

East Staffordshire Local Plan

Planning for Change

Authority Monitoring Report

Covering April 2022 to March 2023
Monitoring Period



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1 Introduction

- 1.1** This Authority Monitoring Report (previously known as an Annual Monitoring Report) (AMR) covers the 2022-2023 monitoring period (1st April 2022 to 31st March 2023). Local Planning Authorities (LPAs) no longer have to produce data for national indicators that were outlined in former guidance. This has given LPAs greater freedom on reporting the 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 following SPD's and Guidance notes in 2022/23:
- Climate Change and Sustainable Development Supplementary Planning Document (August 2022)
 - Housing Choice 2023 Supplementary Planning Document (March 2023)
 - Biodiversity Guidance (October 2022)

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.

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

3.2 The neighbourhood planning groups continue to monitor and review their plans, some with the help of planning consultants. The following are key milestones which have been achieved within the in the monitoring period:

- **Abbots Bromley:** In this monitoring period the Abbots Bromley Neighbourhood Plan was independently examined. In early 2023 the Examiner recommended that, subject to some modifications, the Plan should proceed to Referendum. The Borough Council agreed with the examiner's report and agreed to progress the Plan to referendum via an Executive Decision on 27th February 2023. The referendum took place, and the plan was adopted in the 2023/24 monitoring period.

3.3 Future AMRs will continue to monitor the progress of Neighbourhood Plans, including the designation of new areas, formal consultation/examination and the subsequent 'making' of plans and any reviews.

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 2022 and 31st March 2023;
- 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)
- Information from other Council departments

4.2 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: 01.04.2022 to 31.03.2023

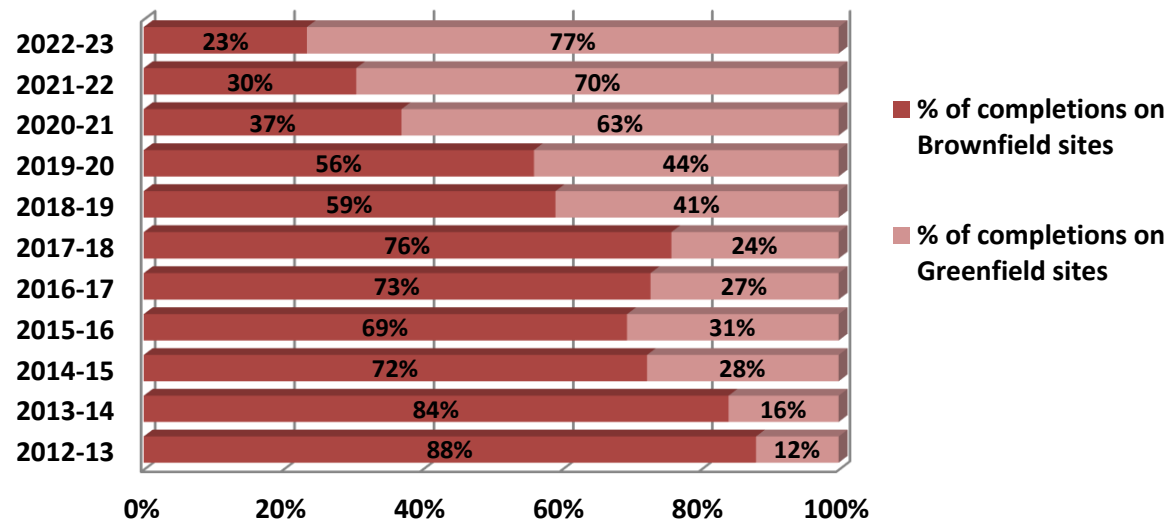
Strategic Policies 1 – 6 are the key policies which relate to the development strategy set out in the Local Plan. Housing completions, which are monitored and published as part of the Councils 5 year land supply twice a year.

The number of completions have continued to increase in 2022/23, despite the effects of the pandemic.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Completions (Gross Units)	290	244	369	468	564	698	793	791	723	743	955
Demolitions/Losses	20	10	17	9	29	18	37	48	34	38	20
Net Completions (Total)	270	234	352	459	535	680	756	743	689	705	935

Brownfield land completions have continued to reduce as expected, this is due to the strategic Greenfield sites being well underway.

**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.

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Completions (Site Area ha)	14.34	22.80	6.80	20.96	20.34	137.25	15.38	33.07	36.30
Completed Floor Space (m) ¹	16,198	65,992	38,385	37,040	151,501	102,105	42,259	205,855	117,210

A breakdown of this overall figure is set out below:

Completions	Use Class prior to 31/08/2020	2014-15 ₂	2015-16 ₂	2016-17 ₂	2017-18 ₂	2018-19 ₂	2019-20 ₂	2020-21 ₂	2021-22	2022-23
Class E (c) (i.e. Financial Services)	A2	0	193	0	0	0	0	0	0	0
Class E (g) (i.e. Offices)	B1	16	1,545	3,751	600	1,431	36	225	965	462
Class E (g) & B8	B1 & B8	1,107	375	279	1,486	0	5,111	130	0	0
Class E (g), B2 & B8	B1, B2 & B8	0	15,188	0	1,366	6,787	0	0	3,272	37,690
B2 (i.e. General Industry)	B2	0	213	465	-6,126	296	6,600	5,633	739	911
B8 (i.e. Storage & Distribution)	B8	3,900	11,032	1,400	30,421	0	920	3,780	1,065	12,778
B2 & B8	B2 & B8	0	9,113	0	0	116,326	9,569	0	1,280	28,751
C1 (i.e. Hotels)	C1	0	12,664	6,707	2,434	1,468	3,682	305	7,205	2,041
C2 (i.e. Nursing Homes)	C2	0	393	594	520	721	1,042	11,549	1,130	933
C3/C4 (i.e. Dwelling Houses/HMO)	C3/C4	2,400	1,839	11,586	882	3,662	22,930	7,098	11,258	5,629
Class E (e,f) or F.1 (i.e. Health Centres /Education)	D1	755	1,796	1,684	509	1,742	1,659	1,475	614	209
Class E (d) or F.2 (i.e. Gyms/Community Halls)	D2	276	366	7,379	1,425	281	1,614	1,086	162,828	298
Sui Generis (i.e. Cinemas/Pubs)	Sui Generis	2,039	3,672	2,089	192	3,181	1,930	7,515	9,896	6,787
Other Mixed Uses	Other Mixed Uses	0	770	806	783	0	43,678	0	507	13,561
F.2, Class E (a,b) or Sui Generis.	Retail Uses (A1,A3, A4 & A5)	5,704	6,834	1,647	2,547	15,607	3,333	3,463	5,097	7,160
Net Completions (Total m²)		16,198	65,992	38,385	37,040	151,501	102,105	42,259	205,855	117,210

¹ This figure includes the floor space given at the time of the application, which can change and in some instances has not been captured for all of the sites.

² These annual figures relate to the relevant use prior to 31st August 2020 when they were revised.

Overall, the development strategy is being delivered, with housing completions continuing to be over the annual requirement and delivery of the majority of strategic sites under way. The completed Class E (g), B2 & B8 floorspace has increased due to the first couple of commercial phases at the Major SUE site known as Branston Locks being completed. 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, major windfall sites 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	Outline planning application with all matters reserved for a mixed use development comprising the erection of: * up to 2500 dwellings * up to 92,900sqm (1,000,000 sq ft) of employment floorspace (Classes B1, B2 and B8). * a local centre providing up to 3,716 sqm (40,000 sq ft) of retail floorspace (Classes A1, A2, A3, A4 and A5). * up to 929sqm (10,000 sq ft) of health care and associated community uses (Class D1). * a residential care home of up to 160 bed spaces (Classes C2 and C3). * up to 555sqm (6,000 sq ft) of pub and restaurant floorspace (Classes A3 and A4). * a primary school, and a hotel of up to 80 bedrooms (Class C1). * green infrastructure of public open space. * sports and recreation facilities and a network of walking and cycling routes.	FINAL DECISION Conditional Approval - Committee (14/04/2015)	Phase 1 (70 units) - Complete as at September 2021 Phase 2 & 3 under construction with 146 left on to be completed Three developers now on site. Phase 4 expected to commence shortly.	Reserved Matters application for phase 1 (70 units) approved 24/04/2018. Reserved Matters Application for phase 2 (201 units) approved 26/10/2018. Reserved Matters Application for phase 3 (244 units) approved 17/12/2019 Reserved Matters for phase 4 (190 units) Approved 25/02/21

