

East Staffordshire Local Plan

Planning for Change

Authority Monitoring Report

Covering April 2018 to March 2019
Monitoring Period



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1 Introduction

- 1.1 This Authority Monitoring Report (previously known as an Annual Monitoring Report) (AMR) covers the 2018-2019 monitoring period (1st April 2018 to 31st March 2019). LPAs do not have to produce data for national indicators that were outlined in former guidance. This has given LPAs greater freedom on reporting on data and trends which they consider to be most relevant and appropriate for their local authority and local circumstances.
- 1.2 This report focuses on progress in relation to the indicators prescribed in the adopted Local Plan and provides data on the core elements of planning including housing, employment and retail, data which is generally requested by stakeholders.

2 Key Local Plan Milestones

- 2.1 The Council submitted the Local Plan for examination in April 2014 and it was adopted in October 2015.
- 2.2 A new Local Development Scheme (LDS) will be published prior to any Local Plan review.
- 2.3 The Council adopted the new Open Space and Playing Pitch SPD in March 2019.

3 Neighbourhood Plans Progress

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

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

3.2 In the monitoring period the neighbourhood planning areas have all been working on their plans, some with the help of planning consultants. Below is a brief summary of their progress in the monitoring period:

- **Abbots Bromley:** In this monitoring period the steering group have been gathering evidence with residents with a view to drafting the plan in 2019/20.
- **Branston:** The Neighbourhood Plan group have decided to review their plan and consultation was undertaken towards the end of 2018.
- **Horninglow and Eton:** The Neighbourhood Plan group have decided to review their plan and consultation was undertaken towards during the summer in 2018.
- **Tatenhill and Rangemore:** The Neighbourhood Plan group have decided to review their plan and consultation was undertaken towards during the summer in 2018.

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 2018 and 31st March 2019;
- 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 previous years where relevant applications relate to reserved matters or discharge of conditions, information from the original application has been included even though this may have been determined before the plan period.

4.3 As with any quantitative data sources, it is wise to approach the indicators with a degree of caution as some information provided with applications is subject to change through amendments to the development and other alterations not subject to planning permission. It should be noted that data published in this report was correct at the time of collection and could be subject to change.

Strategic Policies (SP) – Monitoring Period: 01.04.2018 to 31.03.2019

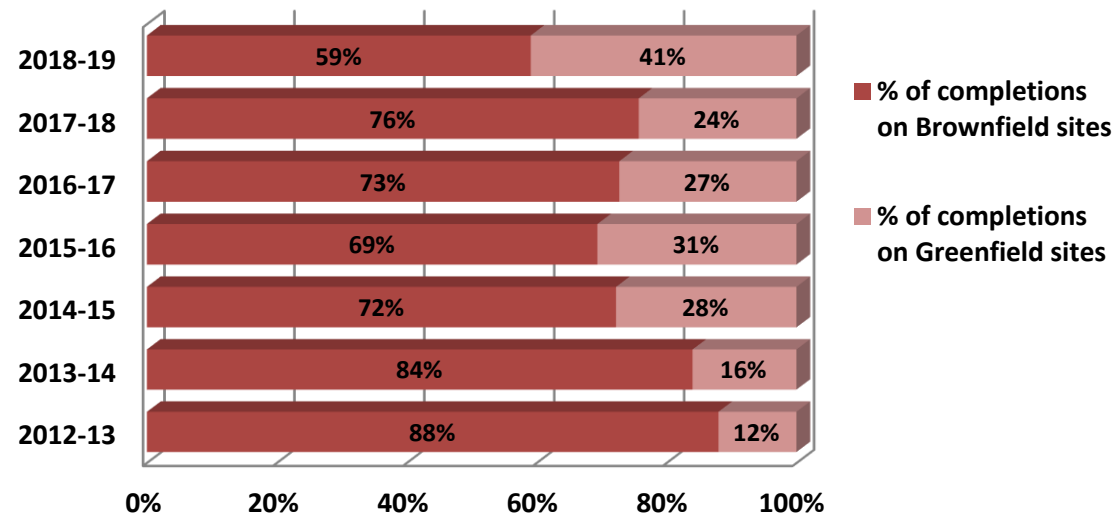
Strategic Policies 1 – 6 are the key policies which relate to the development strategy set out in the Local Plan. Housing completions, which are monitored and published as part of the Councils 5 year land supply, are increasing with the delivery of the Strategic Urban Extensions underway.

The number of completions have continued to increase in 2018/19.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Completions (Gross Units)	290	244	369	468	564	698	793
Demolitions/Losses	20	10	17	9	29	18	37
Net Completions (Total)	270	234	352	459	535	680	756

Brownfield land completions continue to be over 50% as set out below. It is likely that this figure will reduce as the strategic greenfield sites are being built out.

Percentage of Completions on Brown/Greenfield Land.



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

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Completions (Site Area ha)	25.60	2.91	14.34	22.80	6.80	20.96	20.34
Completed Floor Space (m) ¹	3,940	15,437	16,198	65,992	38,385	37,040	151,501

A breakdown of this overall figure is set out below:

Completions	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
A2 (i.e. Financial Services)	~	0.00	0.00	193	0.00	0.00	0.00
B1 (i.e. Offices)	~	0.00	16.40	1544.98	3750.52	599.90	1,430.60
B1 & B8 (m ²)	~	3,794.75	1107.00	375.38	278.71	1486.46	0.00
B1, B2 & B8	~	0.00	0.00	15188.08	0.00	1366.30	6,786.96
B2 (i.e. General Industry)	~	2,462.00	0.00	213	465.00	-6125.66	296.20
B8 (i.e. Storage & Distribution)	~	1,711.00	3900.00	11032.21	1400.00	30421.00	0.00
B2 & B8	~	0.00	0.00	9112.8	0.00	0.00	116,326.00
C1 (Hotels)	~	0.00	0.00	12663.5	6706.71	2434.20	1,467.70
C2 (i.e. Nursing Homes)	~	0.00	0.00	393	594.35	519.60	720.79
C3 (i.e. Dwelling Houses)	~	0.00	2400.00	1838.92	11585.96	882.47	3,661.61
D1 (i.e. Health Centres)	~	941.50	755.00	1796.06	1683.50	509.45	1,741.64
D2 (i.e. Cinemas)	~	0.00	275.80	365.5	7379.00	1425.00	281.00
Sui Generis (i.e. Taxi Office)	~	0.00	2039.40	3671.55	2089.00	191.50	3,181.22
Other Mixed Uses	~	0.00	0.00	770	806.00	783.00	0.00
Retail Uses (A1,A3, A4 & A5)	~	6527.60	5704.06	6833.72	1646.78	2546.50	15,607.20
Net Completions (Total m²)	~	15,436.85	16,197.66	65,991.70	38,385.53	37,039.72	151,500.92

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

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.

SP7: Sustainable Urban Extensions (SUE's)

Indicator > Commitments and completions on the Sustainable Urban Extensions.

Target > To deliver a diverse mix of uses which supports new communities.

The table below show the applications received in relation to the SUE's and their status during the monitoring period. All of the six have been fully approved or have a resolution to approve equalling 5,739 dwellings and other uses. Please note: there was a further application extending Land South of Branston for Employment use approved during the 2015/16 period.

