

# East Staffordshire Local Plan

*Planning for Change*

## Authority Monitoring Report

Covering April 2020 to March 2021  
Monitoring Period



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## **1 Introduction**

- 1.1 This Authority Monitoring Report (previously known as an Annual Monitoring Report) (AMR) covers the 2020-2021 monitoring period (1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021). 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 2020/21:
- Brewery Buildings Guidance – October 2020
  - Parking Standards SPD – October 2020

### 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 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 has continued to gather evidence with residents and have now drafted a plan. This draft plan is due to go out for consultation under regulation 14 in the very near future.
- **Rolleston on Dove:** The draft Neighbourhood Plan regulation 16 consultation took place for 6 weeks in May 2019. The Neighbourhood Plan was independently examined in the Summer of 2019 and the Examiner recommended that, subject to some modifications, the Plan should proceed to Referendum. The Borough Council agrees with the examiner's report and agreed to progress the Plan to Referendum via an executive Decision in March 2020. The referendum was planned for May 2020 but was postponed due to the Covid 19 Pandemic. The referendum was rescheduled for 6<sup>th</sup> May 2021 and the plan was 'MADE' (adopted) 24<sup>th</sup> May 2021.

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 2020 and 31st March 2021;
- 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: 01.04.2020 to 31.03.2021

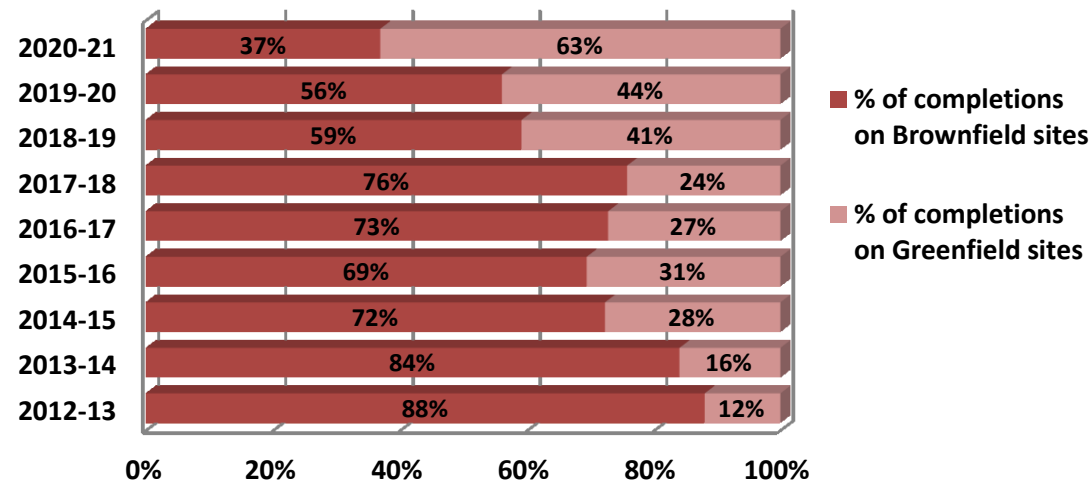
Strategic Policies 1 – 6 are the key policies which relate to the development strategy set out in the Local Plan. Housing completions, which are monitored and published as part of the Councils 5 year land supply twice a year.

The number of completions have remained broadly consistent in 2020/21, despite the effects of the pandemic.

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

Brownfield land completions have started 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.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Completions (Site Area ha)	25.60	2.91	14.34	22.80	6.80	20.96	20.34	137.25	15.38
Completed Floor Space (m) <sup>1</sup>	3,940	15,437	16,198	65,992	38,385	37,040	151,501	102,105	42,259

