall allowance which includes Housing Exceptions and development acceptable in the countryside (Strategic Policies 8 & 18) Housing Exceptions allowance—see Strategic Policy 18</u></td> </tr> <tr> <td data-bbox="555 667 1131 853"><u>Including</u> Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton <u>and all other settlements not included in Tiers 1 and 2 above. (AM30)</u></td> <td data-bbox="1131 667 1709 853" style="text-align: center;"><u>90-250</u></td> </tr> <tr> <td data-bbox="555 853 1131 962" style="text-align: center;">Total</td> <td data-bbox="1131 853 1709 962" style="text-align: center;"><u>1710 1870</u></td> </tr> <tr> <td data-bbox="555 962 1131 1070" style="text-align: center;">Grand Total</td> <td data-bbox="1131 962 1709 1070" style="text-align: center;"><u>-10834 10,444</u></td> </tr> </table> | <u>Tier 3: Small Villages, other settlements and the countryside</u> | <u>Windfall allowance which includes Housing Exceptions and development acceptable in the countryside (Strategic Policies 8 & 18) Housing Exceptions allowance—see Strategic Policy 18</u> | <u>Including</u> Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton <u>and all other settlements not included in Tiers 1 and 2 above. (AM30)</u> | <u>90-250</u> | Total | <u>1710 1870</u> | Grand Total | <u>-10834 10,444</u> |
| <u>Tier 3: Small Villages, other settlements and the countryside</u> | <u>Windfall allowance which includes Housing Exceptions and development acceptable in the countryside (Strategic Policies 8 & 18) Housing Exceptions allowance—see Strategic Policy 18</u> | | | | | | | | | | |
| <u>Including</u> Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton <u>and all other settlements not included in Tiers 1 and 2 above. (AM30)</u> | <u>90-250</u> | | | | | | | | | | |
| Total | <u>1710 1870</u> | | | | | | | | | | |
| Grand Total | <u>-10834 10,444</u> | | | | | | | | | | |
| MM21 | 88 | Strategic Policy 6 Managing the Release of Housing and Employment Land | Should monitoring indicate that the Council is falling behind on delivering against development targets <u>or Neighbourhood Plans do not come forward</u> or if a revised evidence base indicates that new development targets are required, action will be taken to bring forward sites through a Development Plan Document. | | | | | | | | |
| MM22 | 94 | Strategic Policy 8 Development Outside | <p>Development Outside Settlement Boundaries</p> <p>The countryside within East Staffordshire demonstrates a diversity of character and form with many areas of high intrinsic value.</p> | | | | | | | | |

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| | | Settlement Boundaries and justification | <p>Protecting the countryside needs to be balanced with the recognition that the rural economy, including tourism, is a vital part of the Borough's total economy and that it faces continuing change and pressure over the Plan period. It is central government and Borough Council policy to support appropriate rural enterprise and this is reflected in a suitably flexible policy attitude towards necessary development that is of a suitable scale and designed to fit into its landscape.</p> <p>The Borough Council has signed the Staffordshire Rural Declaration, along with over 40 other organisations, which sets out a commitment to make sure Staffordshire's rural areas reach their full potential by adopting a joined-up, pro-active approach which empowers communities and delivers better outcomes in rural areas. It emphasises that rural areas are an asset; that rural people, communities and businesses should be listened to and not feel overlooked because of their location; and that rural people and businesses should be supported and empowered to create a level playing field – especially where the challenges faced are caused or increased by living or working in a rural location.</p> <p>Priorities for rural Staffordshire were identified by a range of stakeholders at an event held in June 2012, and following this, various stakeholder consultations have taken place to refine these priorities. These priorities include balancing the need to protect and develop rural areas; promoting balanced, inclusive, sustainable and empowered rural communities; and supporting a diverse rural economy. All nine priorities identified will be included within a Staffordshire Rural Strategy, for action by organisations within the county with a vested interest in rural communities, businesses and its environment. The Local Plan will inform the Borough's involvement in helping to deliver the Staffordshire Rural Strategy.</p> <p>The Council is anxious to ensure that there is good reason to site new development in the countryside, and will not permit development that would be better situated in an accessible urban location (large-scale retail, for example) or that contributes little to the benefit of the countryside, or where the benefits to the countryside are greatly outweighed by the disbenefits. Appropriate development would be considered to be, but not limited to:</p> <ul style="list-style-type: none"> • extensive outdoor recreational uses that do not involve substantial built development; • development which meets a demonstrated specific local need • infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; • development necessary to secure a significant improvement to the landscape or the conservation of a feature of |

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| | | | <p>acknowledged importance; or</p> <ul style="list-style-type: none"> • provision for renewable energy generation, of a scale and design appropriate to its location. <p>This policy applies to open countryside and to settlements that do not have a settlement boundary, and should be read in conjunction with Strategic Policies 2 and 24 and Detailed Policies 1, 3, 4, 5 and 6. It applies to all types of development, including housing.</p> <p>The key elements in determining whether or not a development is acceptable in the countryside are:</p> <ul style="list-style-type: none"> • the overall impact on the landscape of buildings and hard features such as yards; • the design of any buildings so they are well integrated into their surroundings with careful choice of materials, landscaping, massing of buildings and attention to local architecture and roofscape design; • recognising the need to maintain land of high agricultural value for food production • impact on local highways, especially where these are narrow lanes; and • proximity to settlements where there are advantages of sustainable linkages, but this should not create unacceptable urban extensions or create the opportunity for unacceptable backfill between the development and the urban area. <div style="border: 1px solid black; background-color: #e1f5fe; padding: 10px; margin-top: 20px;"> <p>STRATEGIC POLICY 8</p> <p>Development Outside Settlement Boundaries</p> <p>Development outside settlement boundaries will not be permitted unless it is:</p> <ul style="list-style-type: none"> • essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or • providing facilities for the use of the general public or local community close to an existing </div> |

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| | | | <p>settlement which is reasonably accessible on foot, by bicycle or by public transport; or</p> <ul style="list-style-type: none"> • in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or • development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or • <u>Appropriate re-use of Rural Buildings following guidance set out in the Rural Buildings SPD; or</u> • <u>infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; or</u> • <u>development necessary to secure a significant improvement to the landscape or the conservation of a feature of acknowledged importance; or</u> • <u>provision for renewable energy generation, of a scale and design appropriate to its location.</u> • otherwise appropriate in the countryside. <p>Proposals falling within one of these categories will be judged against the following criteria:</p> <ul style="list-style-type: none"> • The proposed development must not adversely affect the amenities enjoyed by existing land users, including, in the case of proposals for development close to an existing settlement, the occupiers of residential and other property within that settlement. • Proposals do not introduce considerable urban form • <u>Proximity to settlements where there are advantages of sustainable linkages, but this should not create unacceptable urban extensions or create the opportunity for unacceptable backfill between the development and the urban area.</u> There should be no expectation that development to backfill land between the built area and the development would be necessarily acceptable. • The detailed siting of the proposed development and its associated environmental impact are compatible with the character of the surrounding area, • The design of the buildings, structures and materials are visually well-related to the proposed |