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) completed as at September 2020. Phase 3 & 4 – under construction with 82 left to be completed on site Two developers on site	Reserved Matters application for phase 3&4 (392 units) approved 13/09/2018. Additional Outline application for a further 120 units with - Approved 07/10/2021
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) Reserved Matters Application (P/2021/00399) - Approved 11/05/2022	Reserved matters for this phase approved 11/05/2022	Extension to the employment element to Land South of Branston application above.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2013/00429	Land at Upper Outwoods Farm Beamhill Road Burton Upon Trent DE13 9QW	Outline application for the erection of 950 dwellings. * primary school and children's day nursery. * 5,000 square metres retail, health centre and community facilities. * open space, landscape, drainage, play areas.	FINAL DECISION Conditional Approval - Committee (06/08/2013)	Phase 1 under construction with 227 left on to be completed Two developers across the site. As at March 2017, the agent confirmed completion rate of 50dpa increasing to 100-150 thereafter. Completion expected within 10years	Reserved Matters application (P/2020/00184) for 322 units of the original 950 (phase 1) – Approved at Committee 28/08/2020 Reserved Matters application (P/2020/00591) for 70 units (phase 1b) – Approved 24/11/2020 Reserved Matters application for 270 units (ph3b, 3c & 4a) – Approved 02/11/2021 Reserved Matters application for the final 288 units of the original 950 approved on the Outline application.– Approved 03/03/2022
P2013/00882	Land to the west of Uttoxeter A50 Bypass Uttoxeter Staffordshire	Outline application to develop 50.7 ha of land for up to 700 dwellings. * 10ha of employment use (Classes B1, B2, B8). * a first school. * a mixed use local centre incorporating retail, leisure, social, cultural community and health facilities. * green infrastructure.	FINAL DECISION Conditional Approval - Committee (13/11/2015)	Phase 1 (47 units) = Site complete at September 2018 Phase 1b (40 units) = Site complete at September 2018 Phase 1c (119 units) = Site complete at September 2021 Phase 1d (44 units) = Site complete at September 2019 Phase 2 (450 units) = 238 left to be completed on site.	Reserved matters application for phase 2 (450 units) - approved 24/10/2018

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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) - Since Expired	Reserved Matters application in the next 5 year.	Revised application (P/2021/00868) following the previous permissions (P/2015/00202 & P/2017/01556) submitted 02/07/2021 – Resolution to Approved at Committed - 31/05/2023
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	Construction well underway, 303 left to be completed on site.	Full permission with two developers expected to deliver site.
Other Strategic and Permitted sites					
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 21/10/2013	Expect delivery of site to be later in the plan period	Site still occupied.
N/A	Molson Coors, Middle Yard	No current planning application	N/A	Expect delivery of site later in the plan period.	Up to 300 units allocated
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	Site Complete as at September 2019.	

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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	Site Complete as at September 2020.	
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	No delivery expected on this site	Application was withdrawn 26/06/2020 and part of the site now redeveloped for retail use
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	P/2017/01307 – Outline application for 148 units, Resolution to Approve – 24/04/2019	Reserved matters to be submitted in the near future	S106 awaiting signatories Site cleared and being marketed.
P/2014/00200	Efflinch Lane, Barton Under Needwood	Allocated for 130 dwellings	N/A	Site Complete as at March 2018	
P/2012/00636	College Fields, Rolleston	Allocated for 100 dwellings	Reserved Matters approved September 2018	As at March 2020, the developer confirmed they would expect the site to be completed within three years.	Construction well underway, 27 left to be completed on site

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2011/00546	Burton Road, Tutbury	Allocated for 224 dwellings	Application for 212 dwellings Approved 10/05/2012	Site Complete as at March 2019	Additional 12 self build allocated on site now superseded by application (P/2017/01058) for 21 units approved 12/06/2018 (Complete at March 2020)
P/2017/00667	Land South of Rocester	Allocated for 90 dwellings. Two applications submitted	Awaiting determination	Agent confirmed delivery of 90 units within the next 5 years. Expected to go to committee late 2023	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination
P/2018/01451	Fivlands Allotment	Outline application for the construction of up to 49 dwellings including details of access	Resolution to Approve – 29/05/2019. S106 signed 06/04/20 Detailed application (P/2019/01465) submitted for 64 affordable units – Approved 06/11/2020	Agent confirmed that they anticipate the site will be delivered in the next 5 years	Construction well underway, 13 left to be completed on site
P/2019/00056	Imex Business Centre	Outline application for residential development for up to 144 dwellings including details of access	Resolution to Approve – 16/07/2019. S106 signed 6/04/20	Agent confirmed that they expect the site will be developed within the next 5 years	Construction underway, 42 left to be completed on site.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2019/0058	Branston Leas - Phase 5	Outline application for erection of up to 120 dwellings and associated works including details of access	Resolution to Approve – 02/09/2020. S106 signed Approved 07/10/2021 Reserved Matters (P/2022/00980) - Approved 21/12/2022	Reserved Matters approved and site expected to commence shortly	Application in addition to the original outline application for 660 units
P/2020/00253	Land to the West of Uttoxeter	Outline planning application for residential development (C3), employment uses (B1) (Business), B2 (General Industrial),(B8) (Storage and Distribution)), residential care home (C2) and local centre (A1) (Retail), (A2) (Financial and Professional Services), (A3) (Restaurants and Cafes), (A4) (Drinking Establishments) and (A5) (Hot Food Takeaways), (D1) (Non-residential institutions) with associated green infrastructure, engineering works and means of access from the A50 and all other matters reserved.	Outline Application - Approved 20/05/2022	Expect the Reserved Matters to be submitted shortly	Application in addition to the original outline application for 700 units Number of units to be confirmed at the Reserved matters stage
P/2020/01454	Former Bargates High Street Burton	Hybrid planning application seeking full planning permission for 72 unit sheltered housing scheme, 10 no. dwellings, 13 no. apartments, 2 no. B1 Office units and associated landscape, parking and external works; and Outline planning permission to include up to 5150 sq. m of (Class E (a/b/g), C1 Hotel, C3 Apartment, public houses/drinking establishments with associated parking and up to 4 no. dwellings and 8 no. apartments with all matters reserved	Detailed Hybrid Application Approved - 07/12/2022	Site commenced	Application replaces the earlier Detailed planning application which was Withdrawn 11/01/2021

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 and other uses such as tourism related development are covered under the relevant policy indicator.

Site Address	Application Description	Monitoring Comments
land adj to Frostfields, Silver Lane, Marchington, Staffordshire, ST14 8LL	Outline application for the erection of a detached dwelling and detached garage on with all matters reserved	Application refused
Cherry Tree Barn, Ashbrook Lane, Bromley Wood, Abbots Bromley, Rugeley, WS15 3AQ	Demolition (in part) of agricultural building to facilitate the conversion of existing buildings to form a dwelling, link extension, installation of rooflights, single storey extension on west elevation, new roof structure over existing lean-to on front	Conversion in line with SP8
Thorntree, Piccadilly Lane, Upper Mayfield, DE6 2HP	Conversion and alterations to existing barn to form a dwellinghouse including alterations to the land levels to form a turning area (Amended Drawings and Description)	Conversion in line with SP8
Meadow Farm, Meadow Lane, Woodhouses, Yoxall, DE13 8NP	Retention of stable block as a dwelling including associated external alterations and the installation of a package treatment plant (Revised Scheme)	Conversion in line with SP8
Forest Gate, Wood Lane, Uttoxeter, ST14 8JR	Erection of a dwelling with link extension and retention of extension to existing annexe (revised scheme)	Amendments to previously approved scheme
The Barn, Moor House Farm, Wood Lane, Uttoxeter, ST14 8JR	Conversion of office (Class B1(a)) to dwellinghouse (Class C3) including erection of a single storey side extension, erection of a detached double garage, installation of rooflights on side and rear elevations installation of air con unit and air source	Conversion in line with SP8
Redbank Farm, Maker Lane, Hoar Cross, DE13 8PG	Conversion and alterations to an agricultural building to form 3 x 1 bed dwellings, detached car port, installation of package treatment plant and oil tanks (Revised Scheme)	Conversion in line with SP8
Blithfield Education Centre, Newton Hurst Lane, Dapple Heath, WS15 3PH	Conversion and alterations of former education centre to form 5 no. dwellinghouses with associated works	Conversion in line with SP8