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	2019-20	2020-21
A2 (i.e. Financial Services)	~	0	0	193	0	0	0	0	0
B1 (i.e. Offices)	~	0	16	1,545	3,751	600	1,431	36	225
B1 & B8 (m <sup>2</sup> )	~	3,795	1,107	375	279	1,486	0	5,111	130
B1, B2 & B8	~	0	0	15,188	0	1,366	6,787	0	0
B2 (i.e. General Industry)	~	2,462	0	213	465	-6,126	296	6,600	5,633
B8 (i.e. Storage & Distribution)	~	1,711	3,900	11,032	1,400	30,421	0	920	3,780
B2 & B8	~	0	0	9,113	0	0	116,326	9,569	0
C1 (Hotels)	~	0	0	12,664	6,707	2,434	1,468	3,682	305
C2 (i.e. Nursing Homes)	~	0	0	393	594	520	721	1,042	11,549
C3 (i.e. Dwelling Houses)	~	0	2,400	1,839	11,586	882	3,662	22,930	7,098
D1 (i.e. Health Centres)	~	942	755	1,796	1,684	509	1,742	1,659	1,475
D2 (i.e. Cinemas)	~	0	276	366	7,379	1,425	281	1,614	1,086
Sui Generis (i.e. Taxi Office)	~	0	2,039	3,672	2,089	192	3,181	1,930	7,515
Other Mixed Uses	~	0	0	770	806	783	0	43,678	0
Retail Uses (A1,A3, A4 & A5)	~	6,528	5,704	6,834	1,647	2,547	15,607	3,333	3,463
<b>Net Completions (Total m<sup>2</sup>)</b>	~	<b>15,437</b>	<b>16,198</b>	<b>65,992</b>	<b>38,385</b>	<b>37,040</b>	<b>151,501</b>	<b>102,105</b>	<b>42,259</b>

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. 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

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

## 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: * 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 & 3 under construction with 2 left to be completed on phase 1 and 149 left on phase 2.  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 287 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 (Phase 5) with resolution to Approve – 02/09/2020. S106 due to be signed shortly.
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 within this monitoring period and before the application expires.	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)	Works are now underway on the first phase 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

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 17 left to be completed on site  Phase 1d (44 units) = Site complete at September 2019  Phase 2 (450 units) = 381 left to be completed on site.	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) - Since Expired	Agent confirmed that the site is expected to commence in 2021, with delivery of the Reserved Matters application in the next 5 year.	Revised application following the previous permissions (P/2015/00202 & P/2017/01556) expected to be submitted in Summer 2021
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, 400 left to be completed on site.	Full permission with two developers expected to deliver site.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
<b>Other Strategic and Permitted sites</b>					
P/2012/00920	Branston Depot	Outline planning application for up to 483 dwellings (excluding conversion), with 1.09 HA (10,900 sqm) of land provision for a one-form primary school, with associated car parking, access off Burton Road and Heather Close, infrastructure provision and open space	Resolution to Approve 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.	
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

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  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, 98 left to be completed on 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 (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 in 2021	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2018/01451	Fiveland's Allotment	Outline application for the construction of up to 49 dwellings including details of access	Resolution to Approve – 29/05/2019. S106 signed in 20/21 period (06/04/20) Detailed application (P/2019/01465) submitted for 64 affordable units – awaiting determination	Agent confirmed that they anticipate the site will be delivered in the next 5 years	Site under construction, no completions on site yet
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 in 20/21 period (06/04/20)	Agent confirmed that they expect the site will be developed within the next 5 years	Site under construction, no completions on site yet
P/2019/00058	Branston Leas - Phase 5	Outline application for erection of up to 120 dwellings and associated works including details of access (Phase 5)	Resolution to Approve – 02/09/2020. S106 due to be signed shortly.	S106 awaiting signatories	Application in addition to the original outline application for 660 units

## **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.

<b>Site Address</b>	<b>Application Description</b>	<b>Monitoring Comments</b>
Land adjacent to Mill House, Main Street, Tatenhill, Staffordshire	Erection of a detached dwelling	In line with the Neighbourhood plan
The Old Crossing, Hook Lane, Crakemarsh, ST14 5AS	Demolition of part of kennel building and blockwork runs to facilitate the conversion to form a dwelling including rear extension.	Conversion in line with SP8
Barn on, Watery Lane, Uttoxeter, ST14 8RZ	Conversion of existing agricultural barn to form a dwelling and installation of a package treatment plant	Conversion in line with SP8
Red Barn, Riddings Farm, Moisty Lane, Marchington, ST14 8JY	Conversion and alterations of existing barn to form dwelling, including pitched roof over existing flat roofed extension, satellite dish and air source heat pump, erection of a detached garage/workshop	Conversion in line with SP8
Agricultural Building at, Cuckoo Cage Lane, Tatenhill, Staffordshire	Conversion, alterations and single storey rear extension to existing agricultural building to form a dwelling including the demolition of a lean-to rear extension	Conversion in line with SP8
Barn A, Poplar Farm, Poplar Farm Road, Abbots Bromley, Bromley Hurst, Staffordshire, WS15 3AY	Conversion of existing agricultural barn to form a dwelling, erection of a single storey side extension and installation of a septic tank.	Conversion in line with SP8
Bell House Farm, Bell House Lane, Anslow Gate, Staffordshire, DE13 9PA	Conversion of offices (Class B1) to dwelling (Class C3) including formation of access and new driveway and replacement of window on the north-east elevation with a doorway (Amended Scheme)	Conversion in line with SP8
Newlodge Farm, Knightsfield Road, Hanbury, DE13 8TH	Conversion and alteration of redundant stable block to form a dwelling and installation of package treatment plant	Conversion in line with SP8
20 Didcot Drive, Marchington, Staffordshire, ST14 8LT	Change of use of land to residential curtilage and erection of single storey garage extension to north-west side of dwelling	In Line with SP8