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| | | | <p>site and its setting <u>with careful choice of materials, landscaping, massing of buildings and attention to local architecture and roofscape design.</u></p> <ul style="list-style-type: none"> • Landscaping associated with the proposal takes into account both the immediate impact and distant views of the development. • The proposed development will not have an adverse impact on the transport and highway network and provides adequate access for all necessary users • <u>The need to maintain land of high agricultural value for food production</u> <p>Development proposals that may affect farmsteads and their setting should be assessed using the relevant evidence base including the farmsteads mapping and landscape characterisation.</p> |
| MM23 | 98 | Strategic Policy 9 Infrastructure Delivery and Implementation | The Borough Council's Infrastructure Delivery Plan will be used to identify the timing, type and number of infrastructure projects required to support the objectives and policies of the strategy as well as the main funding mechanisms and lead agencies responsible for that delivery. <u>The IDP will be reviewed every 5 years to ensure it is up to date and relevant.</u> |
| MM24 | 101 | Policy SP10 Education Infrastructure | Delete "Land west of Uttoxeter and/or Hazelwalls Farm, Uttoxeter" and replace with " <u>It is expected that new first school provision for Uttoxeter will be met through the expansion of existing schools or through the identification of sites within the proposed SUEs at West of Uttoxeter and/or Hazelwalls Farm.</u> " |
| MM25 | 112 | Table 3.1 and paragraph following the table | Remove Table 3.1 and first paragraph following table. |
| MM26 | 113 | First paragraph | The Strategic Housing Market Assessment 2013 (SHMA) has identified that there is a need for new affordable housing to meet the needs of residents whose needs are not met by the market. The annual requirement for new affordable housing is 424 <u>112</u> units. |
| MM27 | 113 | First paragraph | This represents <u>around 18%</u> 20% of the total annual housing requirement for the Borough. This is not <u>expected to be</u> unachievable and hence does not require an increase in the total housing target. |
| MM28 | 113 | Last bullet point and paragraph | The amount of affordable housing to be provided by an individual market housing led site above the is threshold will be governed by viability and the availability of subsidy. |

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| | | | <ul style="list-style-type: none"> • <u>The Council's Plan Viability Study indicates how the viable level of affordable housing within subsidy is likely to vary between different types of sites. Given this variation the proportion of affordable housing required on some sites will need to be greater than 25% in order to deliver the average 25% across all sites. Taking account of agreements already reached before adoption of this Local Plan, the affordable housing still needed equates to over 40% of the housing from which the affordable housing contribution has not yet been agreed. The Council's Plan Viability Study assesses that some sites should be able to deliver 40% affordable housing. 40% is therefore the affordable housing target and the maximum amount of affordable housing which will be required from any market housing led scheme, including both on site and off site provision (see below).</u> • <u>The SHMA considers the Plan Viability Study alongside other evidence to establish what percentages of affordable housing are likely to be viable from different types of site, and these are indicated in the policy.</u> • <u>The Housing Choice SPD sets out the percentage of affordable housing currently expected from sites based on that evidence.</u> • <u>Emerging national policy guidance requires a mechanism to allow an applicant to demonstrate that planning obligations would make a development unviable and for obligations to be adjusted accordingly.</u> <p>Hence the amount of affordable housing required from an individual site will be determined taking into account the financial viability of the scheme given other obligations and/or CIL payment required by the Council. The amount of affordable housing which will in practice be secured under the Local Plan without grant is therefore uncertain. Whilst the availability of Government grant funding over the plan period cannot be anticipated, it is to be hoped that grant funded provision will make up any shortfall.</p> |
| MM29 | 114 | Last two paragraphs before Strategic Policy 17 Affordable Housing | <p>The SHMA has assessed that it is necessary to meet some of the need for new affordable housing on site but that some of the need can be met off site by spending commuted sums. The assessed need for on-site affordable housing amounts to 13% of new permissions. Commuted sums will be spent on addressing housing need for example on funding extra-care affordable housing, assisting households to buy market housing, resolving overcrowding, or buying existing homes for affordable housing.</p> <p>Of the affordable housing to be provided by a market housing led site, the amount of onsite affordable housing is therefore as follows to be provided <i>on site</i> is as follows, with the balance commuted off site in accordance with the Housing Choice SPD:</p> <ul style="list-style-type: none"> • On Burton, Uttoxeter, and Strategic Village sites, 13% of dwellings; • On other sites, an amount determined by the housing needs survey |

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| | | | <p>The balance of the required amount of affordable housing can be commuted off site.</p> <p><u>New development should avoid an over-concentration of rented affordable housing for general needs on any given site which would endanger the site's integration into the wider community or forego the opportunity to increase the inclusivity and sustainability of the community.</u></p> <p>Further details about how this the following policy will be applied....</p> |
| MM30 | Page 114 and 115, | Strategic Policy 17 Affordable Housing | <p>Market housing led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide <u>affordable housing of up to 40%</u> an average 25% of the dwellings as affordable housing.</p> <p>[Option 1</p> <ul style="list-style-type: none"> • The percentage required from an individual scheme will be determined following consideration of viability and availability of subsidy and may be higher or lower than the average. • <u>The affordable housing required from an individual scheme will be the percentage specified in the Housing Choice SPD or the amount which is evidenced by an applicant to be viable. To do this an applicant will need to submit their development appraisal and supporting evidence to the Council on an open book basis and to fund the Council's costs of assessing this.</u> <p>End of Option 1]</p> <p>[Option 2</p> <ul style="list-style-type: none"> • The <u>affordable housing</u> percentage required from an individual scheme will be determined following consideration <u>negotiated taking account</u> of viability <u>evidence</u> and <u>the</u> availability of subsidy and may be higher or lower than the average. <u>Viability is likely to constrain provision in the following areas:</u> <ul style="list-style-type: none"> ○ <u>On previously developed land within the built up areas of Burton and Uttoxeter, to 0 to 25%;</u> |

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| | | | <ul style="list-style-type: none"> ○ <u>On previously developed land elsewhere, to 20 to 40%;</u> ○ <u>On Greenfield sites within and on the edge of Burton and Uttoxeter, to 20 to 40%.</u> <p>End of Option 2]</p> <p>[Option 3</p> <ul style="list-style-type: none"> ● <u>The affordable housing required from a particular scheme is the following percentage or the amount which is evidenced by an applicant to be viable. The percentages shown may be revised during the lifetime of the plan in the light of updated viability evidence.</u> <ul style="list-style-type: none"> ○ <u>On previously developed land within the built up areas of Burton and Uttoxeter: 25%;</u> ○ <u>On Greenfield sites within and on the edge of Burton and Uttoxeter: 33%;</u> ○ <u>On other land; 40%.</u> ● <u>To evidence what other amount of affordable housing is viable an applicant will need to submit their development appraisal and supporting evidence to the Council on an open book basis and to fund the Council's costs of assessing this.</u> ● <u>An application for development which extends an earlier permission will be treated together with that permission as one scheme.</u> <p>End of Option 3]</p> <ul style="list-style-type: none"> ● The percentage required from an individual scheme will be determined following consideration of viability and availability of subsidy and may be higher or lower than the average. ● Planning permission will be subject to agreement to provide <u>the required amount</u> percentage of affordable housing, and on schemes <u>providing less than 40% and</u> likely to be developed in phases over the longer term to agreement of a suitable mechanism to increase the amount of affordable housing provided over time <u>if</u> as viability improves. |