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

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2012/01467	Branston Locks Lawns Farm Branston Road Tatenhill Staffordshire DE13 9SB	Outline planning application with all matters reserved for a mixed use development comprising the erection of: <ul style="list-style-type: none"> * 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 & 2 under construction with 3 completions on phase 1 at March 2019 Expected Delivery Correspondence - Agent confirmed 440 in the next 5 years. Regular discussions held with agent	Reserved Matters application for phase 1 (70 units) approved 24/04/2018. Reserved Matters Application for phase 2 (201 units) approved 26/10/2018.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2013/00432	Land South of Lichfield Road Branston Staffordshire	Outline planning application for a mixed use development scheme comprising demolition of existing buildings and structures, up to 660 dwellings (Use Class C3 Residential). *up to 71,533 sq. metres (770,000 sq. ft) of employment floorspace (Use Classes B2 General Industry and B8 Storage and Distribution). * a local centre providing up to 600 sq. metres (6,459 sq. ft) of floorspace (Use Classes A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments and A5 Hot Food Takeaway). * landscaping, public realm works and works to the highway, public open space, sports and recreation facilities, structural landscaping. * re-profiling of the River Trent and Tatenhill Brook and provision of drainage ponds and flood alleviation works.	FINAL DECISION Conditional Approval - Committee (17/07/2013)	1st phase (64 units) complete at March 2017. Phase 2 (204 units) is well underway with 57 left to be completed to date. Majority of Phase 3 & 4 (392 units) expected to be delivered in the next 5 years.	Reserved Matters application for phase 3&4 (392 units) approved 13/09/2018.
P/2015/00012	Land Adjacent To Burton Gateway Lichfield Road Branston Staffordshire	Outline planning application for up to 21,500 sq m of employment floorspace (comprising 17,200 sq m of Class B8 (Storage and Distribution) and 4,300 sq m of Class B2 (General Industrial) with ancillary offices	FINAL DECISION Conditional Approval - Committee (05/11/2015)	Expected commencement end 2019/20 monitoring period.	Extension to the employment element to Land South of Branston application above.
P/2013/00429	Land at Upper Outwoods Farm Beamhill Road Burton Upon Trent DE13 9QW	Outline application for the erection of 950 dwellings. * primary school and children's day nursery. * 5,000 square metres retail, health centre and community facilities. * open space, landscape, drainage, play areas.	FINAL DECISION Conditional Approval - Committee (06/08/2013)	The agent confirmed commencement of phase 1 within the next year with a completion rate of 50dpa increasing to 100-150 thereafter. Completion expected within 10years. Regular discussions with agent.	Reserved matters application for Phase 1 to include details of means of access and landscaping has been Approved 23/02/2017.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2013/00882	Land to the west of Uttoxeter A50 Bypass Uttoxeter Staffordshire	Outline application to develop 50.7 ha of land for up to 700 dwellings. * 10ha of employment use (Classes B1, B2, B8). * a first school. * a mixed use local centre incorporating retail, leisure, social, cultural community and health facilities. * green infrastructure.	FINAL DECISION Conditional Approval - Committee (13/11/2015)	Phase 1 (47 units) = Site complete at September 2018 Phase 1b (40 units) = Site complete at September 2018 Phase 1c (119 units) = Site under construction with 47 left to be completed on site Phase 1d (44 units) = Site under construction with 27 left to be completed on site Phase 2 (450 units) = Site to commence shortly	Reserved matters application for phase 2 (450 units) - approved 24/10/2018
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)	Applicant is the developer. The site is vacant and the expectation is that the 1st phase will come forwards in the next 5 years.	Farmhouse and buildings demolished. Reserved matters application (phase 1) for 110 units approved 16/01/2019
P/2015/01497	Hazelwalls Uttoxeter	Erection of 429 dwellings. * public open space. * landscaping. * drainage.	P/2015/01497 - Detailed Application with Resolution to Approved at Committed - 19/06/2018	Full permission with two developers expected to deliver site.	Commencement expected 2019/2020.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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	S106 awaiting signatories
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	Construction well underway, 19 left to be completed on site.	
P/2016/00331	Guinevere Avenue	Reserved Matters application relating to P/2013/00406 for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale	Reserved Matters Application Approved at Committee 21/07/2016	Construction well underway, 50 left to be completed on site.	
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	Expect delivery of site to be later in the plan period	S106 Awaiting signatories.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2017/01307	JCB, Pinfold Road Uttoxeter	Outline application for the erection of up to 148 dwellings, formation of town park and re-naturalisation of Picknall Brook and alteration of existing vehicular access off Hockley Road, Pinfold Street and Old Knotty Way including details of access	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
P/2014/00200	Efflinch Lane, Barton Under Needwood	Allocated for 130 dwellings	N/A	Site now complete	
P/2012/00636	College Fields, Rolleston	Allocated for 100 dwellings	Reserved Matters approved September 2018	Agent confirmed delivery of the site.	
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 has now been superseded by a newer application (P/2017/01058) for 21 units approved 12/06/2018 (site under construction)
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.	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination

SP8: Development Outside Settlement Boundaries

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

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

The following table shows all planning applications permitted and refused in the monitoring period for new housing outside settlement boundaries. Please note employment is covered in SP14 and other uses such as tourism related development are covered under the relevant policy indicator.

Site Address	Application Description	Monitoring Comments
Land off Oakfields Road, Hanbury, Staffordshire, DE13 8TP	Outline application for the erection of one dwelling with all matters reserved	In line with permission granted at appeal.
Primrose Cottage , 2 Chapel Lane, Anslow Gate, Staffordshire, DE13 9QA	Outline application for a detached dwelling and garage including details of access	Application refused
Field 2433, Deepcut Road, Draycott in the Clay, Sudbury, DE6 5BW	Outline application for residential development for the erection of three dwellings with all matters reserved	Application refused - no appeal decision yet
Bell House Farm, Bell House Lane, Anslow Gate, DE13 9PA	Change of use from Offices (Class B1) to a Dwelling (Class C3)	Conversion in line with SP8
adj Leafields Farm, Hadley Street, Yoxall,	Demolition of existing farm buildings and erection of 8 detached dwellings and garages together with roads, sewers and associated external works	Application refused
Offices at, Cana Family House , Radmorewood Lane, Abbots Bromley, Staffordshire, WS15 3AS	Change of use of first floor from office (Class B1a) to a one bed apartment (Class C3)	Prior approval conversion
Land at the Brookhouse Hotel, Brookside, Rolleston on Dove, Burton on Trent, DE13 9AA	Construct three detached dwellings and convert former hotel and coach house to create 10 residential units also including construction of a single storey rear extension and demolition of an existing outbuilding and conservatory	Application refused
Land east of Hollybush Road, Newborough, DE13 8SF	Erection of a detached dwelling and construction of vehicular access	Application refused
Lower Stock Lane Farm, Stock Lane, Marchington Woodlands, Staffordshire, ST14 8PA	Conversion of existing barn and erection of a single storey extension to form dwelling, two storey rear extension and conversion of existing barn to create another dwelling and erection of a boundary wall and gates	Conversion in line with SP8

Bents Cottage, Lane From Hothill Lane To Field Lane, The Bents, Withington, ST10 4QD	Change of use of existing annexe to form separate dwelling including new window to side	Application refused
3 Cherry Tree Lane, Fauld Lane, Fauld, Tutbury, DE13 9GR	Change of use to form new dwelling from existing garage	Conversion in line with SP8
adj 34 Barton Gate, Barton Under Needwood, DE13 8AG	Demolition of existing detached garage/office and erection of a detached dwelling	Application refused
The Old Crossing, Hook Lane, Crakemarsh, ST14 5AS	Change of use including the erection of a single storey side extension of existing commercial dog grooming parlour to form a dwelling	Application refused
Mayfield Farm, Hanbury Road, Anslow Gate, DE13 9QT	Conversion of an existing steel portal framed barn into a dwelling and installation of septic tank	Application refused
Barn on, Watery Lane, Uttoxeter, ST14 8RZ	Conversion of existing agricultural barn to form a dwelling including formation of basement structure for parking of vehicles and installation of septic tank	Conversion in line with SP8
Middleton Green Farm, Leigh Lane, Middleton Green, ST10 4PJ	Conversion of agricultural outbuildings to dwelling including single storey extension	Conversion in line with SP8
The New Inn, Burton Road, Needwood, Staffordshire, DE13 9PB	Conversion of public house to form four residential units with extension and associated alterations (including some demolition)	Conversion in line with SP8
Land adjacent to Smallwood Manor, Uttoxeter Road, Netherland Green, Uttoxeter, ST14 8NR	Siting of a mobile home as an agricultural worker's dwelling for a period of 3 years and installation of septic tank	Application refused
Oak Farm, Maker Lane, Hoar Cross, DE13 8QR	Erection of an agricultural workers dwelling	In line with SP8
Land East of Main Street, Tatenhill, Staffordshire	Erection of 6 dwellings with associated parking	Application refused
Woodlands, Draycott Cliff, Draycott In The Clay, Staffordshire, DE6 5GZ	Conversion and alterations to existing garage to form a three bedroom detached dwelling and installation of dormer windows	Application refused
Holme Farm, Hall Lane, Middle Mayfield, DE6 2JU	Conversion and alterations of existing barn to form dwelling including installation of flue pipe and cladding to front of garage	Conversion in line with SP8
Sprinks Barn Farm, Dunstall Road, Dunstall, Staffordshire, DE13 8BG	Erection of an agricultural workers dwelling, installation of septic tank and associated works including demolition of existing storage building	In line with SP8
Former Barn, High Street, Stramshall, Staffordshire,	Conversion of existing barn to a dwelling	Application refused
Redbank Farm, Maker Lane, Staffordshire, DE13 8PG	Demolition of existing milking shed and conversion of two agricultural buildings to form two detached dwellings and erection of open fronted double garage	Conversion in line with SP8