Whitewood Lodge, Sich Lane, Whitewood, Yoxall, DE13 8NS	Conversion including addition of new windows and doors of agricultural building to form dwelling and installation of septic tank	Conversion in line with SP8
Leafields Farm, Hadley Street, Yoxall, Staffordshire, DE13 8NB	Conversion and alterations of agricultural buildings to form three detached dwellings, erection of two detached dwellings, demolition of 3 agricultural buildings	Conversion in line with SP8
Bents Cottage, Lane From Hothill Lane To Field Lane, The Bents, Withington, ST10 4QD	Continued use of former annexe as separate dwelling including new window to side	Application refused
Land adj to Sunset House, Main Road, Anslow, DE13 9QD	Erection of a detached chalet bungalow, including alterations to driveway and parking area of Sunset House and boundary fence	In line with the Neighbourhood plan
Land at the Brookhouse Hotel, Brookside, Rolleston on Dove, Staffordshire, DE13 9AA	Conversion of former hotel and coach house to create 10 residential units including the demolition of an existing conservatory and small section of hotel	Conversion in line with SP8. Should also be as a loss of Hotel be in SP22 & SP15
Woodland Croft, Yoxall Road, Morrey, Yoxall, DE13 8NJ,	Erection of agricultural workers dwelling Including retention of temporary static caravan until first occupation	Application refused
Oak Cottages, 12 Dovecliff Road, Rolleston On Dove, Staffordshire, DE13 9AU	Conversion of existing dwellinghouse into 3 flats	Application refused
Birchwood Kennels, Bow Meadow Lane, Newborough End, Newborough, DE13 8SR	Conversion and alterations to outbuilding to form a dwelling including raising of ridge height and associated demolition of three other outbuildings	Conversion in line with SP8
Barn at Scotch Hills Lane, Newchurch, Staffordshire	Alterations and conversion of agricultural building to form two dwellings and formation of new access	Conversion in line with SP8
Office, Park Grange, Bramshall Road, Uttoxeter, Staffordshire, ST14 5BD	Conversion of office and storage building to a residential dwelling	Conversion in line with SP8
Elms Farm, Wootton Road, Ellastone, DE6 2GU	Conversion and alterations of two detached buildings to form dwelling and erection of a single storey link extension	Conversion in line with SP8
Oaklands Farm, Bustomley Lane, Morrilow Heath, ST10 4PE	Retention of a mobile home and amenity area for an agricultural worker for a period of 3 years and installation of a biodisc treatment plant	In Line with SP8
Radmore Wood Farm, Radmore Lane, Abbots Bromley, WS15 3AS	Raising of height of existing storage building to form two storey dwellinghouse, erection of a single storey extension to create garage and workshop, demolition of existing hay barn	Conversion in line with SP8
The Game Larders, Rangemore Hall, Rangemore, DE13 9RE	Conversion of two Game Larders together with link extension including a single storey extension to form a single dwelling	Conversion in line with SP8
Roycroft Farm, Bramshall Road, Uttoxeter, ST14 7PF	Erection of two detached dwellings, a detached garage, lych gate, gates and associated landscaping	In line with the NPPF
Tripey Oaks Farm, Watery Lane, Beamhurst, Uttoxeter, ST14 5DZ	Siting of a mobile home for three years to provide accommodation for a key agricultural worker and installation of a domestic sewage plant	In Line with SP8