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| | | | <ul style="list-style-type: none"> • Affordable housing is not required from Self-build Plots of up to 250 square metres in size, from Retirement Housing, or from Market Housing for Rent (<u>definitions in the Glossary</u>). • <u>Of the affordable housing to be provided</u> The amount of affordable housing which must to be provided <i>on site</i> <u>will normally be</u> is as follows, with the balance commuted off site in accordance with the Housing Choice SPD: <ul style="list-style-type: none"> ○ On Burton <u>and</u>; Uttoxeter and Strategic Village sites, 13% of dwellings; ○ <u>On Strategic Village sites, an amount consistent with local need;</u> ○ On other sites, an amount determined by the housing needs survey. <p>Residential development on a site which is outside a settlement boundary but permitted in accordance with a made neighbourhood plan shall provide an amount of affordable housing determined as above, or the amount required by the neighbourhood plan if greater.</p> <p><u>Well-planned</u> affordable housing led residential development <u>providing an appropriate mix of housing</u> will be welcomed. but shall not normally provide more than 25 affordable rented dwellings</p> <p><u>Extra-care developments are expected to include affordable housing alongside market housing in accordance with identified need, subject to the availability of funding including funding via the Council from commuted sums.</u></p> <p>On site affordable housing shall be provided as follows:</p> <ul style="list-style-type: none"> • Affordable housing will <u>normally</u> be provided on each phase of a development. • The mix on Burton <u>and</u> Uttoxeter and Tier 1 settlement developments shall be agreed with the Council based on the need identified in the Housing Choice SPD. • <u>The mix on Strategic Village developments shall be agreed with the Council based on local need</u> • The mix on other developments shall be agreed with the Council based on the housing needs survey carried out in accordance with Housing Choice SPD. |

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| | | | <ul style="list-style-type: none"> • <u>In accordance with the definitions in the Housing Choice SPD.</u> • Affordable housing shall be fully integrated by means of dispersal around the site in clusters of no more than eight dwellings. <p>Affordable housing shall be externally indistinguishable from market housing on the same site.</p> |
| MM31 | Page 121 | Strategic Policy 20 Town and Local Centres Hierarchy | <p>Inset new sentence at the start of the policy:</p> <p><u>Across the Overall Catchment Area (OCA) there is a requirement for 21,100 sq m of comparison goods floorspace and 5,750 sq m of convenience goods floorspace</u></p> |
| MM32 | Page 121 | Strategic Policy 20 Town and Local Centres Hierarchy | <p>Represent floorspace as minimum figures</p> |
| MM33 | Page 121 | Strategic Policy 20 Town and Local Centres Hierarchy | <p>Additional comparison goods floorspace of approximately 14,800 sq m across the plan period and a share of the additional convenience floorspace of 5,750 <u>4,025</u> sq m identified across the OCA</p> |
| MM34 | Page 122 | Strategic Policy 20 Town and Local Centres Hierarchy | <p>Centres of varying size offering a basic level of convenience shopping and service function for the village and immediate rural hinterland. These facilities will be protected and will share a proportion of the 2,400 <u>1,050</u> sq m of comparison goods identified for 'other locations across the OCA'.</p> |
| MM35 | Page 147 | Strategic Policy 29 Biodiversity and Geodiversity | <p>Development proposals that would have a direct or indirect adverse effect on local designated sites, non-protected sites and priority protected species that are considered to have geological and biodiversity value, will not be permitted unless:</p> <ul style="list-style-type: none"> • they cannot be located on alternative sites that would cause less or no harm; • the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of wider habitats; <p>and</p> |