Agricultural building, Croxden Lane, Croxden, Staffordshire, ST14 5JG	Conversion of agricultural building to form a dwelling including the erection of a plant room extension, the erection of a garage, bin store and change of use of agricultural land to domestic garden	Conversion in line with SP8
Land Adjacent to Mill House, Main Street, Tatenhill, DE13 9SD	Construct detached dwelling and detached double garage with associated soft and hard landscaping and ancillary works	In line with SP8
Roycroft Farm, Bramshall Road, Uttoxeter, ST14 7PF	Demolition of the existing farmhouse and outbuildings to facilitate the erection of two detached dwellings and associated garages	In line with SP8
Yew Tree Farm, 64 Stubby Lane, Draycott In The Clay, DE6 5BU	Conversion and alterations to workshop and garage to form dwelling	Application refused
Proposed barn conversion, Hollington Lane, Stramshall, ST14 5ER	Conversion and alterations to existing agricultural building to form dwelling including single storey side extension and formation of driveway and installation of septic tank	Conversion in line with SP8
Newborough Hall Farm, Hollybush Road, Newborough, DE13 8SF	Conversion and alterations of existing agricultural buildings to form 4 dwellings, detached building to form garaging, bicycle and maintenance store, 4 package treatment plants including demolition of agricultural buildings	Conversion in line with SP8
adj The Coach House, Old Uttoxeter Road, Crakemarsh, ST14 5AR	Erection of five detached dwellings and package treatment plant	Application refused
Lodgehill Farm, Lodge Lane, Woodlane, Yoxall, DE13 8PJ	Erection of a detached dwelling and detached garage	In line with SP8
Land at Demontfort Way, Uttoxeter, Staffordshire, ST14 8XU	Erection of eight detached bungalows including car parking, access and entrance gates	In line with SP8
Broad Oak Farm, Leigh Road, Bramshall, ST14 5BH	Change of use of agricultural buildings to form two dwellings including demolition of outbuildings and erection of single storey side extensions	Conversion in line with SP8
Lawley Cottage, Newborough End, Newborough, DE13 8SR	Conversion of existing detached garage to form 2 residential units (maisonettes) including raising of the roof height and installation of balconies and associated external alterations	Application refused. Appeal decision awaited
Lavender Croft, Old Uttoxeter Road, Crakemarsh, ST14 5AR	Conversion and alterations of former workshop to form a dwelling, external alterations to include recladding, increase in roof pitch, installation of solar panels and septic tank and formation of separate driveway	Conversion in line with SP8
114 Hopley Road, Anslow, Burton-on-Trent, DE13 9QA	Change of use of existing garage/games room building to form detached dwelling	Application refused
Poplar Farm, Poplar Farm Road, Bromley Hurst, Abbots Bromley, WS15 3AY	Conversion and alterations to barn to form single dwelling and installation of septic tank	Conversion in line with SP8
Ashton House Farm, Dogshead Lane, Barton Under Needwood, DE13 8AN	Conversion of 2 barns to form 3 dwellings and associated car parking including demolition of part of agricultural building and attached garage	Conversion in line with SP8

Greenlea, Lane From Nobut Road To Withington Green, Withington, ST10 4QF	Conversion and alterations of agricultural building to form dwelling including the demolition of the western part of the building to facilitate the erection of a single storey extension and pitched roof	Conversion in line with SP8
Far Hoar Cross Farm, Lower Hoar Cross Road, Hoar Cross, Staffordshire, DE13 8RE	Prior Approval for the conversion of an agricultural building to a dwelling.	Prior approval conversion
Hurds Farm Barn, Pinfold Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AD	Prior Approval for the conversion of existing barn to form a dwelling.	Prior approval conversion
58 Barton Gate, Barton Under Needwood, Staffordshire, DE13 8AH	Prior approval for the conversion of an agricultural building to form a dwelling	Prior approval conversion
Jeffrey Meadows Farm, Nabb Lane, Alton, Staffordshire, ST10 4AY	Prior Approval for the conversion of two agricultural buildings to form two dwellings	Prior approval conversion
Outwoods Barn Farm, Field Lane, Burton Upon Trent, Staffordshire, DE15 0PW	Prior Approval for the conversion of existing agricultural building to form a single dwelling.	Prior approval conversion
Brook House Farm, Dagdale Lane, Dagdale, Staffordshire, ST14 5BJ	Prior Approval for the conversion of existing barn to form three dwellings	Prior approval conversion
Proposed barn conversion, Mayfield Farm, Hanbury Road, Anslow Gate, DE13 9QT	Prior approval for the conversion of an agricultural building to form a dwelling	Prior approval conversion
Madeley Park Farm, Long Close, Hollington, Staffordshire, ST10 4HJ	Prior Approval for the conversion of an agricultural building to form a dwelling	Prior approval conversion

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 2018/19 period. Including extensions to the Holy Trinity School in Burton and the erection of a single storey sports and teaching pavilion at Thomas Alleynes High School in Uttoxeter.

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.

- An application has been submitted in relation to the Bargates site for the erection of 133 dwellings including 1 commercial unit and car parking for the existing leisure centre. The application has not yet been determined.
- There have been various applications along the Derby Road Corridor which when implemented will provide an enhancement to this large brownfield site and bring vacant parcels into use.

SP13: Burton & Uttoxeter Existing Employment Land

Indicator > Available employment land

Target > No planning applications granted on employment sites defined as 'good' in the ELR leading to loss of employment land.

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

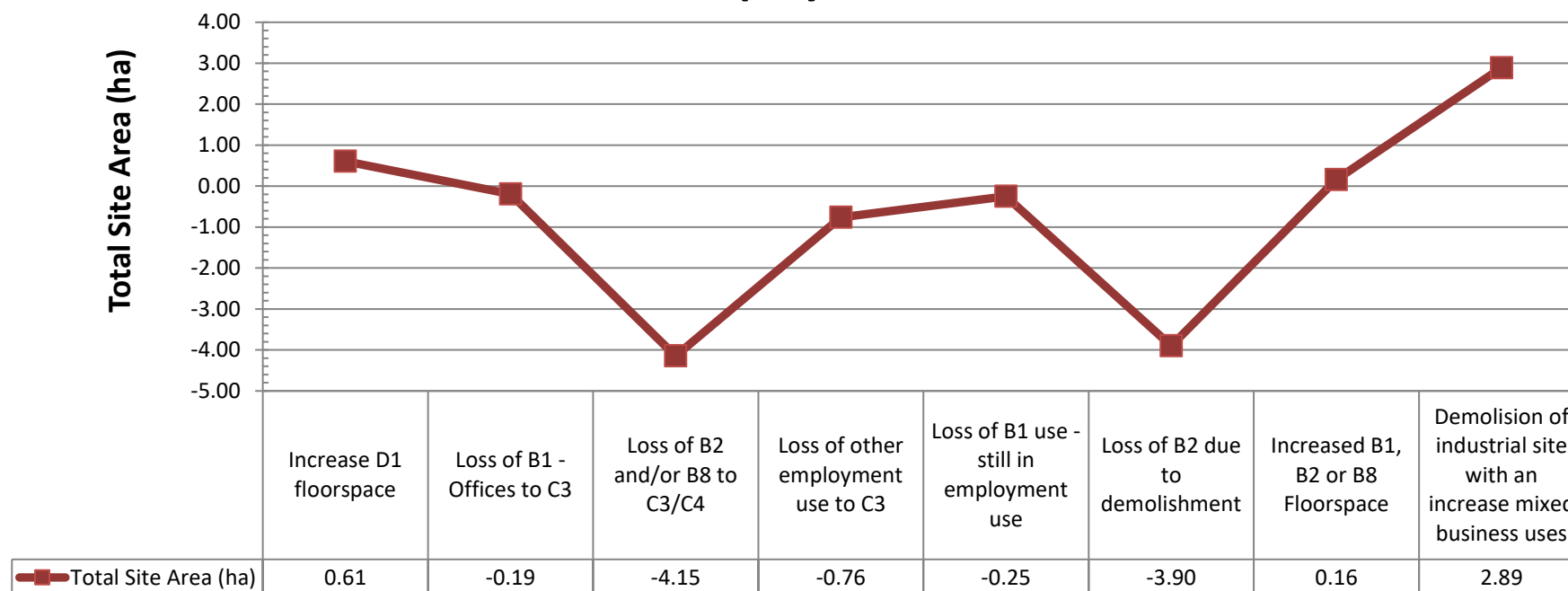
Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
30 Bond Street Burton upon Trent DE14 3RZ	0.02	Loss of B1 office to C3
286 Shobnall Road Burton Upon Trent Staffordshire DE14 2BG	0.03	Loss of B1 office to C3
107 Uxbridge Street Burton Upon Trent Staffordshire DE14 3JY	0.02	Loss of B8 office to C3
100 High Street (rear of) Burton upon Trent Staffordshire DE14 1LJ	0.02	Loss of B8 office to C4
180 Horninglow Street Burton Upon Trent DE14 1NG	0.06	Loss of B1 office to C3
County Court Building 165 Station Street Burton Upon Trent Staffordshire DE14 1BP	0.10	Loss of vacant County Court to C3
98 High Street Burton upon Trent DE14 1LJ	0.01	Loss of Sui gen to C3
10 Ashbourne Road Uttoxeter Staffordshire ST14 7AZ	0.07	Loss of B1 office to C3
Former Alumasc Grundy Ltd Hawkins Lane Burton-on-Trent DE14 1GY	4.10	Loss of vacant B2 land to C3