Dovecliffe Farm, Barrowhill, Rocester, Staffordshire, ST14 5BX	Conversion, alteration and separation of existing ancillary wing to form dwelling including single storey extension on west elevation and two chimneys (Revised Scheme)	Conversion in line with SP8
Former Dementia Care Centre, Goose Lane, Abbots Bromley, Staffordshire, WS15 3DE	Change of use of former dementia centre to form 2 dwellings including a single storey extension to the East elevation with balcony above.	Conversion in line with SP8
Land off Forest Road, Shobnall, Burton upon Trent, DE14 2BD	Erection of 64 affordable dwellings on eastern part of the site and construction of vehicular access and associated works	Amendments to previously approved scheme
Church Farm, High Street, Stramshall, ST14 5AL	Outline application for the erection of a dwelling including details of access, layout and scale	Application refused
Part of Coulters Hill Farm, Kingstanding, Burton Road, Needwood,	Outline application for the erection of an agricultural workers dwelling including details of means of access	In Line with SP8
Acp Concrete Ltd, Wood Lane Business Centre, Wood Lane, Uttoxeter, Staffordshire, ST14 8JR	Prior Approval for the conversion of office (Class B1(a)) to dwellinghouse (Class C3)	Conversion in line with SP8
The Boskins, Pinfold Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AF	Prior Approval for the conversion of agricultural building to a dwelling house	Conversion in line with SP8
The Barn, Pinfold Lane, Abbots Bromley, Staffordshire, WS15 3AF	Prior Approval for the conversion of existing redundant agricultural building to form a dwelling	Conversion in line with SP8
Proposed barn conversion, Ashbrook Farm, Orange Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AX	Prior Approval for the conversion of agricultural building to form dwelling.	Conversion in line with SP8
Barn Conversion, Willriding Lane, Ellastone, Staffordshire	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Land At, Moors Farm Radmore Lane, Abbots Bromley, Staffordshire, WS15 3AN	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8

### **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 five applications for education infrastructure during the 2020/21 period. Two for the provision of additional classrooms at Fountains Primary School and John Taylor High School whilst the others were for improvement to existing facilities at schools across the Borough. In addition, South Derbyshire consulted the Council in relation to an application at Paulet High School for the erection of two senior football pitches.

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 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 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

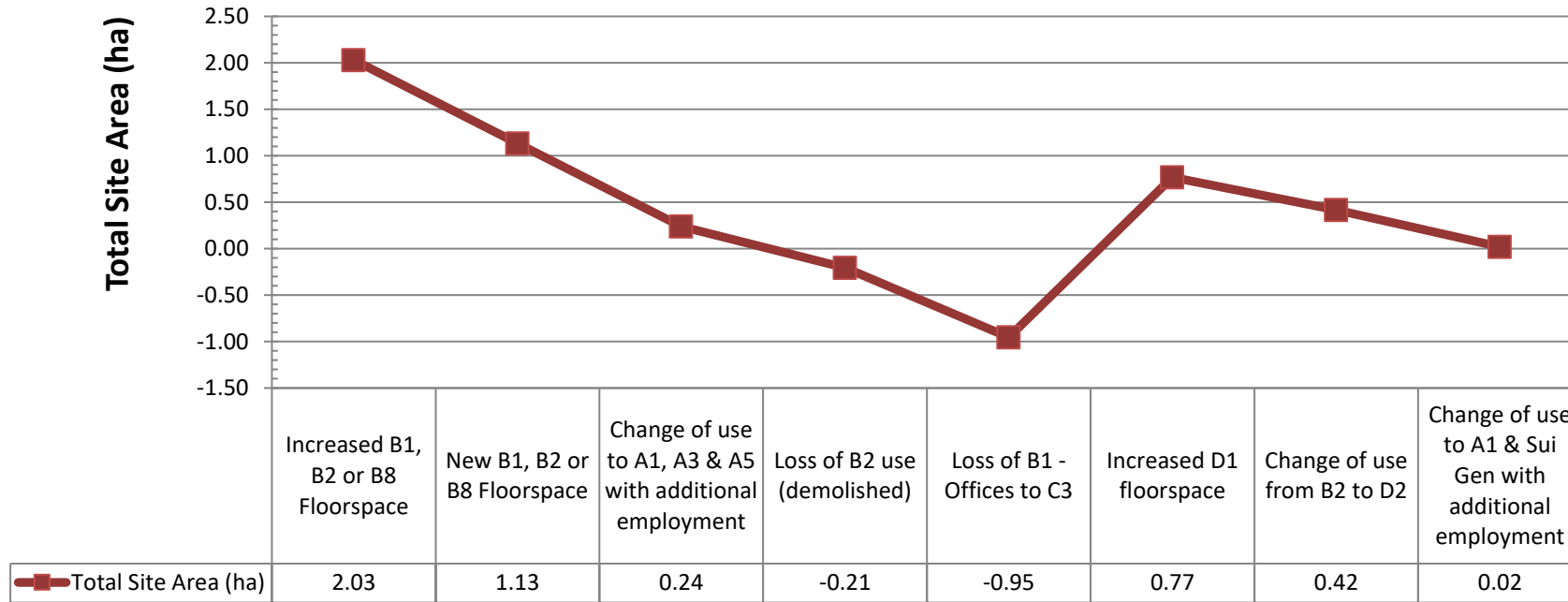
within Burton upon Trent. However there remains approximately 100 ha of good quality employment land still available as set out in the Employment Land Review (ELR) 2013 and the approvals as set out below.