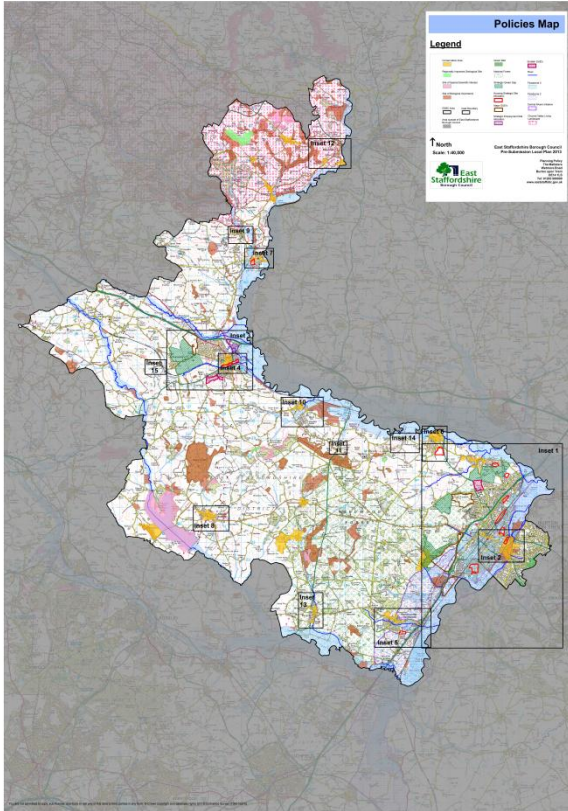
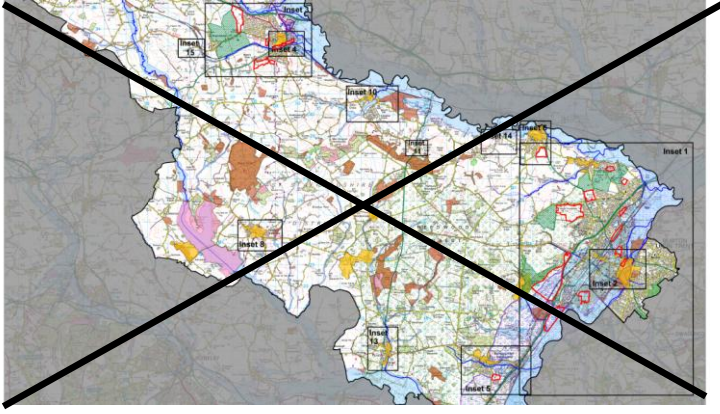
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|-----------------------------|---|---|---|-----------------------------|------------------------------|---------------------------|-----|---------------------------|--|-----|---------------------------------------|--|-----|---|--|-----|--|--|-----|---|--|
| | | | <ul style="list-style-type: none"> Prevention, mitigation and compensation measures are provided. Any replacement assets should be of a comparable or enhanced value. <p><u>Development proposals that would have a direct or indirect adverse effect on European, national or local designated sites, non-statutory sites or Priority habitats and species will not be permitted unless:</u></p> <ul style="list-style-type: none"> <u>They cannot be located on alternative sites that would cause less or no harm; and</u> <u>The benefits of the development clearly outweigh the impacts on the feature and the wider habitat network; and</u> <u>Prevention, mitigation and compensation measures of a comparable or enhanced value are provided.</u> | | | | | | | | | | | | | | | | | | |
| MM36 | Page 149 | Strategic Policy 30 Locally Significant Landscape, second paragraph | <p>Within the locally Significant Character Areas the Council will permit development that accords with the policies in the Local Plan, particularly Strategic Policy 8, and also meets the relevant objective for the type of landscape in which it lies.</p> <p><u>Development decisions across the Borough will be informed by the relevant sections of the Landscape Character Assessment for Staffordshire or any subsequent versions, and the Council will expect applicants to demonstrate that they have taken full account of the LCA and its guidelines to produce a scheme which reflects existing landscape character and where possible seeks to enhance landscape quality.</u></p> | | | | | | | | | | | | | | | | | | |
| MM37 | Page 155 | Strategic Policy 34 Health and Wellbeing | <u>The Council's Infrastructure Delivery Plan supports the Local Plan document. It identifies, where possible, the physical, social, community and green infrastructure required to support growth in the Borough.</u> | | | | | | | | | | | | | | | | | | |
| MM38 | Page 157 | Strategic Policy 35 Accessibility and Sustainable Transport | <u>The Council's Infrastructure Delivery Plan supports the Local Plan document. It identifies, where possible, the physical, social, community and green infrastructure required to support growth in the Borough.</u> | | | | | | | | | | | | | | | | | | |
| MM39 | Page 161 | Index of Detailed Policies | <table border="1"> <thead> <tr> <th><u>Policy Number</u></th> <th><u>Name of Policy</u></th> <th><u>Page Number</u></th> </tr> </thead> <tbody> <tr> <td>DP1</td> <td>Design of New Development</td> <td></td> </tr> <tr> <td>DP2</td> <td>Designing in Sustainable Construction</td> <td></td> </tr> <tr> <td>DP3</td> <td>Design of New Residential Development, Extensions and Curtilage Buildings</td> <td></td> </tr> <tr> <td>DP4</td> <td>Replacement Dwellings in the Countryside</td> <td></td> </tr> <tr> <td>DP5</td> <td>Protecting the Historic Environment: All Heritage Assets,</td> <td></td> </tr> </tbody> </table> | <u>Policy Number</u> | <u>Name of Policy</u> | <u>Page Number</u> | DP1 | Design of New Development | | DP2 | Designing in Sustainable Construction | | DP3 | Design of New Residential Development, Extensions and Curtilage Buildings | | DP4 | Replacement Dwellings in the Countryside | | DP5 | Protecting the Historic Environment: All Heritage Assets, | |
| <u>Policy Number</u> | <u>Name of Policy</u> | <u>Page Number</u> | | | | | | | | | | | | | | | | | | | |
| DP1 | Design of New Development | | | | | | | | | | | | | | | | | | | | |
| DP2 | Designing in Sustainable Construction | | | | | | | | | | | | | | | | | | | | |
| DP3 | Design of New Residential Development, Extensions and Curtilage Buildings | | | | | | | | | | | | | | | | | | | | |
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| DP5 | Protecting the Historic Environment: All Heritage Assets, | | | | | | | | | | | | | | | | | | | | |