Woodhouse Farm, Nabb Lane, Rocester, Staffordshire, ST14 5JB	Conversion of former agricultural building to form dwelling and change of use of land to domestic curtilage	Conversion in line with SP8
The Stud Farm, Needwood Road, Needwood, Staffordshire, DE13 9RF	Conversion of two existing barns to form two dwellings including the erection of a link extension, associated garden area and parking bays and installation of air source heat pumps and solar panels (Revised Scheme)	Conversion in line with SP8
Redbank Farm, Maker Lane, Hoar Cross, DE13 8PG	Conversion and alterations of an agricultural building to form 3 dwellings, detached car port, installation of package treatment plant and oil tanks (Revised Scheme)	Application refused
Birchwood Farm, Common Lane, Gratwich, Stafford, ST14 8FG	Siting of a temporary rural workers dwelling and installation of package treatment plant	In line with SP8
Romany Lodge, Belmot Road, Tutbury, Burton upon Trent, DE13 9PH	Conversion from former agricultural use to form a dwelling including increase in height of roof and alterations to the land levels to provide a partial lower ground floor	Conversion in line with SP8
Land off, Craythorne Road, Rolleston on Dove, DE13 9EF	Erection of bungalow and garage and associated highway works	Amendments to previously approved scheme
Barns adj Perbrooke Cottage, Parkgate Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AH	Conversion and alterations to former agricultural building to provide 2 no. dwellings and swimming pool, single storey extensions to provide plant rooms and porch and installation of a ground source heat pump, sewage treatment plant and associated infra	Conversion in line with SP8
Stable adjacent to Little Headlands Barn, Withington Lane, Withington, Staffordshire, ST10 4SW	Conversion and alteration of existing building to form 1no. dwellinghouse	Application refused
Land off Dodsleigh Lane, Dodsleigh Lane, Leigh, ST10 4SL,	Conversion and alterations of existing agricultural building to form single dwelling	Conversion in line with SP8
West Wing, 2 Callingwood Hall, Callingwood Lane, Tatenhill, Staffordshire, DE13 9SH	Change the use of the existing coach house building from annex accommodation to a dwelling (Class C3), with associated internal and external alterations including front and rear dormer windows, rooflight, demolition of attached outbuilding to facilitate	Application refused
The Old Bothy, Maker Lane, Hoar Cross, Burton Upon Trent, DE13 8QR	Conversion of existing buildings to form a single dwellinghouse	Conversion in line with SP8
Sweet Meadow Farm, Dagdale Lane, Dagdale, Staffordshire, ST14 5BJ	Conversion and alterations to existing building to form a single dwellinghouse	Conversion in line with SP8
Whitewood Lodge, Sich Lane, Whitewood, Yoxall, Staffordshire, DE13 8NS	Conversion including addition of new windows and doors of agricultural building to form dwelling, installation of septic tank, erection of a two bay oak framed building to replace existing outbuilding and formation of a new access (AMENDED PLANS RECEIVE	Conversion in line with SP8

Moat Hall Farm, Moat Lane, Newborough, Staffordshire, DE13 8SS	Demolition of existing agricultural building and erection of one building to provide two dwellings, construction of vehicular access and installation of package treatment plant	Conversion in line with SP8
Barton Marina, Barton Turn, Barton Under Needwood, DE13 8DZ	Mooring for 9 houseboats with 18 dedicated parking spaces	In line with SP8
The Stables, Withington Green, Nr. Uttoxeter, ST10 4SX	Demolition of existing stable block and erection of a dwelling	In line with SP8
Dove Farm, Mill Lane, Ellastone, DE6 2GY	Change of use of three existing holiday cottages (class C1 use) and conference facilities into three No. dwellings (class C3 use) with associated parking and alterations to include changing window to a door and blocking up doorway (addition information)	Conversion in line with SP8
North of Rangemore Gardens, Dunstall Road, Rangemore, Staffordshire, DE13 9RG	Erection of one detached dwelling house and installation of package treatment plant and associated drainage	In line with the NPPF
The Old Crossing, Hook Lane, Crakemarsh, Staffordshire, ST14 5AS	Change of use including the erection of a single storey side extension of existing commercial dog grooming parlour to form a dwelling	Conversion in line with SP8
6 Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AG	Prior Approval for the conversion of a commercial catering unit to form dwelling	Conversion in line with SP8
Former Office at Taberner Plant Hire, Bell House Lane, Anslow, Staffordshire, DE13 9PA	Prior Approval for the change of Use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)	Application refused
Bankhouse Farm, Oak Road, Denstone, Staffordshire, ST14 5HT	Permission in Principle for the erection of a 4 bedroom dwelling with integral garage	Application refused
Hurds Farm, Pinfold Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AD	Prior Approval for the conversion of existing barn to form a dwelling	Conversion in line with SP8
Jeffrey Meadows Farm, Nabb Lane, Alton, Staffordshire, ST10 4AY	Prior Approval for the conversion of two agricultural buildings to form two dwellings	Conversion in line with SP8
Barn at Duffield Lane, Newborough, Staffordshire	Prior Approval for the conversion of an agricultural building to a dwelling	Conversion in line with SP8
Barn to North East of, Barkley House Farm, Pinfold Lane, Rugeley, Abbots Bromley, WS51 3AF,	Prior Approval for the conversion of existing redundant agricultural building to form a dwelling	Conversion in line with SP8
St Stephens Hill Farm, Steenwood Lane, Admaston, Staffordshire, WS15 3NQ	Prior Approval for the conversion of existing barn to form a dwelling	Conversion in line with SP8
Woodlands Farm, Potts Lane, Kingstone, Uttoxeter	Prior Approval for the conversion of an existing agricultural building to form a dwelling	Conversion in line with SP8
Barn at Forest, Thorn Farm, Scotch Hills Lane, Barton Gate, Staffordshire	Prior Approval for the conversion of existing agricultural barn to form a dwelling	Application refused

The Beeches, Cullamore Lane, Willslock, Staffordshire, ST14 8NJ	Prior Approval for the conversion of an agricultural building to form a dwelling	Application refused
Barn at Forest Thorn Farm, Scotch Hills Lane, Barton Gate, Staffordshire	Prior Approval for the conversion of an agricultural building to a dwelling	Application refused
The Beeches, Cullamore Lane, Willslock, Staffordshire, ST14 8NJ	Prior Approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Land off Yoxall Road, Morrey, Burton upon Trent, DE13 8PE	Prior Approval for the conversion of agricultural building to form a dwelling	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 two applications for education infrastructure during the 2022/23 period. One for the provision of additional temporary classrooms at Fountains High School in Stretton and one for the conversion of a restaurant (Class E) to an educational premises (Class F1) in Burton..

The following Sustainable Urban Extensions (SUE's) in Burton also include education provision, will their delivery reported in a future AMR:

- 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.

- A new Hybrid planning application was submitted in relation to the Bargates site. This is seeking full planning permission for 72 unit sheltered housing scheme, 10 dwellings, 13 apartments, 2 Office units and associated landscape, parking and external works and an Outline planning permission to include up to 5150 sq. m of Hotel, Apartment and public houses/drinking establishments with associated parking and up to 4 dwellings and 8 apartments with all matters reserved. The application went to committee in September 2021 with a resolution to permit. This was approved and the S106 was signed in December 2022

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.

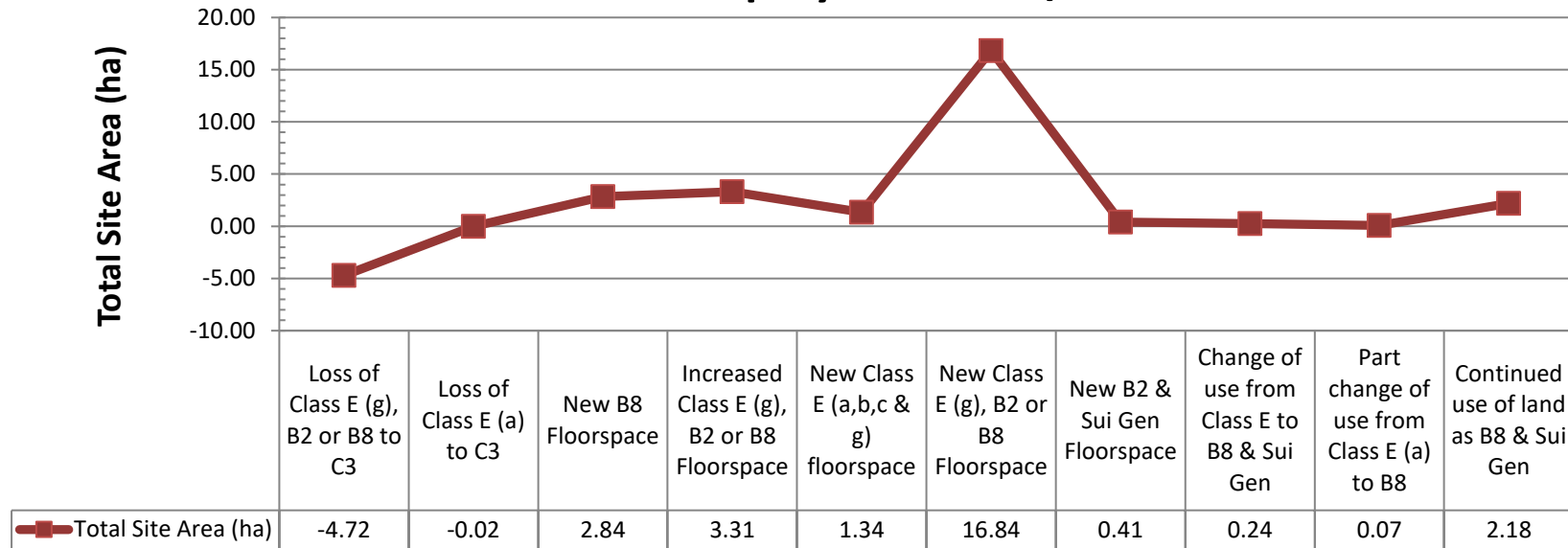
The previously approved applications shown below have been fully completed in the monitoring period and have resulted in a loss of B1, B2, B8 and other employment uses. In some cases there has been a change to the employment use. Most of these applications are within Burton upon Trent or Uttoxeter. However there remains approximately 100 ha 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
Former Alumasc Grundy Ltd Hawkins Lane Burton-on-Trent DE14 1GY	4.10	Loss of B2 use to C3
First Floor Roman Way House 2 Derby Road Burton upon Trent Staffordshire DE14 1RU	0.10	Loss of Class E (g) use to C3 use
Ground Floor 34 Bridge Street Uttoxeter Staffordshire ST14 8AP	0.02	Loss of Class E (a) use to C3 use
Derby Turn Building Derby Road Burton upon Trent Staffordshire	0.29	Loss of Class E (g) use to C3 use
158 High Street Burton Upon Trent Staffordshire DE14 1JE	0.06	Loss of Class E (g) use to C3 use
Torrington House 75 Branston Road Burton Upon Trent Staffordshire DE14 3BY	0.11	Loss of Class E (g) use to C3 use
Suite 8 Anson Court Horninglow Street Burton Upon Trent Staffordshire DE14 1NG	0.06	Loss of Class E (g) use to C3 use