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
The Coach House Dunstall Road Barton Under Needwood DE13 8AX	0.03	Loss of office (A2 use) to C3 use
2 High Street Uttoxeter Staffordshire ST14 7HU	0.01	Loss of office (A2 use) to C3 use
2 - 3 St Pauls Square Burton Upon Trent Staffordshire DE14 2EZ	0.12	Loss of B1 Office use to C3 use
1 St Pauls Square Burton Upon Trent Staffordshire DE14 2EF	0.11	Loss of B1 Office use to C3 use
10 Ashbourne Road Uttoxeter Staffordshire ST14 7AZ	0.07	Loss of B1 Office use to C3 use
Former Burton Adult Training Centre Shobnall Street Burton upon Trent DE14 2HE	0.53	Loss of D1 Office use to C3 use
3 Derby Road Burton Upon Trent Staffordshire DE14 1RU	0.09	Loss of B1 Office use to C3 use
Brookside Business Park Brookside Road Uttoxeter Staffordshire ST14 8AU	0.21	Loss of B2 use (demolished)

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
Roycroft Farm (Slaughter House) Bennetts Lane Bramshall ST14 5BG	0.16	Increased B2 floorspace
Castle Hayes Park Farm Castle Hayes Lane Tutbury DE13 9HL	1.13	New B8 floorspace
4 Dale Street Burton Upon Trent DE14 3TE	0.07	Increased B8 floorspace
Briggs House Derby Street Burton Upon Trent DE14 2LH	1.57	Increased B2 floorspace
Former HSS Shop, Wellington Road Retail Park Wellington Road Burton Upon Trent DE14 2AP	0.24	Change of use from A1 to provided mixed use A1/A3/A5
Unit 9 Burton Enterprise Park Hawkins Lane Burton Upon Trent Staffordshire DE14 1QG	0.23	Change of use from B1 to B2
Queens Hospital Belvedere Road Burton upon Trent Staffordshire DE13 0RB	0.77	Increased D1 floorspace
Unit 3 Q Block Oxford Street Burton upon Trent DE14 3PG	0.33	Change of use from B2 to D2
Plot 10 4 Lancaster Park Newborough Road Burton on Trent Needwood DE13 9PD	0.02	Change of use from B2 to D2
The Vestry Springfield Road Uttoxeter Staffordshire ST14 7JX	0.02	Change of use to mixed A1 & Sui Gen uses with additional employment
Unit 20 Yeoman Industrial Estate Wharf Road Burton upon Trent Staffordshire DE14 1PZ	0.06	Change of use from B2 to D2

## 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 Cattery to a new Farm shop 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
The Views, 23 Lodge Hill, Tutbury, DE13 9HF	Change of use of double garage for the storage of wines & beers and marketing materials (ice buckets, dummy bottles, mobile bars)	Increased B8 floorspace