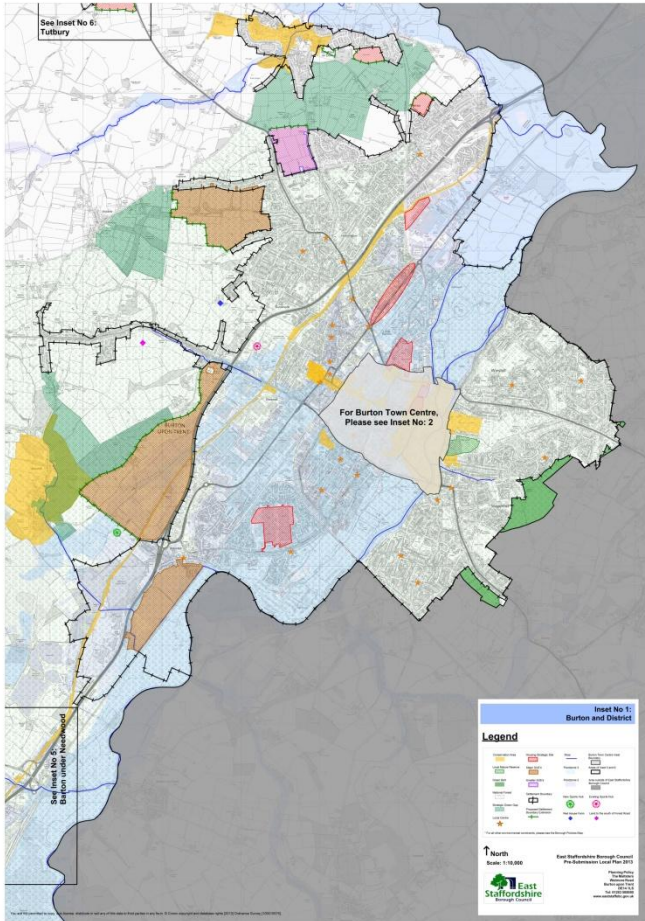
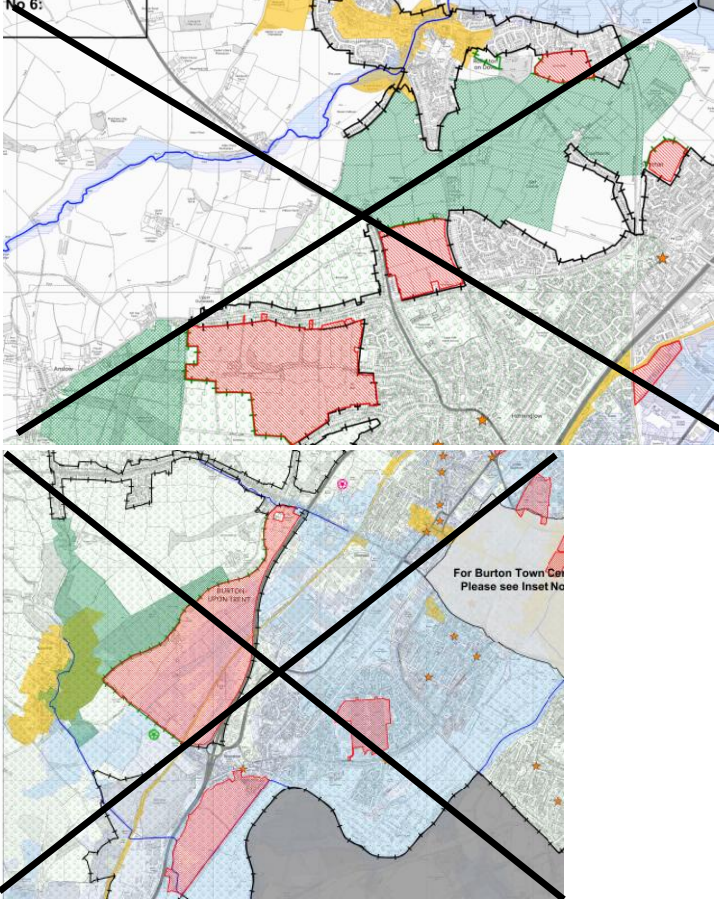
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|------|---|---|---|--|---|--|-----|--|--|-----|------------------------------------|--|-----|-----------------|--|-----|----------------|--|------|--|--|------|----------------|--|------|------------------|--|
| | | | <table border="1"> <tr> <td></td> <td>Listed Buildings, and Conservation Areas and Archaeology</td> <td></td> </tr> <tr> <td>DP6</td> <td>Protecting the Historic Environment: Other Heritage Assets</td> <td></td> </tr> <tr> <td>DP7</td> <td>Pollution and Contamination</td> <td></td> </tr> <tr> <td>DP8</td> <td>Tree Protection</td> <td></td> </tr> <tr> <td>DP9</td> <td>Advertisements</td> <td></td> </tr> <tr> <td>DP10</td> <td>Water Recreation and Blue Infrastructure</td> <td></td> </tr> <tr> <td>DP11</td> <td>European Sites</td> <td></td> </tr> <tr> <td>DP12</td> <td>St George's Park</td> <td></td> </tr> </table> | | Listed Buildings, and Conservation Areas and Archaeology | | DP6 | Protecting the Historic Environment: Other Heritage Assets | | DP7 | Pollution and Contamination | | DP8 | Tree Protection | | DP9 | Advertisements | | DP10 | Water Recreation and Blue Infrastructure | | DP11 | European Sites | | DP12 | St George's Park | |
| | Listed Buildings, and Conservation Areas and Archaeology | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DP6 | Protecting the Historic Environment: Other Heritage Assets | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| DP8 | Tree Protection | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DP9 | Advertisements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DP10 | Water Recreation and Blue Infrastructure | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DP11 | European Sites | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DP12 | St George's Park | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM40 | Page 190 | Monitoring Table | Reformatting and arranging of table to ensure correct target and indicator is with correct policy | | | | | | | | | | | | | | | | | | | | | | | | |
| MM41 | Page 185 | Monitoring Table indicator for Strategic Policy 7 | Commitments and completions on Ensure that Sustainable Urban Extensions deliver the quantum and mix of uses set out in the policy | | | | | | | | | | | | | | | | | | | | | | | | |
| MM42 | Page 185 | Monitoring Table indicator for Strategic Policy 9 | Monitor Contributions secured in line with against the IDP | | | | | | | | | | | | | | | | | | | | | | | | |
| MM43 | Page 185 | Monitoring Table indicator for Strategic Policy 10 | Monitor infrastructure provision against the policy Education infrastructure provision as set out in the policy | | | | | | | | | | | | | | | | | | | | | | | | |
| MM44 | Page 187 | Monitoring Table target for Strategic Policy 16 | <u>3. To deliver all homes to lifetime homes standards</u> | | | | | | | | | | | | | | | | | | | | | | | | |
| MM45 | Page 187 | Monitoring Table indicator and target for Strategic Policy 17 | <p>1 To deliver 424 112 affordable homes per year across the plan period</p> <p>2. Number of houses delivered on exceptions sites</p> <p>2. Deliver 90 affordable houses on exceptions sites across the plan period</p> | | | | | | | | | | | | | | | | | | | | | | | | |

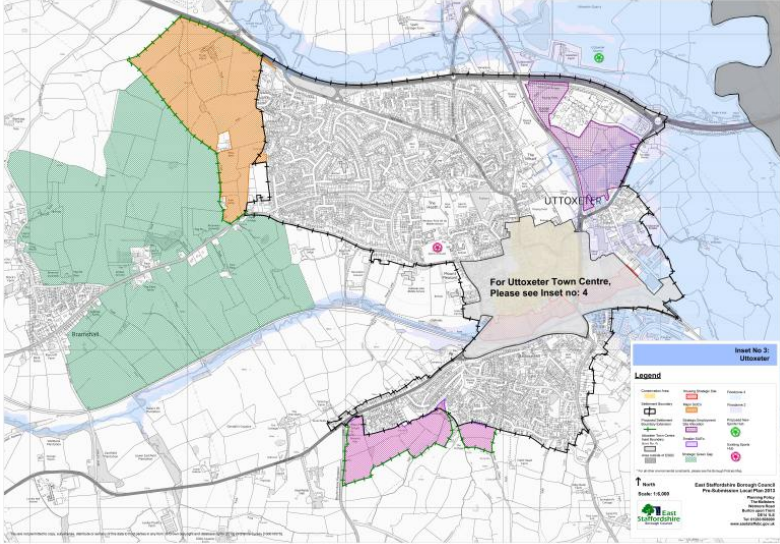
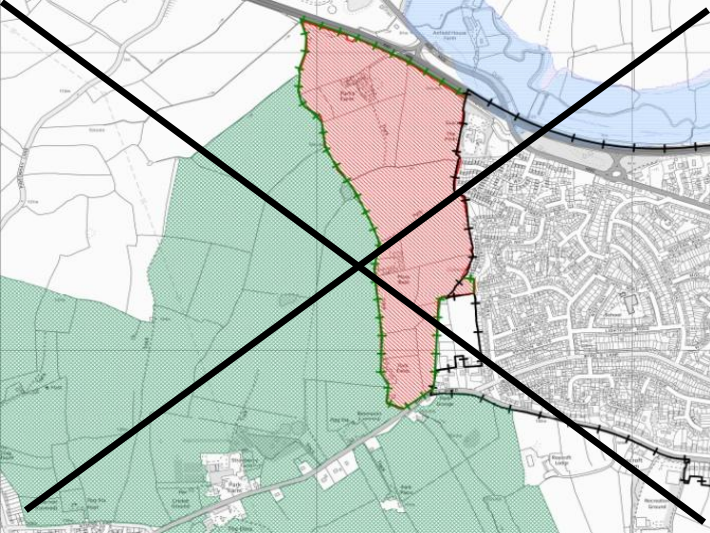
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| MM46 | Page 189 | Monitoring Table indicator for Strategic Policy 24 and 25 | Number of policies refused on design principles <u>and historic environment impacts</u> |
| MM47 | Page 189 | Monitoring Table indicator and target for Strategic Policy 26 | Indicator Through the development control process <u>Contributions secured through S.106 agreements</u> Target Contributions secured through S.106 agreements <u>Planting of new woodland in line with National Forest Strategy</u> |
| MM48 | Page 189 | Monitoring Table indicators and targets for Strategic Policy 27 | Indicators 1. Developments permitted contrary to advice from Environmental Agency and Staffordshire County Council 2. Developments permitted in flood risk areas. <u>3. Developments incorporating sustainable urban drainage systems (SUDS)</u> Targets 1. No development is permitted contrary to advice from Environmental Agency and Staffordshire County Council <u>2. No development is permitted in flood risk areas.</u> <u>3. All new development to incorporate SUDS where required.</u> |
| MM49 | Page 190 | Monitoring table target for SP28 | <u>In line with national targets for renewable energy generation</u> |
| MM50 | Page 190 | Monitoring table indicator and target for Strategic Policy 29 and 30 | Indicator Through the development control process <u>Number of developments impacting on biodiversity or landscape</u> Target No application approved contrary to policy <u>Development will only be permitted where it delivers a net gain for biodiversity</u> |