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
50 Bridge Street (A5) Uttoxeter ST14 8A	0.00	Loss of vacant A5 to C3
Former Burton Adult Training Centre Shobnall Street Burton upon Trent DE14 2HE	0.53	Loss of vacant D1 to C3
184-185 Station Street Burton Upon Trent DE14 1DL	0.02	Loss of vacant A2 to C3
204-205 Station Street Burton Upon Trent DE14 1AN	0.02	Loss of vacant B1 to C3
36 Thornley Street Burton Upon Trent Staffordshire DE14 2QW	0.01	Loss of vacant B2 to C3
62 Branston Road Burton upon Trent Staffordshire DE14 3BY	0.08	Loss of vacant D1 to C4 HMO
First Floor 83-86 High Street Burton upon Trent DE14 1LJ	0.08	Loss of B1 to D2
Ground Floor All Saints Court 76 Branston Road Burton upon Trent Staffordshire DE14 3GP	0.11	Loss of B1 to D1
Unit 8 Lancaster Park Needwood DE13 9PD	0.01	Loss of B1 to A3
White Hart Hotel Carter Street Uttoxeter ST14 8EU	0.05	Loss of B1 to B2
Imex Business Centre Shobnall Road Burton upon Trent DE14 2AU	3.90	Loss of B2 floorspace due to demolition
100 High Street, Burton Upon Trent , DE14 1LJ	0.01	Loss of A1 & B8 to C3

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

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Errisbeg House Errisbeg House Drive Barton Turn Barton under Needwood DE13 8EB	0.61	Increase D1 floorspace
Roycroft Farm (Slaughter House) Bennetts Lane Bramshall ST14 5BG	0.16	Increase B2 floorspace
Land Adjacent to Pirelli Factory Derby Road Stretton Burton Upon Trent DE13 0DW	2.89	Demolition of industrial site with an increase in smaller mixed business uses

Total Employment Lost/Gained



SP14: Rural Economy

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

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

Following a review of all the applications in the rural area, the following are considered relevant for this policy. The types of developments are quite varied ranging from a new a Wedding venue to the formation of new Dog Kennels and improvements to existing restaurants. None of these applications were considered to have a detrimental impact on the rural environment.

Site Address	Development Description	Monitoring Comments
Little India , 52 Barton Gate, Barton under Needwood	Amendment to car park layout previously approved	Improvement to existing restaurant

Site Address	Development Description	Monitoring Comments
Land off Stone Road, Bramshall, Staffordshire	Change of use of building to form dog agility and training and the formation of dog kennels	Change of use to form dog agility and training and the formation of dog kennels
Unit 8, Lancaster Park, Needwood	Change of use of part of B1 Business to Class A3 Food and Drink	Loss of B1 floorspace to A3
Parsons Brake Farm, Burton Road, Hanbury, Staffordshire	Conversion of agricultural buildings to form a wedding venue, including demolition of redundant building, installation of solar panels, creation of new vehicular access and gates, erection of a gazebo, walling and paved steps, car parking and formation	New Wedding venue
Former Regales Restaurant, Lichfield Road (A38), Barton under Needwood, Staffordshire	Drive-Thru window extension and alterations to building and creation of new Drive-Thru Lane to existing unit for use as Coffee House	Improvement to existing vacant restaurant to provide new café/drive thru
Units 17A and 17B, Graycar Business Park, Walton Lane, Barton Turn, Barton under Needwood	Erection of a detached building as two units for Class B2 (General Industrial)/B8 (Storage or Distribution)	2 new B2 & B8 units
Meynell Ingram Arms, Abbots Bromley Road, Hoar Cross	Erection of a single storey side extension to provide toilet block and single storey rear extension to form cellar, and external alterations	Improvement to existing restaurant & public house
Denis Welch Motors Ltd, Wood Lane, Yoxall	Erection of a single storey workshop extension and demolition of existing rear outbuildings	Increased B2 floorspace
Rylance Farm, Walton Lane, Barton Turn, Barton Under Needwood, Staffordshire	Erection of a storage building (Class B8)	New B8 unit
Trentbridge Farm, Bond End, Yoxall,	Erection of a two-storey extension for the creation of additional office and meeting room (Class B1 use) to the ground floor and additional first floor mezzanine floor space together with erection of disabled WC on the ground floor and ancillary storage	Additional B1 floorspace
Primary Works, Thorney Lanes, Hoar Cross, Staffordshire	Partial conversion and erection of an extension to existing building to form three additional industrial units and installation of package treatment plant	Increased B2 floorspace
Errisbeg House, Errisbeg House Drive, Barton Turn, Barton under Needwood	Proposed siting of a welfare facilities cabin to serve existing car wash business and amendments to drive layout	Improvement to existing car wash business
Taylor-made Landscapes, North view Farm, Alton Road, Denstone	Retention of area of hardstanding and formation of new track used in association with existing landscaping contractors business and formation of plant nursery area	Improvement to existing Landscaping contractors business and formation of plant nursery area
Woodmill Workshop, Dunstall Lane, Hadley End, Staffordshire	Retention of workshop and extension, store, toilet, greenhouse and car parking areas and use for traditional forestry and country crafts	Retention of B2 workshop
Joy Lane & Sons Firewood Merchants, Hollington Lane, Stramshall, Uttoxeter,	Use of part of land for production and storage of charcoal and siting of mobile home for a temporary period of 3 years and re-siting of site cabin	New B2/B8 and Sui Generis use

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 has also been an increase in visitor accommodation in the Borough over the last few years, recognising East Staffordshire as a tourism destination.



Holiday Lets, B&Bs or Hotels

- 5 new holiday lodges
- Extension to the existing hotel to provide 22 new bedrooms
- 7 new holiday lets across the borough
- Improvement of facilities at existing holiday let site



Gym & other D2 uses

- Relocation of kickboxing Studio /Gym im Burton Town Centre



New/Improved Sports, Leisure & Tourism Facilities

- New function building at a existing visitor accomodation site
- Improvement to parking and footpaths at existing tourism facility
- 8 Leisure moorings made permanent