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

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Phase 2 Unit 2 Centrum West Callister Way Burton Upon Trent Staffordshire	2.84	New B8 floorspace
Golding Skip Hire Nicolson Way Burton Upon Trent Staffordshire DE14 2AW	1.80	Additional Class E (g) floorspace
55A Blackpool Street Burton Upon Trent Staffordshire DE14 3AR	0.25	Additional Class E (g) & B2 floorspace
Land at the corner of Old Knotty Way Uttoxeter Staffordshire	1.25	New Class E (a) shop floorspace
Bramshall Industrial Estate Bramshall ST14 8SH	0.40	Additional B2 floorspace
Land South of Lichfield Road Branston DE14 3EQ	5.36	New B2 & B8 floorspace
Woodlane Hall Farm Dunstall Lane Yoxall DE13 8PH	0.67	New B8 floorspace
Trentbridge Farm Yoxall Road Staffordshire DE13 8NJ	0.49	Additional B8 Floorspace
Land to the rear of former New Inn Burton Road Needwood Staffordshire DE13 9PB	0.12	New Class E (g) floorspace
Crestchic Limited Second Avenue Burton upon Trent Staffordshire DE14 2WF	0.49	New B2 & B8 floorspace
Quintus - Phase 1 Branston Locks Branston Road Tatenhill Staffordshire DE13 9SB	5.55	New E, B2 & B8 floorspace
Lakeside Business Park Coton Lane Draycott In The Clay DE6 5GZ	0.28	New B8 floorspace
Hayes House Farm Stone Road Bramshall Staffordshire ST14 8SQ	0.20	New B8 floorspace
Quintus - Phase 2 Branston Locks Branston Road Burton Upon Trent DE13 9SB	3.83	New E, B2 & B8 floorspace
Hi Range Ltd Lichfield Road Wychnor DE13 8BZ	0.32	Additional B2 floorspace
Queens Hospital Belvedere Road Burton Upon Trent DE13 0RB	0.06	Additional Class E (g) floorspace
South west of Morrisons Supermarket Wellington Road Burton Upon Trent DE14 2AR	0.41	New B2 & Sui Gen floorspace
Gas Compound Site Wetmore Road Burton Upon Trent DE14 1SJ	0.33	New B8 floorspace
White Hart Hotel Carter Street Uttoxeter ST14 8EU	0.09	New Class E (a,b,c & g)
Unit 7 Crown Industrial Estate, Anglesey Road Burton Upon Trent DE14 3NX	0.24	Change of use from Class E to B8 & Sui Gen
Former Lidl Unit Town Meadows Uttoxeter ST14 8AZ	0.07	Part change of use from Class E (a) to B8
4 Norman Terrace Derby Road Stretton Staffordshire DE13 0DG	2.18	Continued use as B8 & Sui Gen

Total Employment Lost/Gained



SP14: Rural Economy

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

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

Following a review of all the applications in the rural area, the following are considered relevant for this policy. The types of developments are quite varied ranging from new class E (g), B2, & B8 units to a new Maize Maze and improvements to existing business. None of these applications were considered to have a detrimental impact on the rural environment.

Site Address	Development Description	Monitoring Comments
Land At Fauld Lane, Fauld Lane, Fauld, Staffordshire, DE13 9HS	Outline application for the erection of buildings to provide Class E:g. B2, & B8 uses including means of access	New Class E (g), B2, & B8 units
Barton Marina, Barton Turn, Barton Under Needwood, DE13 8DZ	Use of land as proposed Marina car park extension to provide 111 additional parking spaces including 7 disabled bays and 15 Electric vehicle charging points together with new landscaping planting	Additional floorspace and improvement to existing business

Site Address	Development Description	Monitoring Comments
The Garage, Stramshall Road, Spath, ST14 5AE	Demolition of existing commercial and industrial buildings, erection of three buildings to form 9 x Class B2 (Industrial) and Class B8 (Storage and Distribution) units including the retention of one building forming two units (revised plans and additional information)	New and additional B2 & B8 floorspace
Brook Farm, Hall Lane, Middle Mayfield, Staffordshire, DE6 2JU	Installation of 2 no flues to proposed combi boilers to north elevation of existing holiday letting units and replacement of 3 no timber windows on the north and south side elevations and west elevation	Improvement to existing business
Woodmill Farm, Lower Hoar Cross Road, Woodmill, Yoxall, DE13 8PG	Alterations and extension to retail use (Class E) (shop)	Additional Class E (a) floorspace
Meynell Ingram Arms, Abbots Bromley Road, Hoar Cross, Staffordshire, DE13 8RB	Retention of change of use of land to form additional car parking area	Improvement to existing business
Cliff House, Dovecliff Road, Stretton, DE13 0DJ	Demolition of some existing buildings to facilitate the erection of detached building to form 6 class E (g) units	New Class E (g) units
Rea Valley Tractors, Ashacres Industrial Park, Draycott in the Clay, Sudbury, Derby, DE6 5GX	Erection of an extension to the existing central building, demolition of the existing office building to the front of the site and the repositioning of the vehicular access gates	Increased Class E (g) and B2 floorspace
St Georges Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Internal and external alterations to the groundsman's accommodation building and formation of 7 new car parking spaces	Improvement to existing business
Dove Fields, Station Road, Draycott In The Clay, DE6 5GX	Proposed change of use of existing maize and grass crops (agricultural land) as a maize maze and car park (Class F.2) including kiosk for a three month period per year	New Rural Business (F2)
Woodside Farm, Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AP	Change of use and alterations to an agricultural building for Class B8 Storage	New B8 use
Hoar Cross Hall, Maker Lane, Hoar Cross, Staffordshire, DE13 8QS	Enclosing of East porch	Improvement to existing business
Burton Road Farm, Burton Road, Tutbury, Staffordshire, DE13 9HF	Retention of barn for the storage of steam roller	Continued use as B8 storage use
Marchington Industrial Estate, Stubby Lane, Marchington, Staffordshire, ST14 8LP	Retention of 2 portable cabins and flue for use as a staff canteen with associated covered outdoor seating area	Improvement to existing business
New Inn Farm, Burton Road, Needwood, Staffordshire, DE13 9PB	Change of use of agricultural buildings and yard to a commercial use (Class E(g)), associated car parking and installation of package treatment plant.	Change of use to (Class E(g)) use
Unit 1, Bramshall Industrial Estate, Bramshall, Staffordshire, ST14 8TD,	3 new for Use Classes E (Commercial, Business & Service), B2 (General Industry) & B8 (Storage & Distribution)	New Class E, B2 & B8 Uses
Tean Valley Meadow Nature Reserve, Hollington Lane, Stramshall, Staffordshire	Extension to existing woodland shelter	Additional floorspace and improvement to existing business