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| | | | <u>Development accords with landscape character type</u> |
| MM51 | Page 190 | Monitoring table indicator and target for Strategic Policy 31 | Indicator Applications approved in Green Belt/SGG contrary to policy Target <u>No application approved contrary to policy</u> |
| MM52 | Page 190 | Monitoring table target for Strategic Policy 32 and 33 | 1. No net loss of open spaces or facilities 2. <u>New and improved</u> open spaces and facilities in areas of deficiency and new development to provide new facilities |
| MM53 | Page 191 | Monitoring table indicator and target for Strategic Policy 34 | Indicator 1. Number of planning permissions granted for development with secured Health Impact Assessments <u>2. Applications providing community growing space.</u> Target <u>1. All major development applications to be supported by a Health Impact Assessment</u> <u>2. Major development to provide community growing space where possible.</u> |
| MM54 | Page 191 | Monitoring table target for Detailed Policy 5 and 6 | 1. <u>Ensure development has a positive impact on the natural and historic environment</u> 2. <u>Protect and enhance the Borough's heritage assets, historic character and designated conservation areas.</u> |
| MM55 | Page 192 | Monitoring table indicator for Detailed Policy 12 | Through the development control process <u>Applications in relation to St Georges Park</u> |
| MM56 | 196 | Appendix 3, Housing trajectory table | New trajectory table – see end of document. |


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| MM57 | 197 | Glossary | <p>Affordable Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.</p> <p>Social Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime Guidance)</p> |
| MM58 | 199 | Glossary | <p>Extra-care Housing: Dwellings suitable for people individual households with varying care needs which are clustered together along with communal facilities, where occupiers are provided with and required to pay for accommodation-based services, and specifically where overnight accommodation-based care and support services are provided to occupiers so that people they are able to remain in their own home as their care needs increase.</p> <p>Retirement housing: Dwellings which are specifically designed for and sold to individual older people person households, which are clustered together with communal facilities, and where occupiers are provided with and required to pay for age-related services, but not with overnight accommodation-based care.</p> |
| MM59 | 201 | Glossary | <p>Insert the following:</p> <p><u>'Overall Catchment Area (OCA): This is the area defined by the population and existing volume of retail expenditure for residents within the local area. Factors that influence consumers' decisions on where to shop include, presence and strength of 'anchor' traders, volume, quality and mix of retail provision, additional services and facilities, accessibility, parking and shopping environment</u></p> |

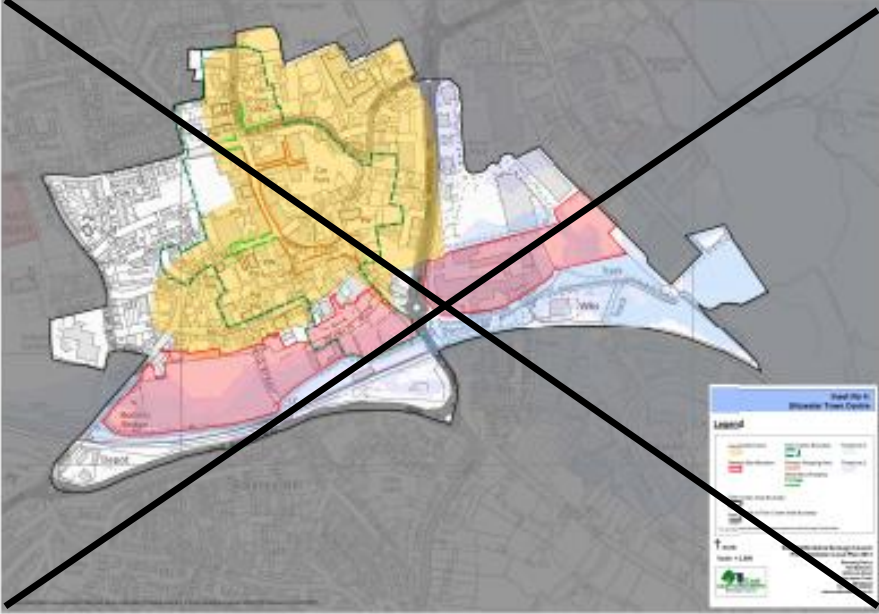
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| MM60 | | Policies Map |   <p>The main modification for MM60 is the replacement of the original 'Policies Map' with a version that has been crossed out with a large black 'X'. The original map, shown on the left, is a detailed planning map of Staffordshire with various colored zones and a legend. The legend includes categories such as 'Green Belt', 'Green Infrastructure', 'Local Green Space', 'Local Nature Reserve', 'Local Wildlife Site', 'Local Nature Partnership', 'Local Nature Recovery Network', 'Local Nature Recovery Site', 'Local Nature Recovery Site of Special Interest', 'Local Nature Recovery Site of National Importance', 'Local Nature Recovery Site of International Importance', 'Local Nature Recovery Site of Global Importance', 'Local Nature Recovery Site of World Importance', 'Local Nature Recovery Site of Exceptional Importance', 'Local Nature Recovery Site of Outstanding Importance', 'Local Nature Recovery Site of Exceptional National Importance', 'Local Nature Recovery Site of Outstanding National Importance', 'Local Nature Recovery Site of Exceptional International Importance', 'Local Nature Recovery Site of Outstanding International Importance', 'Local Nature Recovery Site of Exceptional Global Importance', and 'Local Nature Recovery Site of Outstanding Global Importance'. The map also features a north arrow and the Staffordshire County Council logo.</p> <p>The crossed-out map on the right is an identical copy of the original map, but it is rendered invalid by a large black 'X' drawn over it, indicating that the original map is being replaced or removed.</p> |
| MM61 | | Policies Map Inset Map 1 | |


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| MM62 | | Policies Map Inset 3 | | |