Caravan and Camping

- Improvements at existing Caravan site

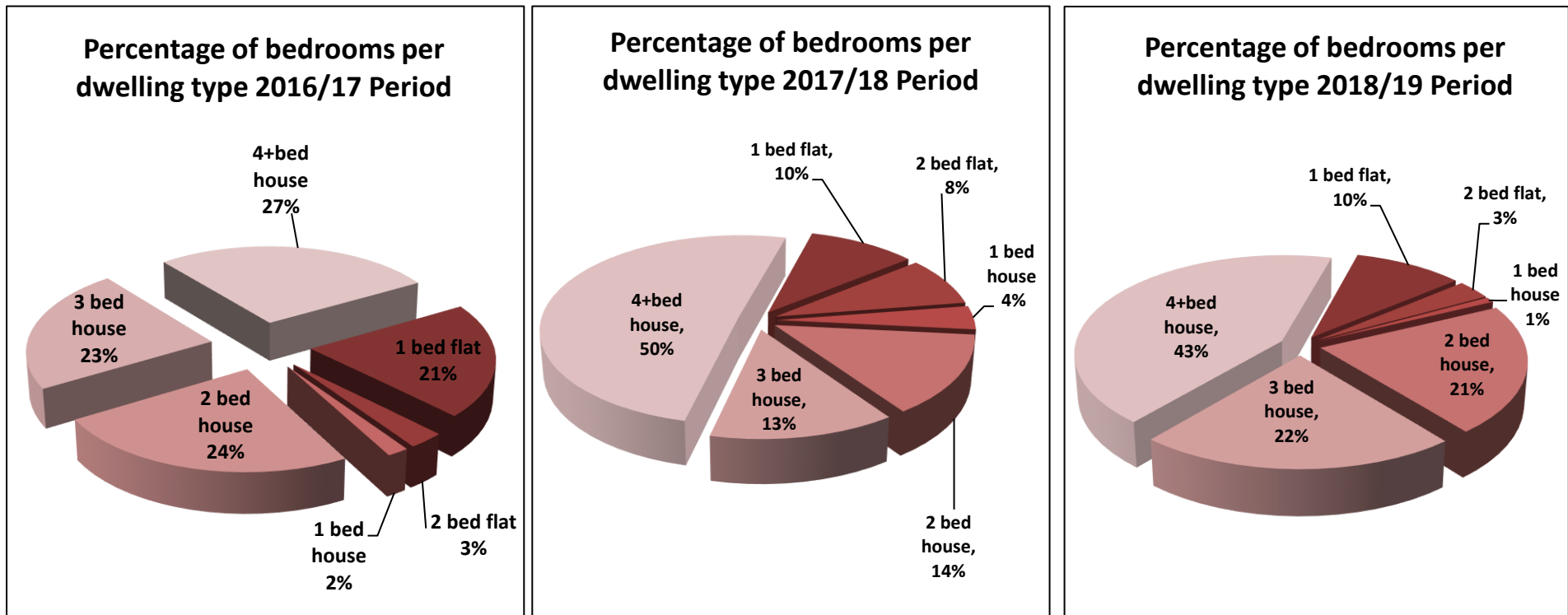
SP16: Meeting Housing Needs

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

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

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

The number of bedrooms are captured within the monitoring, with the results for the sites which were fully completed only within the period shown below. Please note there are 18 other applications which have not been included in the 2018/19 graph as the completions are split across numerous monitoring periods and will therefore be included into a future AMR when the site has been fully completed.



Where possible, the dwelling types are now captured as part of the housing monitoring with the results for the sites fully completed within the period shown below.



Indicator > 2. Number of dwellings completed to provide specialist accommodation to meet the needs of an aging population.
Target > 2. To deliver homes to meet the aging population in line with identified need.

There have been four completed schemes relating to specialist housing needs. Three are for care homes in Burton upon Trent and one was the completion a palliative care hub in Uttoxeter which offers a range of services and information to support local people to live well in later life, and benefit from improved end of life care.

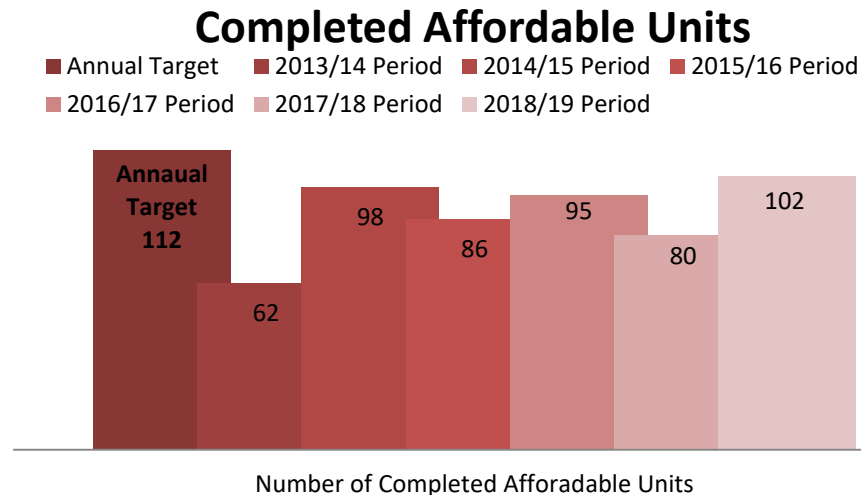
Indicator > 3. Number of homes built to Building Regulations requirement M4(2).
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

Two major applications were completed where a proportion of the total number of dwelling were completed to M4(2) standard.

SP17: Affordable Housing

Indicator > Number of affordable houses built each year.

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



Eleven applications were fully completed within the monitoring period providing 102 affordable homes within the Borough, mostly within Burton upon Trent.

SP18: Residential Development on Exception Sites

Indicator > Number of houses granted permission on exception sites.

Target > 90 units across the plan period.

- One application for residential development on an exception site was determined by appeal within monitoring period. The application was for the erection of 6 detached dwellings on the edge of Yoxall, providing affordable and local needs housing.

SP19: Gypsy and Traveller

Indicator > Number of additional pitches (net).

Target > Requirement set out in evidence.

- During this monitoring period, one application for the siting of caravans on land for residential occupation by a single gypsy family was approved along with an additional application for the retention of change of use of land to a private gypsy site comprising of 6 pitches.

SP20: Town & Local Centres Hierarchy

Indicator > Total amount of retail, leisure, office and cultural floorspace granted planning permission within the Town Centre boundaries.
Target > Focus for retail, leisure, office and cultural facilities on Burton upon Trent and Uttoxeter.

The following diagram summarises applications approved within the monitoring period.



SP21: Managing Town and Local Centres

Indicator > Number of development requiring retail assessments granted planning permission.

Target > All developments qualifying to undertake a retail assessment.

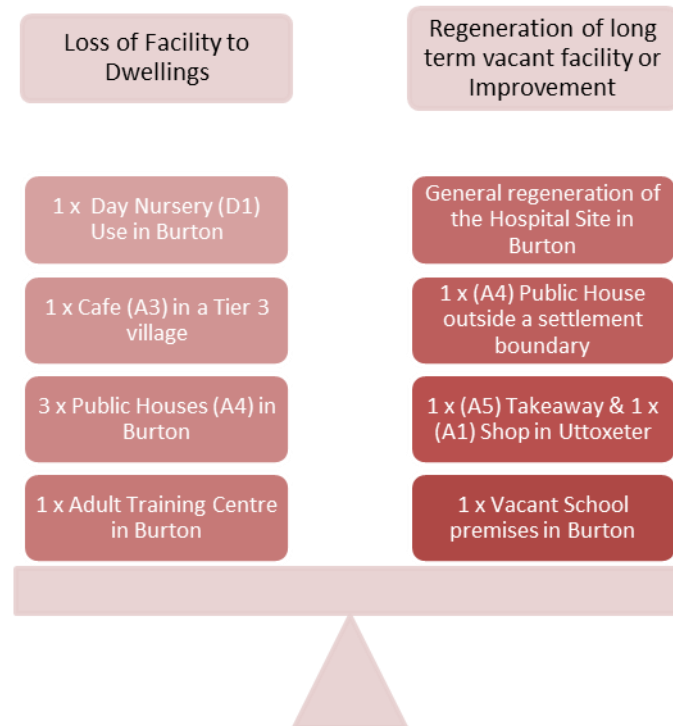
The purpose of monitoring this policy is to ensure that retail assessments have been undertaken on qualifying developments to ensure that there is no negative impact on the town centre. One major retail application was approved within the monitoring period where a sequential test was submitted and was found to meet the necessary planning tests.

SP22: Supporting Local Communities

Indicator > Number of community facilities lost.

Target > Loss of facilities contrary to policy.

The majority of applications reviewed below relate to the loss of community facilities to housing and the regeneration of long term vacant facilities or improvement.



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, four applications specifically contribute to green infrastructure by providing play areas, natural greenspace and SUD's.