Site Address	Development Description	Monitoring Comments
The Sanctuary, Sudbury Road, Newchurch, Staffordshire, DE13 8RQ	Change of use of existing domestic garage/store to form an office/server room (Class E) with associated external alterations and installation of a package treatment plant	Change of use to (Class E(g)) use
Land Adjacent to Beamhurst View, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire	Retention of a mezzanine floor and installation of 6 windows	Additional floorspace and improvement to existing business
Hoar Cross Hall, Maker Lane, Hoar Cross, DE13 8QS	Conversion and alteration of existing building to accommodate 2 no. biomass boilers and 2 no. backup oil fired boilers and associated works, construction of storage bay, formation of hardstanding and installation of oil tank (Revised Scheme) (AMENDED DE	Additional floorspace and improvement to existing business
The Cottage , 3A Cross Lane, Rolleston On Dove, Staffordshire, DE13 9EB	Change of use of existing building and erection of a new building to form two storage units for residential and commercial purposes in association with 3A Cross Lane	New B8 use
Plot 7b And 7c, Lancaster Park, Needwood, Staffordshire, DE13 9PD	Erection of a two storey extension, external alterations, balconies and car park amendments	Increased B2 & B8 floorspace
Land at Home Farm, Dunstall Road, Rangemore, Staffordshire	Conversion of existing agricultural buildings to provide new employment development, through the creation of starter units and workshops (Use Class B2 and B8), to include creation of parking area, soft landscaping and associated works.	New Class B2 and B8
Brickley Wood, Byrkley Drive, Rangemore, DE13 9RN	Erection of a holiday lodge	New holiday lodge
Land at Lancaster Park, Newborough Road, Needwood, Burton Upon Trent, DE13 9PD	Erection of a detached building to form two industrial units (Use Classes B2 and B8) (Revised Scheme)	New B2 & B8
Lilac Cottage, Stubwood Lane, Denstone, Staffordshire, ST14 5HU	Retention of temporary office, mess and storage facilities in connection with commercial haulage business for the period 19th June 2021 to 31st July 2025	Continued use as Temporary office, mess and storage facilities
Land Used For Storage Of Gas, Catholme Lane, Catholme, Staffordshire, DE13 8DA	Siting of a container	New B8 storage
Unit 6A, Graycar Business Park, Walton Lane, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8EN	Erection of a detached building for storage purposes in association with the existing site (Class B8)	Additional B8 floorspace
Shrewsbury Arms, Uttoxeter Road, Kingstone, Staffordshire, ST14 8QH	Erection of a single storey front entrance porch	Additional floorspace and improvement to existing business
Katys Cafe , Lay By on A522, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire	Retention of existing cafe and portaloo for 3 years	Continued use as A3 cafe and portaloo for 3 years
Bow Meadow Barn, Bow Meadow Lane, Newborough End, Newborough, Staffordshire, DE13 8SR	Change of use of part of domestic curtilage to doggy day care area and change of use of outbuilding to dog kennel (Sui Generis)	New Rural Business (Sui Generis)

Site Address	Development Description	Monitoring Comments
Farm Buildings, Brakenhurst Road, Newchurch, Staffordshire, DE13 8RQ	Prior Approval for the change of use of agricultural building to Storage (Use Class B8)	New B8 use
The Deer Park,, Maker Lane, Hoar Cross, Staffordshire, DE13 8QR	Prior Notification for the formation of a new road for a proposed forest walk around the periphery of the estate	Improvement to existing business

SP15: Tourism, Culture & Leisure Development

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

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

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

A summary of relevant permitted applications is below. Monitoring this policy has clarified that the applications adhere to the principles of strategic policy 15, or the NPPF where relevant. There continues to be an increase in visitor accommodation in the Borough, recognising East Staffordshire as a tourism destination and the increased interest in UK holidays following the Covid pandemic.



Holiday Lets, B&Bs, Hotels

- 4 x New holiday lets across the borough
- 1 x New 40 bedroomed hotel within the Burton area



New/Improved Sports, Leisure & Tourism Facilities

- New facility for Community groups in the Burton area
- 4 x Improvements to existing tourist/leisure attractions across the Borough
- New artificial sports pitch at existing school in the Burton area, which may be used by the community in the future.
- New Maize maze attraction between Burton and Uttoxter

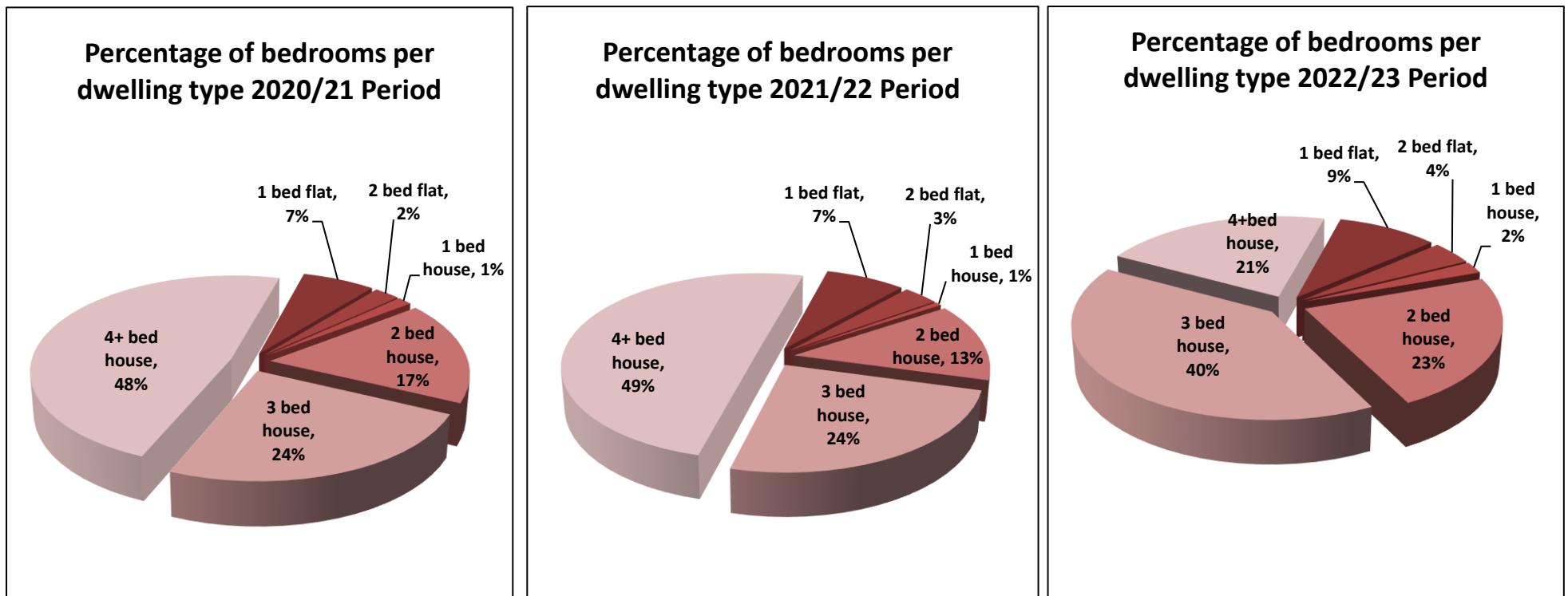
SP16: Meeting Housing Needs

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 20 other applications which have not been included in the 2022/23 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 has been one completed scheme relating to specialist housing needs within the monitoring period. This was for a new residential care homes in Burton upon Trent for up to seven residents.

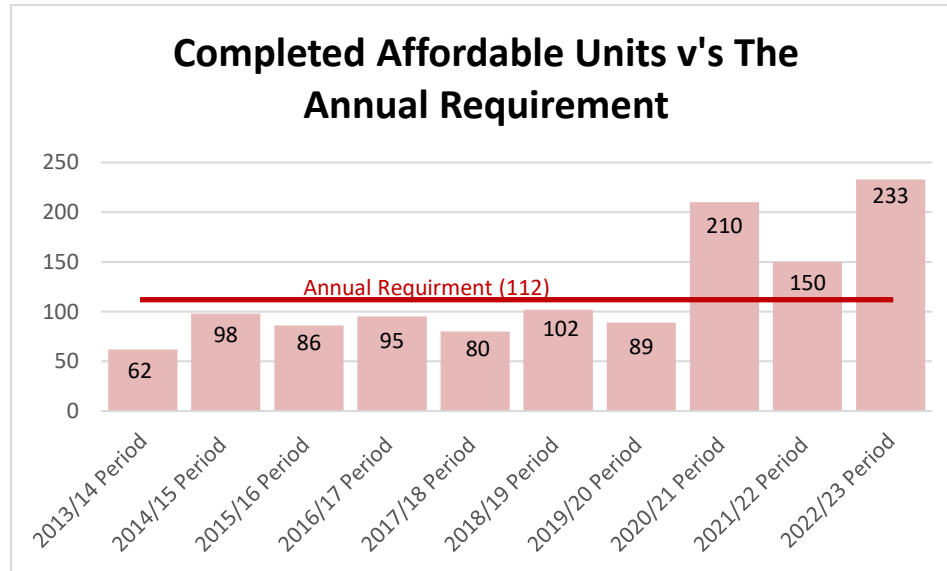
Indicator > 3. Number of homes built to Building Regulations requirement M4(2).
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

A number of the major applications have made provision for M4(2)/Lifetime homes standard dwellings across the Borough. One of which was completed within the monitoring period, which provided the agreed percentage of dwellings constructed to meet building regulation M4(2) standard. No applications were completed in the monitoring period that provided the agreed percentage of dwellings constructed to Lifetime Homes Standards.