Site Address	Development Description	Monitoring Comments
Agricultural Building at Barleyfields, Dunstall Lane, Stoneyford, Barton under Needwood, DE13 8BW	Retention of use of part of an agricultural building to commercial storage (Class B8)	Continued use as B8 storage
Hob Hill Cottage, Stone Road, Bramshall, ST14 8SQ	Erection of a detached building to form a cattery and installation of package treatment plant	New rural business
Smithy Farm, Mill Lane, Gratwich, ST14 8SE	Continued use of part of farmyard for dog breeding (Class Sui Generis), retention of kennels and erection of a whelping shed and store and proposed provision of an acoustic fence enclosure along with associated vehicular access and parking facilities (Revised scheme)	Continued use as dog breeding & kennels
Units 316, 316B, 316C, 316G and Units 317, 317B, 317C, 317G, Fauld Industrial Estate, Fauld Lane, Fauld, DE13 9HS	Internal and external alterations including change of use of Unit 317G to Office (Class B1) and installation of a mezzanine floor	Change of use as B1 Office
Moors Farm, Radmore Lane, Abbots Bromley, WS15 3AN	Insertion of roller shutter doors, new walls, roofing and replacement cladding materials to an existing storage building	Improvement to existing business
Bell House Gate Farm, Bell House Lane, Anslow Gate, Staffordshire, DE13 9PA	Increase caravan storage from 12 to 16 pitches	Increased B8 floorspace
Longcroft Farm, Longcroft Lane, Yoxall, DE13 8NT	Conversion and alterations to existing agricultural building for use as Class B8 Storage	Change of use as B8 Storage
Land adjacent to Beamhurst View, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire	Change of use of land and erection of a detached building for use as a workshop/storage/office associated with the formation of landscape contractors yard (Sui Generis) and erection of a 2m high fence and gates	New B1, B2 & B8 Units
Land North of, Poplars Mobile Home Park, Stubby Lane, Draycott In The Clay, Staffordshire, DE6 5BU	Retention of a storage container	Continued use as B8 storage
Bramshall Industrial Estate, Bramshall, ST14 8SH	Erection of extensions to existing manufacturing unit	Increased B2/B8 floorspace
Willpower Hire Ltd, Castle Point Business Park, Fauld, DE13 9BA	Erection of a detached building to provide office accommodation, workshop/storage and wash off area for toilet hire business	Improvement to existing business
Land off Byrkley Drive, Burton upon Trent, Rangemore,	Siting of a container for storage of forestry equipment and machinery for the maintenance and management of the woodland (Amended siting and change to external finish)	Improvement to existing business
Agricultural Store Adjacent to Storybrook Bungalow, Bagots Park Dunstall Lane, Abbots Bromley, Staffordshire, WS15 3ER	Prior Approval for the change of use from agricultural storage to offices (Class B1)	Change of use as B1 Office
Woodlane Hall Farm, Dunstall Lane, Yoxall, Staffordshire, DE13 8PH	Prior Approval for the change of use of agricultural building to form retail unit	Change of use as A1 retail
Thorswood Grange, Dale Lane, Stanton, Staffordshire, DE6 2BY	Prior Approval for the change of use of farm building to farm shop	Change of use as A1 retail

## 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, Hotels or Caravan and Camping

- 6 new holiday lets across the borough
- 1 x New Camping site and associated facilities



### Gym & other D2 uses

- 3 x New Gyms within the Burton area



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

- Improvements to existing bowls pavilion and golf club
- 3 x New building/Extension at existing Leisure facilities
- Improvement at existing tourism facility in Burton