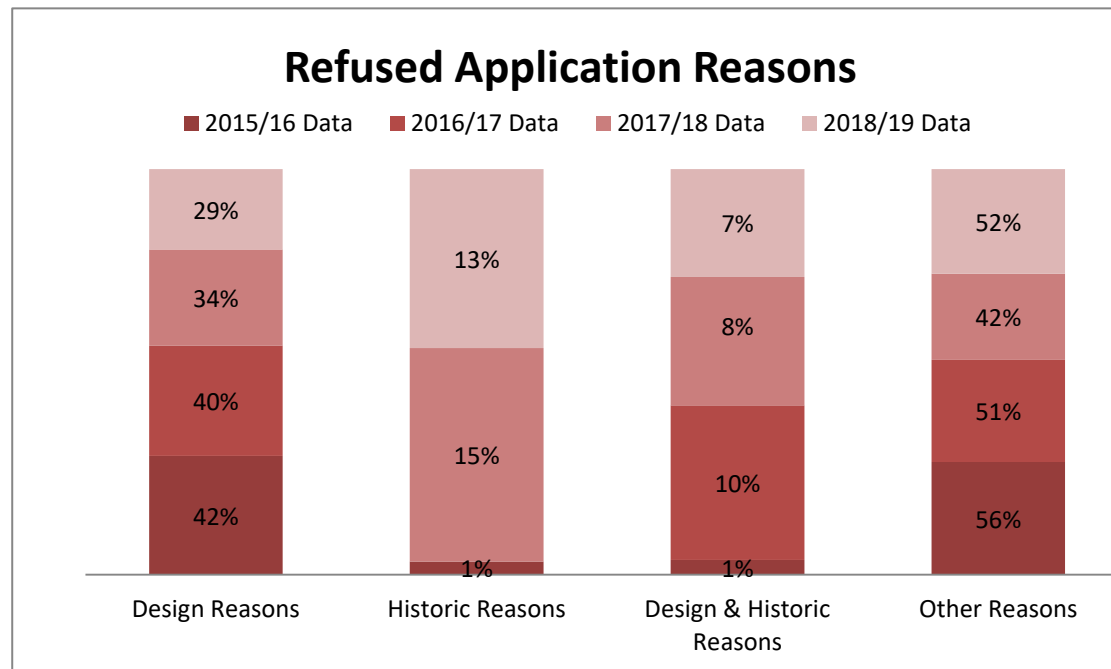
SP24 & SP25: High Quality Design & Historic Environment

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 four monitoring periods.



SP26: National Forest

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

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

Site Address	Development Description	Monitoring Comments	Application/Site Status
Land off Wellington Road Burton upon Trent DE14 2TG	Erection of a detached building for a mixed use of office and warehousing and a detached building for use as warehousing, formation of jet wash area and construction of vehicular access	National Forest contributions of £5280.00 index linked	Under Construction as at March 2019
Outwoods Site Belvedere Road Burton upon Trent DE13 0QL	Outline application for the redevelopment of the Outwoods Hospital Site for an 88 Bed Residential Building for Hospital Staff, 50 Bed Step Down Facility, 80 Bed Extra Care Facility, 40 Bed Care Home, a Community Hub, GP and Primary Care Facility and a 100 Place Children's Nursery including details of access and demolition of existing buildings	National Forest contributions of £21,000.00 index linked for off-site tree planting in lieu of on-site tree planting within the Horninglow & Eaton Wards.	Not commenced at March 2019
Unilever Best Foods Uk Ltd, Wellington Road Burton upon Trent. DE14 2AB	Demolition of gatehouse to facilitate an extension to the existing factory building, detached chiller building, canopy and silos, and alteration to existing car parking layout	National Forest contributions of £14,700.00 index linked	Not commenced at March 2019

The following planting has also been undertaken by the National Forest in the borough during 2018/19:

Hollyhurst House – 1.07ha
 Browns Lane – 2.14ha
 Yoxall Lodge – 3.74ha
 Brankley House – 1.03ha
 Hollyhurst House III – 0.96ha
 Hollyhurst House II – 1.09ha
 Hollyhurst House – 4.56ha
 John Taylor Free School – 1.45ha

This equates to a total of 16.04ha of Forest cover including a range of habitats, woodland and parkland and with some sites also including the creation of ponds.

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 have provided the data for indicators 1 and 2 and the details are below.

Application Number	Application Description	EA Reason for Objection	Further Comments
P/2018/00437	Demolition of gatehouse to facilitate an extension to the existing factory building, detached chiller building, canopy and silos, and alteration to existing car parking layout	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2018/00517	Conversion and alterations of existing agricultural buildings to form 4 dwellings, detached building to form garaging, bicycle and maintenance store, 4 package treatment plants including demolition of agricultural buildings	Unsatisfactory FRA/FCA Submitted	Revised FRA submitted, no EA objection
P/2018/00530	Hybrid application including a full planning application for the demolition of existing buildings and structures to facilitate the erection of a Lidl food store (Class A1) and two retail units (Class A1) and associated means of access, parking, landscaping and infrastructure works, and an outline planning application for the demolition of existing buildings and structures to facilitate a drive-thru restaurant (Classes A3/A5) including details of access	Unsatisfactory FRA/FCA Submitted	Revised FRA submitted, no EA objection. Application approved after monitoring period
P/2018/00671	Erection of two storage containers, installation of a septic tank and retention of a caravan for use in connection with the equestrian use on the land	Risk to life and / or property	Application Refused
P/2018/00709	Erection of a two storey building to form Offices (Class B1) with associated parking and access	Unsatisfactory FRA/FCA Submitted	Application withdrawn
P/2018/01174	Erection of a mess building	Risk to life and / or property	Application Refused
P/2017/00667	Outline application for the erection of 70 new dwellings including details of access (Revised FRA)	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2018/01313	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	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process

Application Number	Application Description	EA Reason for Objection	Further Comments
P/2018/01403	Outline application for the construction of two dwellings including details of access and proposed planting of 2 trees which would be protected by way of a formal Tree Preservation Order (TPO)	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2018/01204	Erection of a dwelling in place of existing garage, replacement porches to existing dwellings and single storey rear extension	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2018/01504	Erection of an industrial unit for General Industrial (Class B2)	Unsatisfactory FRA/FCA Submitted	Application withdrawn
P/2019/00067	Erection of three portacabins for a temporary period of 36 months for use as clubhouse and changing facilities	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2019/00131	Outline application for up to 18 dwellings including 10 affordable dwellings and details of access	Risk to life and / or property	Objection is currently being resolved through the application process
P/2018/01517	Demolition of the existing garage and erection of a part single and part two storey extension to provide 9 additional hotel rooms	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.

The Environment Agency did not object to any planning applications on Water Quality Grounds.

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

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

Nine applications where development proposals have included SUDs were determined within the monitoring period.

Site Address	Development Description	Monitoring Comments
Hazelwalls Farm, Timber Lane, Uttoxeter, ST14 8DQ	Erection of 429 dwellings, public open space, landscaping, drainage attenuation areas, access roads and associated works and the demolition of existing buildings	Provision of three attenuation ponds on site
Land to the West of Uttoxeter (Phase 2) A50 Bypass Uttoxeter Staffordshire ST14 7RB	Reserved Matters application relating to P/2013/00882 for the erection of 450 dwellings and garages including 121 affordable units, together with drainage and highways infrastructure, and including details of access, appearance, landscaping, layout and scale	Provision of an attenuation pond on site
Hornton Road, Burton Upon Trent, Staffordshire, DE13 0XE	Demolition of outbuildings to facilitate the erection of 14 bungalows (Revised plans received).	Provide soakaways and rain water butts
Land off Westlands Road, Uttoxeter, Staffordshire	Erection of 18 dwellings comprising two detached and sixteen semi-detached houses, plus a two storey garage block and formation of access	Provision of land drains and soakaways on site

Site Address	Development Description	Monitoring Comments
Land to the south of Forest School Street Rolleston on Dove Staffordshire DE13 9AZ	Reserved matters application for the construction of 100 dwellings with associated garages, including details of access, appearance, landscaping, layout and scale	Provision of SUDS feature
Land South of Lichfield Road Branston DE14 3EQ (phase 3 & 4)	Reserved Matters application relating to P/2013/00432 for the construction of 392 dwellings including details of access, layout, scale, appearance and landscaping	Provision of SUDS feature
(PH2) Lawns Farm Branston Road Tatenhill DE13 9SB	Reserved matters application relating to P/2012/01467 for the erection of 201 dwellings including details of appearance, landscaping, layout, scale and means of access	Provision of SUDS feature
Site of Glenville Farm (Phase 1) Tutbury Road Burton upon Trent DE13 0AJ	Reserved Matters application for the erection of 110 dwellings (Phase 1) including details of appearance, landscaping, layout and scale	Private swales for SUDS
Proposed Residential Development Ashbourne Road Rocester Staffordshire	Reserved Matters application relating to P/2014/00548 for the erection of 53 dwellings with associated parking, childrens play area, creation of vehicular and pedestrian access and connection to the footpath network	Provision of an attenuation pond on site

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 two applications for a ground source heat pump and new biomass heating system.

In addition, there were five major Reserved Matters applications approved within the period which have conditions attached to them to provide Electric Charging Points within the sites.

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 seven applications approved within the period that have conditions attached to them which will ensure positive contributions to biodiversity or landscape, such as on site biodiversity mitigation which may include providing bat & bird boxes.