SP17: Affordable Housing

Indicator > Number of affordable houses built each year.

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



Ten application sites included completed Affordable Housing units within the monitoring period providing 233 affordable homes within the Borough, mostly within Burton upon Trent.

Numerous Major sites, including three that are 100% affordable housing schemes are now well underway.

SP18: Residential Development on Exception Sites

Indicator > Number of houses granted permission on exception sites.

Target > 90 units across the plan period.

- No applications for residential developments on an exception site were determined within the monitoring period.

SP19: Gypsy and Traveller

Indicator > Number of additional pitches (net).

Target > Requirement set out in evidence.

- No applications relating to gypsy and traveller pitches have been determined within the Borough during this monitoring period.

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. Some of these have come via prior approval applications rather than planning applications.



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 make certain 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.

Nine applications determined in the monitoring period related to the regeneration of long term vacant facilities or the loss of community facilities to housing.

Site Address	Development Description	Monitoring Comments
Dart Inn Short Street Stapenhill Burton Upon Trent DE15 9LT	Demolition of existing public house and garage and erection of one block of four terraced houses, one block of seven terraced houses and associated car parking	Loss of Public House (A4 – now Class E) to C3 dwellings in a Burton
Fairfields & Garage At 89A Bearwood Hill Road Winshill Burton upon Trent DE15 0JP	Demolition of existing dwelling and other site buildings to facilitate the erection of 16 over 55's bungalows	Regeneration of Commercial Garage that has been vacant for a number of years
162-163 High Street Burton Upon Trent Staffordshire DE14 1JE	Conversion and alterations of former nightclub (Sui Generis) to 2 x 3 bedroom HMO and 1x 8 bedroom HMO and erection of an attached building to form a 7 bedroom HMO (Sui Generis)	Regeneration of former-Nightclub (sui gen) that has been vacant for a number of years in Burton
45 Uxbridge Street Burton Upon Trent DE14 3JR	Conversion of ground floor from internet cafe (Class E) to form 1 x 2 bedroom flat (Class C3) including external alterations	Loss of A3 (Class E) unit in Burton to C3
Blithfield Education Centre Newton Hurst Lane Dapple Heath WS15 3PH	Conversion and alterations of former education centre to form 5 no. dwellinghouses with associated works	Regeneration of former education centre (D1-now class E) that has been vacant for a number of years
The Parks New Road Uttoxeter ST14 5DS	Demolition of The Parks, erection of a detached building to form a care-home (Class C2) and erection of four pairs of semi-detached dwellings and one detached dwelling (Class C3)	Loss of Public House and Restaurant to C3 & C2 dwellings in Uttoxeter

Site Address	Development Description	Monitoring Comments
Wheatsheaf Inn 54 Bridge Street Uttoxeter Staffordshire ST14 8AP	Change of use of vacant public house into a flexible commercial, business or service use (Class E) including works to repair and make good the fabric and internals of the building, along with the demolition of two existing dwellings (Nos. 46 and 48 Bridge	Regeneration of public house that has been vacant for a number of years
438 Anglesey Road Burton Upon Trent DE14 3NF	Retention of use from previous Post Office to residential as a 3 bedroom dwelling	Loss of Post Office back into C3 dwelling use in a Burton
A Johnson And Son Butchers 1 Hadley Street Yoxall Staffordshire DE13 8NB	Demolition of former butchery buildings and erection of extension to provide additional residential accommodation to serve no.1 Hadley Street and alterations to access and change of use of land to form garden	Loss of butchers back into C3 dwelling use in tier 2 village

SP23: Green Infrastructure

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

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

Having reviewed completed major sites within the monitoring period, three applications specifically contribute to green infrastructure by providing play areas, natural greenspace, woodland planting and SUD's.

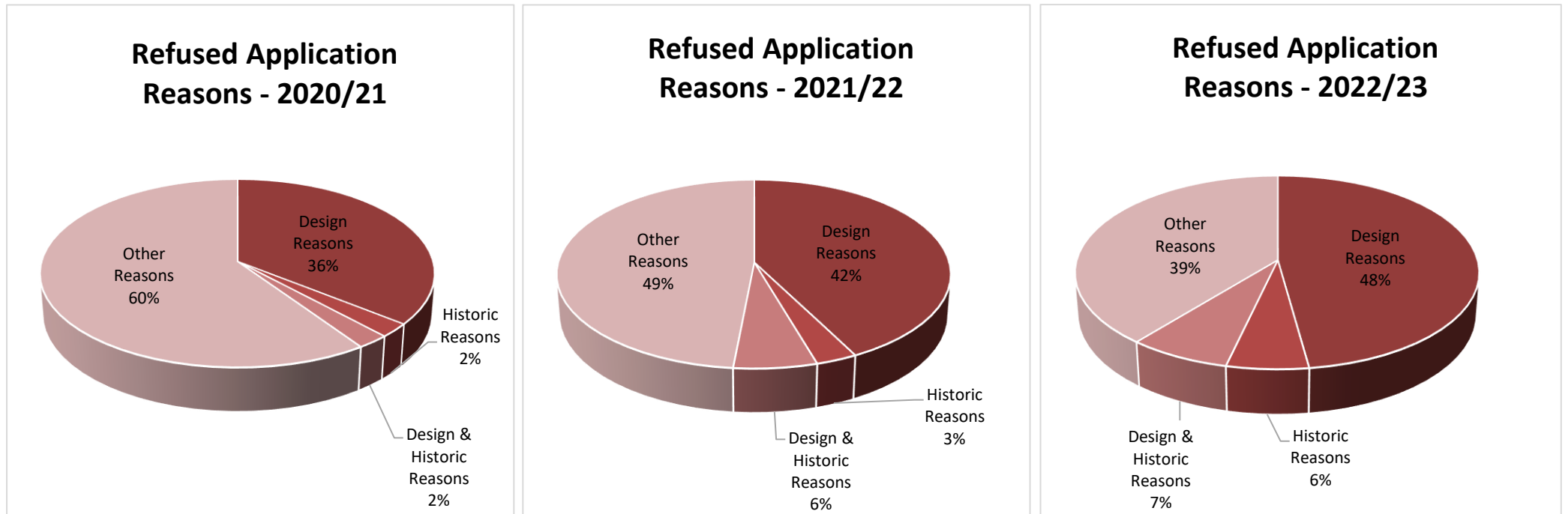
SP24 & SP25: High Quality Design & Historic Environment

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 three monitoring periods.



SP26: National Forest

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

Over the monitoring period woodland planting (on site or off site) has been secured from the following major applications. Delivery is dependent on site completion.

Site Address	Development Description	Monitoring Comments	Application/Site Status
Crown Industrial Estate Anglesey Road Burton Upon Trent DE14 3NX	Conversion and alterations of former Maltings Building into mixed use scheme of 64 apartments and the ground floor for flexible uses as either Class A1, A2, A3 or B1. (Revised plans received)	National Forest Contribution = £6100.00	Not Commenced as at March 2023
Former Bargates High Street Burton Burton upon Trent DE14 1LJ	Hybrid planning application seeking full planning permission for 72 unit sheltered housing scheme, 10 no. dwellings, 13 no. apartments, 2 no. B1 Office units and associated landscape, parking and external works; and Outline planning permission to include up to 5150 sq. m of (Class E (a/b/g), C1 Hotel, C3 Apartment, public houses/drinking establishments with associated parking and up to 4 no. dwellings and 8 no. apartments with all matters reserved	Additional National Forest Contribution = £19,600.00 index linked.	Commenced as at March 2023

During the 2022/23 period, the National Forest confirmed that there was 2.85ha of Forest/woodland planting across 4 sites within the East Staffordshire Borough area.

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 provide the data for indicators 1 and 2, however this has not been published in time to be reported in this year's AMR and will therefore be reported on in next years.

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

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

Fifteen applications where development proposals have included SUDs or conditions relating to flood mitigation were determined within the monitoring period.