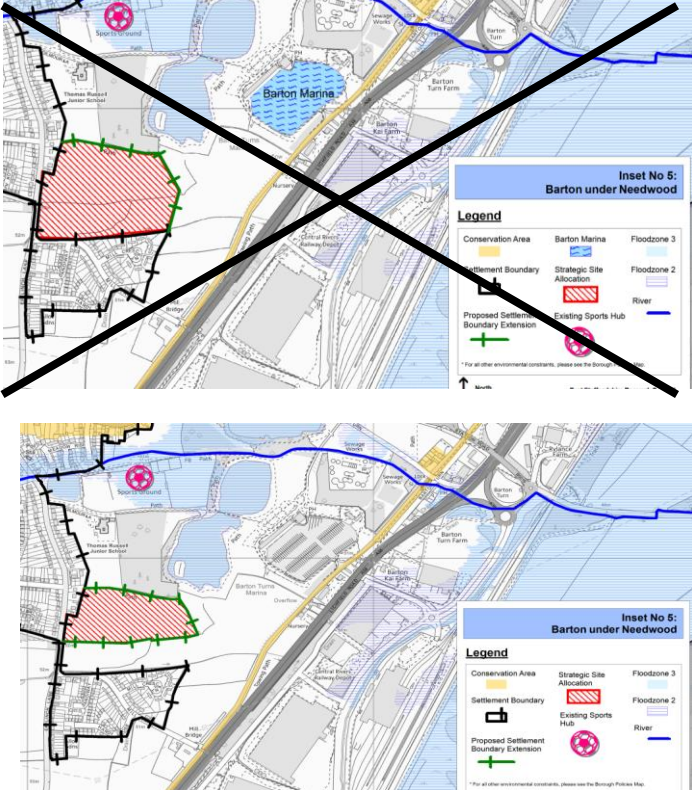
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| | | |  <p>Uttoxeter</p> <p>For Uttoxeter Town Centre, Please see Inset no: 4</p> <p>Inset Map 3 Uttoxeter</p> <p>Legend</p> <p>East Staffordshire Borough Council Planning Policy Development Management September 2015 www.eaststaffordshire.gov.uk</p> |  |

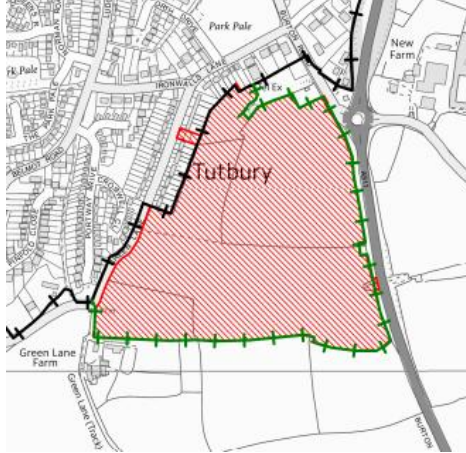

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| MM63 | | Policies Map 2013 – Inset 2 – Burton upon Trent Town Centre (Doc A10) |  |

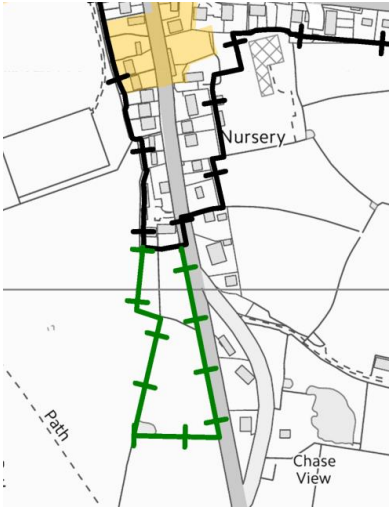
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| | | |  <p>Map No. 01: Public Space Policy - 2024-2027</p> <p>LEGEND</p> <table border="1"> <tr> <td></td> <td>Residential</td> <td></td> <td>Public Space</td> </tr> <tr> <td></td> <td>Commercial</td> <td></td> <td>Water</td> </tr> <tr> <td></td> <td>Industrial</td> <td></td> <td>Other</td> </tr> <tr> <td></td> <td>Public Space</td> <td></td> <td>Public Space Boundary</td> </tr> </table> <p>Scale: 1:10,000 Date: 2024-01-01 Prepared by: Planning Department Approved by: Council</p> | | Residential | | Public Space | | Commercial | | Water | | Industrial | | Other | | Public Space | | Public Space Boundary |
| | Residential | | Public Space | | | | | | | | | | | | | | | | |
| | Commercial | | Water | | | | | | | | | | | | | | | | |
| | Industrial | | Other | | | | | | | | | | | | | | | | |
| | Public Space | | Public Space Boundary | | | | | | | | | | | | | | | | |

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| MM64 | | Policies Map 2013 – Inset 4 – Uttoxeter Town Centre (Doc A12) |  |

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|------|------|---|--|
| MM65 | | Policies Map Inset 5 Barton Under Needwood (Doc. A13) |  <p>The image displays two maps of Barton under Needwood, with the top map crossed out by a large black 'X'. Both maps show a settlement boundary, a red hatched area for strategic site allocation, and flood zones. The legend for both maps includes: Conservation Area, Settlement Boundary, Proposed Settlement Boundary Extension, Strategic Site Allocation, Existing Sports Hub, Floodzone 3, Floodzone 2, and River.</p> |

| Ref | Page | Policy/ Paragraph | Main Modification | |
|------|------|---|---|--|
| MM66 | | Policies Map Inset 6 Tutbury (Doc. A14) |  <p>A map of the Tutbury area showing a red hatched boundary. The map is crossed out with a large black 'X'. Labels include 'Park Pale', 'New Farm', 'Tutbury', and 'Lane m'.</p> |  <p>A map of the Tutbury area showing a red hatched boundary and a green dashed line. Labels include 'Park Pale', 'New Farm', 'Tutbury', and 'Green Lane Farm'.</p> |
| MM67 | | Policies Map Inset 8 Abbots Bromley (Doc. A16) |  <p>A map of the Abbots Bromley area showing a green dashed boundary. The map is crossed out with a large black 'X'. Labels include 'Nursery' and 'Chas View'.</p> | |

| Ref | Page | Policy/ Paragraph | Main Modification |
|-----|------|----------------------|--|
| | | |  <p>The image is a site plan map. It features a central vertical road or path. To the left of this road, there is a dashed line labeled 'Path'. To the right, there is an area labeled 'Chase View'. A large area in the upper left is shaded yellow and labeled 'Nursery'. A thick black line outlines a large, irregular boundary that encompasses the nursery area and extends south along the road. A thick green line outlines a smaller, more rectangular boundary within the black-outlined area, located south of the nursery. The map also shows various building footprints and other site details.</p> |