SP31: Green Belt and Strategic Green Gaps

Indicator > Applications approved in the Green Belt or Strategic Green Gap.

Target > No application approved contrary to policy.

No applications have been approved in the green belt or in the green gaps where the openness would be impacted.

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

- Agricultural building to house a biomass heating system to provide heating for the poultry units
- Change of use of building to form a dog kennels
- Change of use of land for the keeping of horses, stabling, hay store and two field shelters

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

Indicator > 1. Net loss of open space or recreation space.

2. Projects improved to increase spaces and facilities.

Target > 1. No net loss of open spaces or facilities.

2. New and improved open spaces and facilities in areas of deficiency.

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

Site Address	Development Description	Monitoring Comments
County Court Building, 165 Station Street, Burton Upon Trent, DE14 1BN	Conversion of ground floor of Court House to form a yoga studio	New gym facility in Burton town centre
E M C House 12A Lichfield Street Burton Upon Trent Staffordshire DE14 3QZ	Change of use of first floor to D2 Use (Gymnasium)	Relocation of existing Kick boxing facility in Burton town centre
Marchington Cricket Club Pavilion, Jacks Lane, Marchington, ST14 8LW	Erection of a single storey side extension, alterations to existing veranda and erection of a detached storage building	Improvements at existing Sports facility in a Tier 2 village.
Tatenhill Village Hall, Main Street, Tatenhill, Staffordshire, DE13 9SD	Siting of a sand bunker and shed on a concrete base, siting of a BT kiosk for a book swap and installation of two items of outdoor gym equipment	New Outdoor gym equipment in a Tier 3 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 five provided a health impact assessment and/or air quality assessment. In addition, one application included provision for new allotments in a Tier 1 village whilst one application was for improvements to existing allotments in Burton.

SP35: Accessibility and sustainable Transport

Indicator > Number of planning permissions granted for development with secured Travel plans

Target > All major development applications to be supported by a Travel Plan.

The review of major applications confirms the following contributions towards travel management schemes and Travel plans have been secured. In addition, there were two major applications where a S106 has been signed to secure contributions.

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Former Alumasc Grundy Ltd Hawkins Lane Burton-on-Trent DE14 1GY	Erection of 203 dwellings, comprising 87no. affordable dwellings, alterations to access, landscaping, acoustic fencing and associated works	Transport assessment submitted	Under Construction as at March 2019
Mead Works 137 Horninglow Street Burton upon Trent DE14 1PG	Demolition of No.'s 137-139 Horninglow Street and the warehouse building to the north end of the site to facilitate the erection of 10 townhouses and 4 flats, formation of vehicular access with associated car parking, hard and soft landscaping and boundary	Transport assessment submitted	Not commenced as at March 2019
Land to the south of Forest School Street Rolleston on Dove Staffordshire DE13 9AZ	Reserved matters application for the construction of 100 dwellings with associated garages, including details of access, appearance, landscaping, layout and scale	Transport assessment submitted	Not commenced as at March 2019
Unilever Best Foods Uk Ltd, Bovril Production Wellington Road Burton upon Trent	Demolition of gatehouse to facilitate an extension to the existing factory building, detached chiller building, canopy and silos, and alteration to existing car parking layout	Travel Plan contribution of £6760.00	Not commenced as at March 2019

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Land adjacent Burton Kia Ninth Avenue Burton upon Trent Staffordshire DE14 3JZ	Erection of a detached building to form a self storage unit with office space including formation of vehicular access and associated car parking	Transport assessment submitted	Not commenced as at March 2019
Hazelwalls Farm Timber Lane Uttoxeter ST14 8DQ	Erection of 429 dwellings, public open space, landscaping, drainage attenuation areas, access roads and associated works and the demolition of existing buildings	Transport assessment and Travel plan submitted with a contribution of £6430.00 Provision of a Bus service for 5 years to link the western side of the development with Uttoxeter Town centre.	Not commenced as at March 2019
Outwoods Site Belvedere Road Burton upon Trent DE13 0QL	Outline application for the redevelopment of the Outwoods Hospital Site for an 88 Bed Residential Building for Hospital Staff, 50 Bed Step Down Facility, 80 Bed Extra Care Facility, 40 Bed Care Home, a Community Hub, GP and Primary Care Facility and a 100	Transport assessment submitted	Not commenced as at March 2019
Units 17A and 17B Graycar Business Park Walton Lane Barton Turn Barton under Needwood DE13 8EN	Erection of a detached building as two units for Class B2 (General Industrial)/B8 (Storage or Distribution)	Transport assessment submitted	Not commenced as at March 2019
Premier Inn Derby Road Uttoxeter ST14 5AA	Erection of a 22 bedroom two storey extension to the existing hotel to provide additional bedrooms, enlargement of the existing lobby/reception area, formation of new vehicular access and associated alterations to car-parking and landscaping	Transport assessment submitted	Not commenced as at March 2019

Detailed Policies (DP)

DP1: Design of New Development

Indicator > Number of planning permissions refused for major developments on poor design grounds

DP2: Designing in Sustainable Construction

Indicator > Number of developments meeting standards with the BREEAM and Building for Life standards.

DP3: Design of New Residential Development, Extensions and Curtilage Buildings

Indicator > Number of residential planning permissions refused on poor design grounds.

DP4: Replacement Dwellings in the Countryside

Indicator > Percentage of permissions refused in accordance with policy.

Target > 1. Development should deliver a high quality, sustainable built environment.

Target >

1. Development should deliver a high quality, sustainable built environment.



Monitoring Comments:

Detailed policies 1 to 3 are covered in the above Strategic policies

The following applications were determined within the monitoring period which involved the replacement of a dwelling in the countryside.

Site Address	Development Description	Application/ Site Status
Barkley House, Pinfold Lane, Bromley Hurst, Abbots Bromley, WS15 3AF	Erection of a replacement detached dwelling and detached building to form BBQ area, re-position of entrance drive and installation of package treatment plant	Conditional Approval – delegated 25/10/2018
Pipers Croft, Wood Lane, Uttoxeter, ST14 8JR	Erection of a replacement dwelling and detached garage	Refused – 08/11/2018
Snails End, Sudbury Road, Yoxall, DE13 8PQ	Demolition of existing dwelling and erection of replacement dwelling and installation of new septic tank	Conditional Approval – delegated 11/03/2019
Woodlane Villa, Wood Lane, Uttoxeter, Staffordshire, ST14 8BD	Demolition and erection of a new replacement dwelling and creation of new vehicular access	Conditional Approval – delegated 05/12/2018

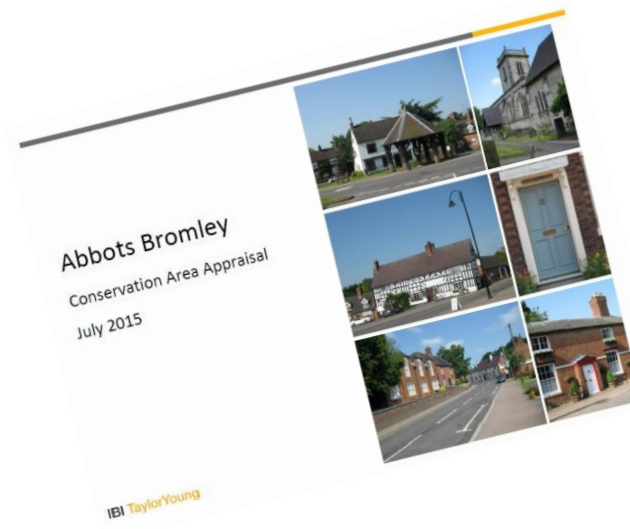
DP5 & DP6: Protecting the Historic Environment

Indicator > Number of Conservation Area Appraisals and management plans.

Target > 1. Ensure development has a positive impact on the natural and historic environment
2. Protect and enhance the Borough's heritage assets, historic character and designated Conservation Areas.