Site Address	Development Description	Monitoring Comments
Crown Industrial Estate Anglesey Road Burton Upon Trent DE14 3NX	Conversion and alterations of former Maltings Building into mixed use scheme of 64 apartments and the ground floor for flexible uses as either Class A1, A2, A3 or B1. (Revised plans received)	Condition in relation to the implementation of the Surface water drainage scheme
Land to the West of Uttoxeter (Phase 3) A50 Bypass Uttoxeter Staffordshire ST14 7RB	Outline planning application for residential development (C3), employment uses (B1) (Business), B2 (General Industrial),(B8) (Storage and Distribution)), residential care home (C2) and local centre (A1) (Retail), (A2) (Financial and Professional Services)	Provision of SUDS feature
Dart Inn Short Street Stapenhill Burton Upon Trent DE15 9LT	Demolition of existing public house and garage and erection of one block of four terraced houses, one block of seven terraced houses and associated car parking	Condition in relation to flood mitigation measures
Fairfields & Garage At 89A Bearwood Hill Road Winshill Burton upon Trent DE15 0JP	Demolition of existing dwelling and other site buildings to facilitate the erection of 16 over 55's bungalows	Condition in relation to the implementation of the Surface water drainage scheme
7 Stanton Road Stapenhill Burton upon Trent Staffordshire DE15 9RW	Outline application for the demolition of existing buildings and farmhouse to facilitate the erection of up to 24 dwellings including details of access	Condition in relation to the implementation of the Surface water drainage scheme
Suites 9 to 12 Anson Court Horninglow Street Burton Upon Trent Staffordshire DE14 1NG	Erection of a detached building containing 18 apartments, bin and cycle store	Condition in relation to the implementation of the Surface water drainage scheme
Cross Street Business Centre Cross Street Burton Upon Trent DE14 1EF	Conversion and extension of existing office building into 34x1 bedroom flats and 27x2 bedroom flats including partial demolition of laboratory building, loft conversion to include dormer windows in front and rear elevation and installation of rooflights	Condition in relation to flood mitigation measures
Site At Paget Street Dale Street Burton Upon Trent Staffordshire DE14 3TQ	Outline application for the erection of an apartment block to form 15 apartments over 3 floors including details of layout, scale, appearance and means of access (REVISED DESCRIPTION)	Condition in relation to the implementation of the Surface water drainage scheme
Former Bargates High Street Burton Burton upon Trent DE14 1LJ	Hybrid planning application seeking full planning permission for 72 unit sheltered housing scheme, 10 no. dwellings, 13 no. apartments, 2 no. B1 Office units and associated landscape, parking and external works; and Outline planning permission to include up to 5150 sq. m of (Class E (a/b/g), C1 Hotel, C3 Apartment, public houses/drinking establishments with associated parking and up to 4 no. dwellings and 8 no. apartments with all matters reserved	Condition in relation to flood mitigation measures

Site Address	Development Description	Monitoring Comments
Branston Leas (Phase 5) Land South of Lichfield Road Branston DE14 3EQ	Reserved Matters application relating to P/2019/00258 for the erection of 100 dwellings including details of appearance, landscaping, layout and scale	Condition in relation to flood mitigation measures
Wheatsheaf Inn 54 Bridge Street Uttoxeter Staffordshire ST14 8AP	Change of use of vacant public house into a flexible commercial, business or service use (Class E) including works to repair and make good the fabric and internals of the building, along with the demolition of two existing dwellings (Nos. 46 and 48 Bridge	Condition in relation to flood mitigation measures
The Parks New Road Uttoxeter ST14 5DS	Demolition of The Parks, erection of a detached building to form a care-home (Class C2) and erection of four pairs of semi-detached dwellings and one detached dwelling (Class C3) (AMENDED DESCRIPTION)	Condition in relation to flood mitigation measures
Plot 4 Centrum West Callister Way Burton Upon Trent	Erection of two detached buildings to form 3 units for flexible Class B1(b/c)/B2/B8 commercial buildings with ancillary Class B1a office use, associated access, servicing, parking, landscaping and other ancillary works	Condition in relation to the implementation of the Surface water drainage scheme
Brookside Business Park Brookside Road Uttoxeter Staffordshire ST14 8AT	Demolition of redundant business units to facilitate the redevelopment of the site to provide Class B1 (Business), Class B2 (General Industrial) & Class B8 (Storage and Distribution) units with trade counter and associated office space and conversion and extension of existing dwelling to provide office accommodation (REVISED FLOOD RISK ASSESSMENT)	Condition in relation to the implementation of the Surface water drainage scheme
Land At Fauld Lane Fauld Lane Fauld Staffordshire DE13 9HS	Outline application for the erection of buildings to provide Class E:g. B2, & B8 uses including means of access	Provision of 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 five applications proposing roof or ground mounted solar panels and six applications proposing ground source or air source heat pumps.

In addition, there were seven major applications approved within the period which have conditions attached to them to provide Electric Charging Points within the sites and one application to provide additional car parking to include 15 electric charging points.

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.

There were nineteen 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 bird nesting and bat roosting facilities.

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.

One application has been approved in one of the green gaps during the 2022/23 monitoring period however the development will not have a negative impact on the openness of the Green Gap. No applications have been approved in the green belt during the 2022/23 period.

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.

The following applications have been approved providing a new outdoor sports or recreation facility and/or improvements to existing recreation/sports facilities within the Borough. Two applications also resulted in a loss of indoor sports facilities.

Site Address	Development Description	Monitoring Comments
Trent Rowing Club Stapenhill Road Burton Upon Trent Staffordshire DE15 9AE	Erection of a detached boathouse	Improvement to existing recreation/outdoor sports facility in Burton
Unit 7 Crown Industrial Estate, Anglesey Road Burton Upon Trent DE14 3NX	Change of use from Class E as a soft play centre to a mixed use of Storage or Distribution (Class B8) and ambulance station (Sui Generis)	Loss of indoor soft play facility in Burton

Gym And Tonic Dovefields Retail Park Town Meadows Way Uttoxeter Staffordshire ST14 8AZ	Change of use from gym (Class E) to veterinary practice (Sui Generis)	Loss of gym facility in Uttoxeter
Mayfield Sports And Social Club Conygree Lane Mayfield DE6 2HW	Installation of playground equipment including gate and fencing (Amended Plans)	Improvement to existing playground in a Tier 2 village with the installation of new play equipment
Abbots Bromley Sports Association Lichfield Road Abbots Bromley East Staffordshire WS15 3DN	Installation of flood lighting to all weather tennis and netball courts	Improvement to existing outdoor sport/recreation facilities in a Tier 2 village
Meadow View Play Area, Meadow View, Rolleston on Dove, DE13 9AN,	Extension to Meadow View Play Area and installation of play equipment	Installation of playground equipment and extension to existing area in a Tier 1 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, eleven provided a health impact assessment and/or air quality/acoustic/contamination assessment. Six applications secured a Healthcare Contribution via a signed S106 agreement. There were no applications determined in the period providing new community growing space.

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. There were five applications where a S106 has been signed to secure contributions.

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Crown Industrial Estate Anglesey Road Burton Upon Trent DE14 3NX	Conversion and alterations of former Maltings Building into mixed use scheme of 64 apartments and the ground floor for flexible uses as either Class A1, A2, A3 or B1. (Revised plans received)	Transport statement submitted & S106 to include a Travel Plan Sum = £12,000.00 index linked	Not commenced as at March 2023
Land to the West of Uttoxeter (Phase 3) A50	Hybrid planning application seeking full planning permission for 72 unit sheltered housing scheme, 10 no. dwellings, 13 no. apartments, 2 no.	Transport statement submitted	Not commenced as at March 2023

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Bypass Uttoxeter Staffordshire ST14 7RB	B1 Office units and associated landscape, parking and external works; and Outline planning permission to include up to 5150 sq. m of (Class E (a/b/g), C1 Hotel, C3 Apartment, public houses/drinking establishments with associated parking and up to 4 no. dwellings and 8 no. apartments with all matters reserved		
Fairfields & Garage At 89A Bearwood Hill Road Winhill Burton upon Trent DE15 0JP	Reserved Matters application relating to P/2019/00258 for the erection of 100 dwellings including details of appearance, landscaping, layout and scale	Transport statement submitted	Under Construction as at March 2023
Former Bargates High Street Burton Burton upon Trent DE14 1LJ	Demolition of The Parks, erection of a detached building to form a care-home (Class C2) and erection of four pairs of semi-detached dwellings and one detached dwelling (Class C3) (AMENDED DESCRIPTION)	Transport statement submitted & S106 to include a Travel Plan Monitoring Fee = £12,138.00 index linked.	Under Construction as at March 2023
Branston Leas (Phase 5) Land South of Lichfield Road Branston DE14 3EQ	Conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points.	Transport statement submitted & S106 (signed in 2021/22 period) to include a Travel Plan sum = £12,138 and Off site Highways sum = £122,866.54	Not commenced as at March 2023
Wheatsheaf Inn 54 Bridge Street Uttoxeter Staffordshire ST14 8AP	Erection of five industrial units comprising of use classes B1, B2 and B8 with associated car parking	Transport statement submitted	Not commenced as at March 2023
The Parks New Road Uttoxeter ST14 5DS	Continued use of land for glamping and retention of existing welfare pods and septic tank, and continued use of building as a function room and honesty shop with associated courtyard space and car parking	Transport statement submitted & S106 to include a Travel Plan sum = £10,000.00 index linked.	Not commenced as at March 2023
Plot 4 Centrum West Callister Way Burton Upon Trent	Erection of two detached buildings to form 3 units for flexible Class B1(b/c)/B2/B8 commercial buildings with ancillary Class B1a office use, associated access, servicing, parking, landscaping and other ancillary works	Transport statement submitted	Not commenced as at March 2023
Brookside Business Park Brookside Road Uttoxeter Staffordshire ST14 8AT	Demolition of redundant business units to facilitate the redevelopment of the site to provide Class B1 (Business), Class B2 (General Industrial) & Class B8 (Storage and Distribution) units with trade counter and associated office space and conversion and	Transport statement submitted & S106 to include a Travel Plan Sum = £6,895.00 index linked	Not commenced as at March 2023
Land At Fauld Lane Fauld Lane Fauld Staffordshire DE13 9HS	Outline application for the erection of buildings to provide Class E:g. B2, & B8 uses including means of access	Transport statement submitted	Not commenced as at March 2023

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.