| Sites | Housing units due for delivery in... | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | |
| BURTON UPON TRENT Brownfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Branston Depot (485) | | | | 25 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 58 | | | | | | | |
| Bargates (100) | | | 40 | 60 | | | | | | | | | | | | | | | | |
| Molson Coors High Street (250) | | | | | | | | | | | | 40 | 40 | 40 | 40 | 40 | 50 | | | |
| Molson Coors – Middle Yard (300) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 60 | | | | | | | | | |
| Derby Road, Burton (250) | | | | | | | | | 40 | 50 | 50 | 50 | 60 | | | | | | | |
| Pirelli, Burton (300) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 20 | | | | | | | | | |
| BURTON UPON TRENT Greenfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Land South of Branston (660) | | | | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 90 | | | | | | | | | |
| Branston Locks (2580) | | | | 50 | 125 | 125 | 125 | 125 | 125 | 130 | 150 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 225 |
| Tutbury Rd /Harehedge Ln (500) | | | | | 40 | 40 | 40 | 40 | 40 | 50 | 60 | 60 | 60 | 70 | | | | | | |
| Beamhill (950) | | | | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 90 | 100 | 110 | | | | | | |
| Guinevere Ave (100) | | | 20 | 40 | 40 | | | | | | | | | | | | | | | |
| UTTOXETER Brownfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Brookside Ind Estate (150) | | | | 40 | 40 | 40 | 30 | | | | | | | | | | | | | |
| JCB Pinfold Road, Uttox (257) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 17 | | | | | | | | | | |
| UTTOXETER Greenfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Uttoxeter West (700) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | |
| Stone Road (100) | | | | | 40 | 40 | 20 | | | | | | | | | | | | | |
| Hazelwalls (350) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 70 | | | | | | | | | |
| TIER 1: STRATEGIC VILLAGE Allocations | | | | | | | | | | | | | | | | | | | | |
| Barton, Effinch Lane (130) | | | | 40 | 50 | 40 | | | | | | | | | | | | | | |
| Rolleston College Fields (100) | | | | 40 | 40 | 20 | | | | | | | | | | | | | | |
| Rocester (90) | | | | | 40 | 50 | | | | | | | | | | | | | | |
| Tutbury, Burton Road, (212+12 self-build) | | 20 | 40 | 40 | 40 | 40 | 44 | | | | | | | | | | | | | |
| WINDFALL ALLOWANCE - Burton upon Trent and Uttoxeter | | | | | | | | | | | | | | | | | | | | |
| Burton & Uttoxeter windfall (1359) | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| DEVELOPMENT ALLOWANCES – Tier 1: Strategic Villages | | | | | | | | | | | | | | | | | | | | |
| Barton allowance (25) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Rolleston allowance (25) | | | 10 | 11 | 1 | 1 | 1 | 1 | | | | | | | | | | | | |
| Rocester allowance (25) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Tutbury allowance (26) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| DEVELOPMENT ALLOWANCES – Tier 2: Local Service Villages | | | | | | | | | | | | | | | | | | | | |
| Tier 2 villages allowance (400) | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| DEVELOPMENT ALLOWANCE – Tier 3: Small Villages and Other Settlements | | | | | | | | | | | | | | | | | | | | |
| Tier 3 villages allowance (90) | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| TOTAL | 86 | 106 | 196 | 712 | 952 | 893 | 757 | 663 | 702 | 715 | 768 | 639 | 668 | 572 | 392 | 392 | 402 | 352 | 317 | |
| Total Site Capacity | 10,284.00 | | | | | | | | | | | | | | | | | | | |

| | | Housing units due for delivery in..... | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|--|----------|----------|------------|-------------|------------|------------|------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|---|------------------|
| Windfall Allowance | Original Allowance | Remaining Allowance* | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | | |
| WINDFALL ALLOWANCE - Burton upon Trent and Uttoxeter | | | | | | | | | | | | | | | | | | | | | | | |
| Burton & Uttoxeter Windfall | 1359 | 1205 | | | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 70 | 70 | | |
| DEVELOPMENT ALLOWANCES – Tier 1: Strategic Villages | | | | | | | | | | | | | | | | | | | | | | | |
| Barton allowance | 25 | 23 | | | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 1 | 1 | | |
| Rolleston allowance | 25 | 23 | | | 10 | 9 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | |
| Rocester allowance | 25 | 23 | | | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 1 | 1 | | |
| Tutbury allowance | 26 | 25 | | | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | | |
| DEVELOPMENT ALLOWANCES – Tier 2: Local Service Villages | | | | | | | | | | | | | | | | | | | | | | | |
| Tier 2 villages allowance | 160 | 147 | | | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 8 | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 9 | | |
| DEVELOPMENT ALLOWANCE – Tier 3: Small Villages and Other Settlements | | | | | | | | | | | | | | | | | | | | | | | |
| Tier 3 villages allowance | 250 | 244 | | | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 13 | 13 | | |
| Total Windfalls * | 1870 | 1690 | 0 | 0 | 111 | 110 | 101 | 99 | 99 | 99 | 98 | 97 | 96 | 96 | 97 | 99 | 99 | 100 | 99 | 95 | 95 | | |
| | | | | 421 | | | | 1269 | | | | | | | | | | | | | | 1690 | |
| * Projections have been reduced by 180 to take into account completions in the first two years of the plan (1870-180 = 1690). 180 units have been proportioned in line with the percentage of completions for each tier/area. | | | | | | | | | | | | | | | | | | | | | | | |
| | | Units actually delivered in... | | | | | | | | | | | | | | | | | | | | | |
| Sites Outside the Strategy | Expected Capacity | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | | | |
| Forest Road, Burton upon Trent | 300 | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 20 | | | | | | | | | | |
| Red House Farm, Burton Upon Trent | 250 | | | | | 40 | 40 | 40 | 40 | 40 | 50 | | | | | | | | | | | | |
| St Marys Drive, Stretton | 37 | | | | | 20 | 17 | | | | | | | | | | | | | | | | |
| Land of Henhurst Road, Burton | 83 | | | | | | 20 | 20 | 20 | 23 | | | | | | | | | | | | | |
| Roycroft Farm, Uttoxeter | 140 | | | | | | 40 | 40 | 35 | 25 | | | | | | | | | | | | | |
| Land North of Rocester | 53 | | | | | | 25 | 28 | | | | | | | | | | | | | | | |
| Land at Eyes Farm Rocester | 18 | | | | | 18 | | | | | | | | | | | | | | | | | |
| Land at Demountfort Way, Uttoxeter | 10 | | | | | 10 | | | | | | | | | | | | | | | | | |
| Total Outside Strategy | 891 | 0 | 0 | 0 | 0 | 128 | 182 | 168 | 135 | 128 | 90 | 40 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| | | 0 | | 310 | | | | 581 | | | | | | | | | | | | | | 891 | |
| Total Site Capacity (Original) | 11,335.00 | | | | | | | | | | | | | | | | | | | | | | |
| Total Site Capacity (Remaining) | 11,153.00 | | | | | | | | | | | | | | | | | | | | | | |
| Total of Units - Proportioned over the plan period | | | | | | 2291 | | | | 8862 | | | | | | | | | | | | 11,153.00 | |
| Total of actual Completions | | 504 | | | | | | | | | | | | | | | | | | | | | |
| Total of actual completions + projected supply for 1st 6 years of plan | | | | | | 2795 | | | | | | | | | | | | | | | | Total of actual completions + projected supply for plan period | 11,657.00 |