No Conservation Area appraisals have been completed since the following six were completed in the 2014/15 monitoring period:

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



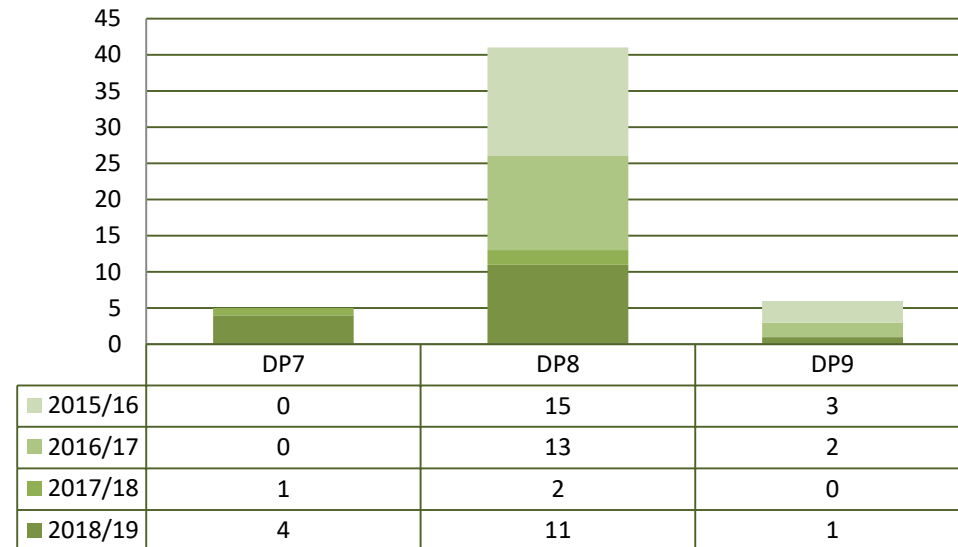
DP7: Pollution, DP8: Tree Protection & DP9: Advertisements

Indicator > Number of planning permissions approved contrary to policy.
Target > No permissions granted which would be contrary to policy.

The chart shows how many applications were refused because they were contrary to detailed policy 7, 8 or 9.

The chart also shows how many applications were refused in the previous monitoring periods

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



DP10: Water recreation and Blue Infrastructure

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

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

Site Address	Development Description	Monitoring Comments
Crumphwood Weir, Denstone, Staffordshire	Installation of fish pass with associated structural alterations below the floor level within the pump house	Installation of fish pass
Woodlawn, Wood Lane, Uttoxeter, ST14 8JR	Formation of a pond	Formation of a pond

DP11: European Sites

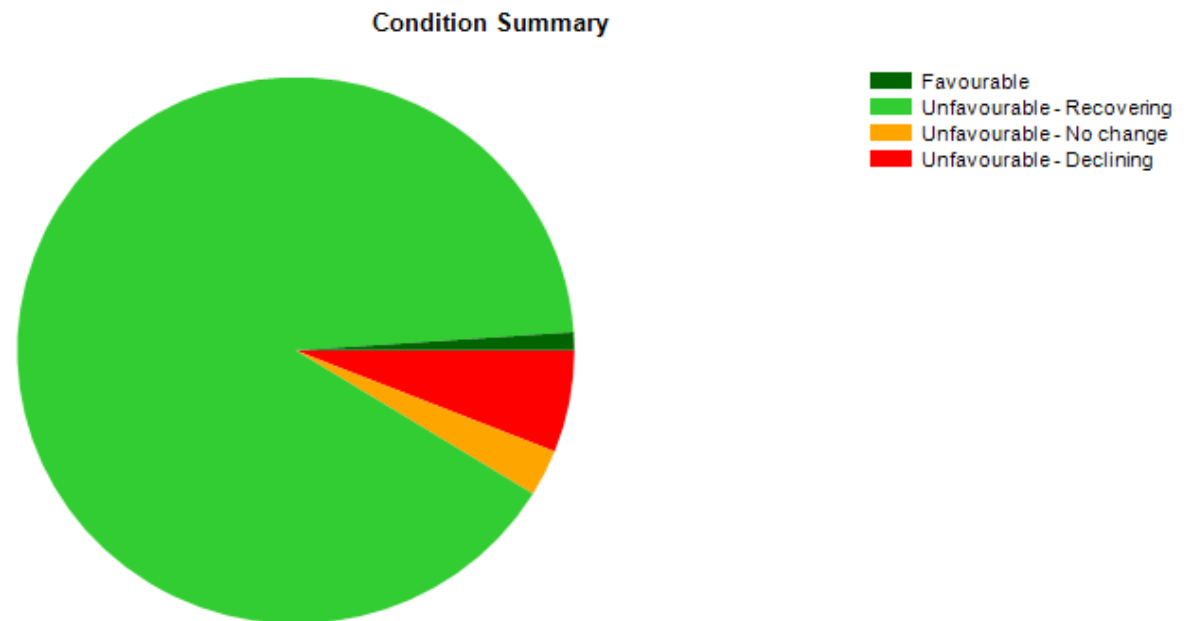
Indicator > Condition of the European sites.

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

Policy DP11 requires mitigation for residential developments within a 0–15km distance of Cannock Chase SAC. A guidance document was adopted within the previous monitoring period which ensures mitigation will be provided in line with the policy. Three applications were determined within the monitoring period where off site mitigation will be provided.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 29th July 2019 the condition of the SSSI was as follows (source: Natural England):



DP12: St Georges Park

Indicator > Applications in relation to St Georges Park.

Target > Number of applications in accordance with policy.

There were four applications 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](#).



Appendix

Glossary

Adopted Local Plan: A local plan that has been through all of the stages of preparation, including Local Plan Examination, and has been formally adopted by the Local Planning Authority.

Development: Defined in section 55 of the Town and Country Planning Act 1990 as 'The carrying out of a building, engineering, mining or other operations in, on, over or under land; or the making of any material change in the use of any building or land.'

Development Plan: A development plan sets out the policies and proposals for the development, conservation and use of land and buildings in a particular local planning authority area. The development plan is the most important consideration for local planning authorities when they decide on a planning application. The development plan generally includes Development Plan Documents (DPDs) that are part of a local planning authority's Local Plan. This includes waste and minerals documents prepared by county councils. The Localism Act 2011 made two key changes to the development plan. Neighbourhood Plans that have been prepared covering any part of the local planning authority area will become part of the development plan when they have been adopted.

Evidence Base: The information gathered by a planning authority to support the preparation of development documents. It includes quantitative (numerical values) and qualitative (feelings and opinions) data.

Examination in Public: The method of considering public views on a draft Local Plan or proposed changes to it.

Government Planning Policy: National planning policies that local planning authorities should take into account when drawing up development plans and other documents and making decisions on planning applications. These policies are mostly included in the National Planning Policy Framework (NPPF), with some also included in Minerals Planning Policy Statements and Guidance notes.

Local Enterprise Partnership: A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Plan: A portfolio or folder of documents setting out the planning strategy for a local planning authority area. Since the Planning and Compulsory Purchase Act 2004 and until recently, this type of plan was known as a Local Development Framework. The Government now uses the simpler description 'Local Plan'. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans. The key difference between the pre- and post-2004 systems is that new-style local plans are really a 'folder' of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), each addressing different issues. This is in contrast to the old-style plans which consisted of one Development Plan Document, supported by supplementary guidance.

The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.

Local Strategic Partnership: Local Strategic Partnerships are bodies with representatives of the community, public, private sector and other agencies that work to encourage greater public participation in local governance by drawing together local community plans and producing an overall community strategy for each local authority area. Local Plans must have regard to, and should be the spatial expression of, the community strategy.

Localism Act 2011: A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.

Neighbourhood Plan: Neighbourhood Plans, or Neighbourhood Development Plans, were introduced by the Localism Act 2011. The term may also be used by some to refer to Neighbourhood Development Orders, which were also introduced by the Localism Act 2011 and are a second tool to enable neighbourhood planning. Communities will be able to prepare neighbourhood planning documents, outlining how they envisage their area developing in the future.

Planning permission: Needed before carrying out most types of development. To obtain planning permission it is necessary to make a planning application to the local planning authority.

Policies map: A map illustrating each of the detailed site specific policies and proposals in the written statement, defining sites for particular developments or land uses, or for protection. The Policies Map also includes more detailed Inset Maps.

Secretary of State: The secretary of state is the most senior Government minister responsible for the work of his or her department. The Government department responsible for planning is the Department for Communities and Local Government (DCLG).

Spatial Strategy: The spatial strategy identifies what and how much development is needed to meet local needs, and broadly where it should be concentrated.

Statutory Agencies: Government agencies that are established by statute, or law. There are three environmental statutory agencies: Historic England, the Environment Agency and Natural England.

Supplementary Planning Documents (SPD): Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications

or appeals if it is consistent with the Development Plan and has been subject to consultation.

Sustainability appraisal: A systematic review of the Borough Council's Local Plan policies, in order to evaluate their impacts on achieving sustainable development. The appraisal is an integral part of the plan making and review process, which allows for the valuation of alternatives and is based on a quantifiable baseline of environmental, social and economic aspects of achieving sustainable development.

Sustainable development: The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Contact Details

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

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