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 Former Robin Hood, Leigh Lane, Bramshall, ST14 5BH	Outline application for the erection of a replacement dwelling with all matters reserved	Conditional Approval - delegated
Timber Yard, Withington Lane, Withington, ST10 4SW	Erection of a replacement dwelling (following demolition of existing dwelling), change of use of land to residential curtilage (from storage/part timber yard use) and alterations to vehicular access to serve replacement dwelling and retained timber yard	Conditional Approval - delegated

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

Site Address	Development Description	Application/ Site Status
Nine Fields Farm, Stone Road, Bramshall, ST14 8SH	Erection of a replacement detached dwelling, detached carport, kennels and plant room and installation of sewage treatment plant	Conditional Approval - delegated
Woodlane Villa, Wood Lane, Uttoxeter, ST14 8BD	Erection of a replacement dwelling, creation of new vehicular access, new treatment plant, new air source heat pump and demolition of existing garage (Revised Scheme)	Conditional Approval - delegated
Woodlane Villa, Wood Lane, Uttoxeter, ST14 8BD	Erection of a replacement dwelling, creation of new vehicular access, new treatment plant, new air source heat pump and demolition of existing garage (another revised scheme)	Conditional Approval - delegated
Lichfield Lodge, Lodge Lane, Yoxall, Staffordshire, DE13 8PJ	Demolition of existing dwelling and erection of a detached replacement dwelling	Conditional Approval - delegated

DP5 & DP6: Protecting the Historic Environment

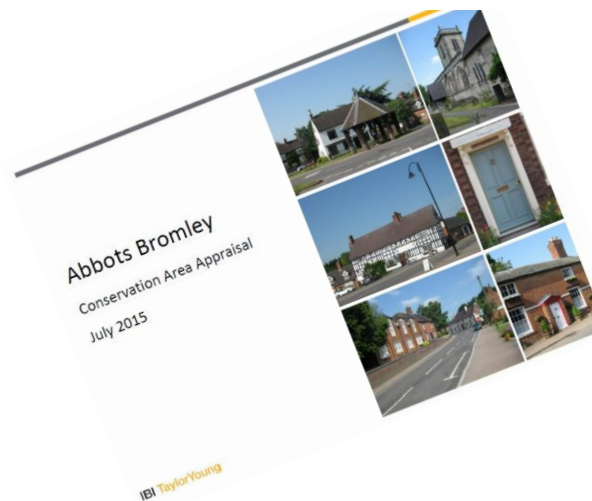
Indicator > Number of Conservation Area Appraisals and management plans.

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



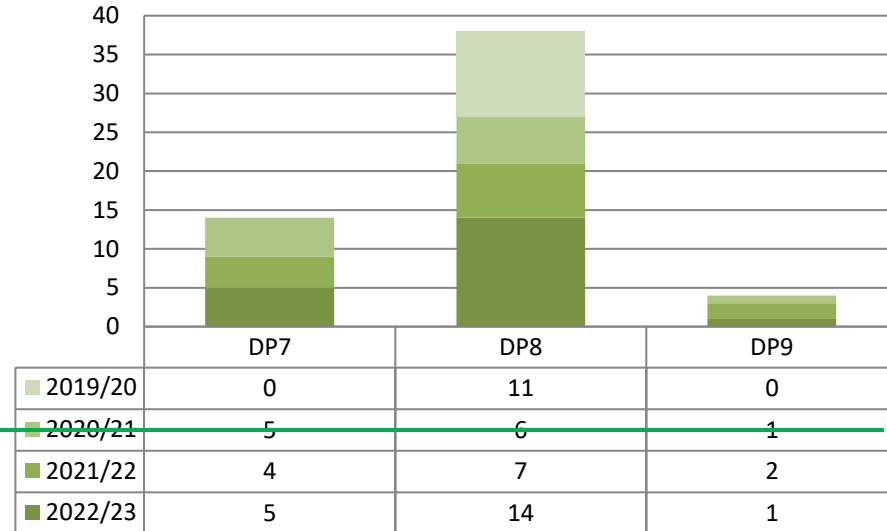
DP7: Pollution, DP8: Tree Protection & DP9: Advertisements

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.

One application was submitted to the Council proposing the creation of water based recreation and nature conservation. In addition many of the SUDS features, referenced under strategic policy 27 may also provide local opportunities for water based recreation when completed.

DP11: European Sites

Indicator > Condition of the European sites.

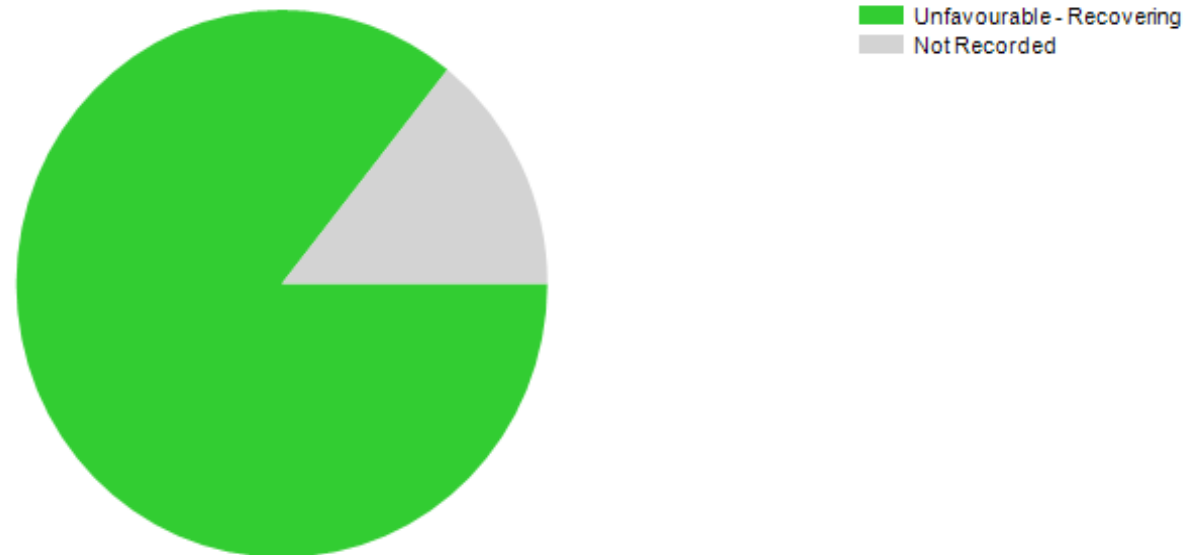
Target > No planning permission granted contrary to policy which would have a detrimental impact on the European sites.

Policy DP11 requires mitigation for residential developments within a 0–15km distance of Cannock Chase SAC. Following a decision to amend the charging zone, guidance has been updated to ensure that all applicable developments within 15km of Cannock Chase SAC make a financial contribution to mitigate the impact of the development.

Ten applications have provided a financial contribution in line with the new guidance within the monitoring period.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 8th August 2023 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.

One application was determined within the monitoring period at St Georges Park to improve the existing facilities and the operation of the site.

The council adopted a development brief for St Georges Park in September 2014. The document can be viewed via this [link](#).



5 Actions Taken under the Duty to Co-operate

The Duty to Co-operate requires councils and public bodies to 'engage constructively, actively and on an on-going basis' to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

With this in mind the Council has engaged proactively with stakeholders and the community during the monitoring period. Whilst the ESBC 2015 local plan is not currently undergoing formal review (see [Local plan \(2012-2031\) | ESBC \(eaststaffsbc.gov.uk\)](#)), amongst others, the planning policy team have met informally with Staffordshire County Council heads of department for education and transport, in relation to the latest information from their service areas.

During the monitoring year we have also regularly met with the partner councils of the Cannock Chase Special Area of Conservation Partnership, Councils and Stakeholders who form part of the working group for HS2 and also contacts with neighbouring authorities in Derbyshire in relation to minerals and gypsy and traveller needs assessment work

6 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 other 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.

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 Ministry of Housing, Communities & Local Government.

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.

7 Contact Details

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

Planning Policy Team

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Kind Edward Place
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DE14 2EB

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

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