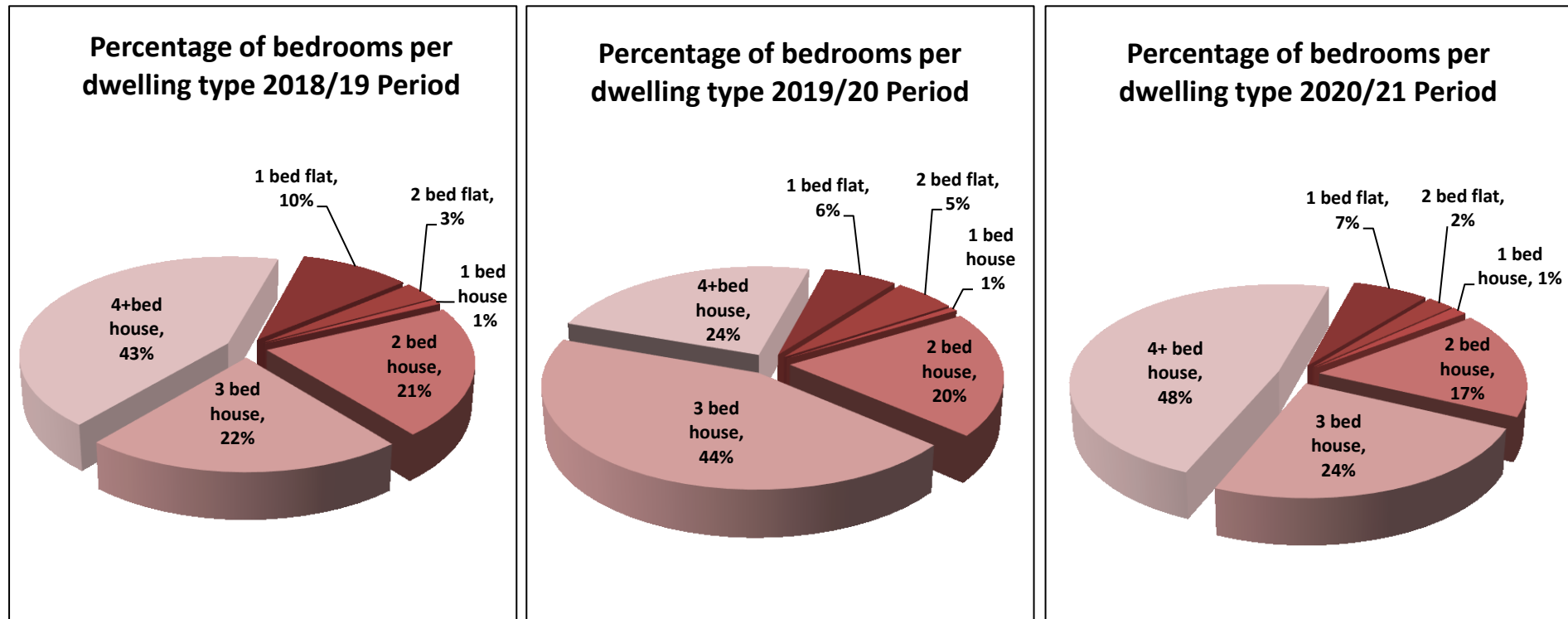
## SP16: Meeting Housing Needs

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 17 other applications which have not been included in the 2020/21 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 within the monitoring period. Two for new residential care homes in Burton upon Trent for up to six residents in each. One resulted in five additional rooms at an existing care home in Hoar Cross and one resulted in two additional rooms and other improvements for visitors at an existing care home in Uttoxeter.

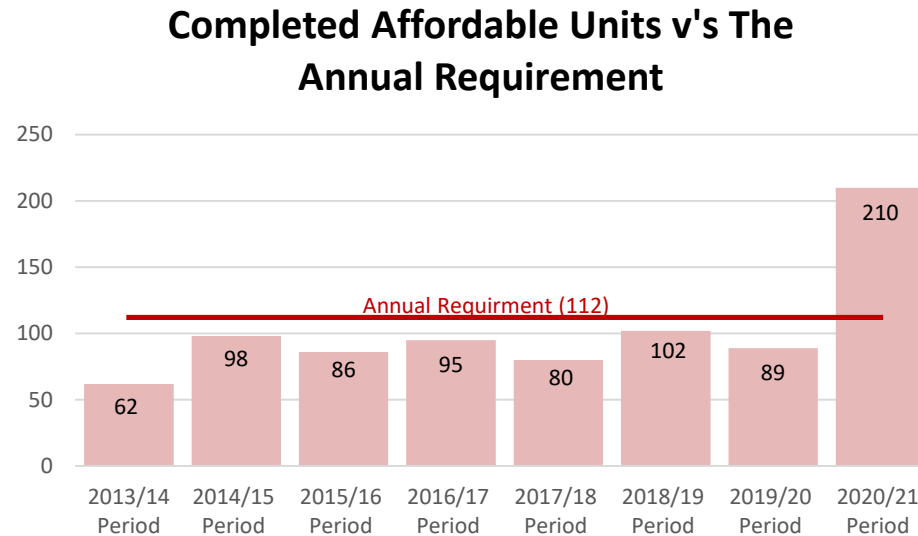
Indicator > 3. Number of homes built to Building Regulations requirement M4(2).  
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

Whilst a number of the major applications have provision for M4(2)/Lifetime homes standard dwellings, none were completed within the monitoring period.

### **SP17: Affordable Housing**

Indicator > Number of affordable houses built each year.

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



Sixteen applications included completed Affordable Housing units within the monitoring period providing 210 affordable homes within the Borough, mostly within Burton upon Trent.

The increase is due to major sites being well underway, therefore completing the Affordable units expected on the site and four applications being completed within the period that we 100% Affordable housing sites.

### **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).

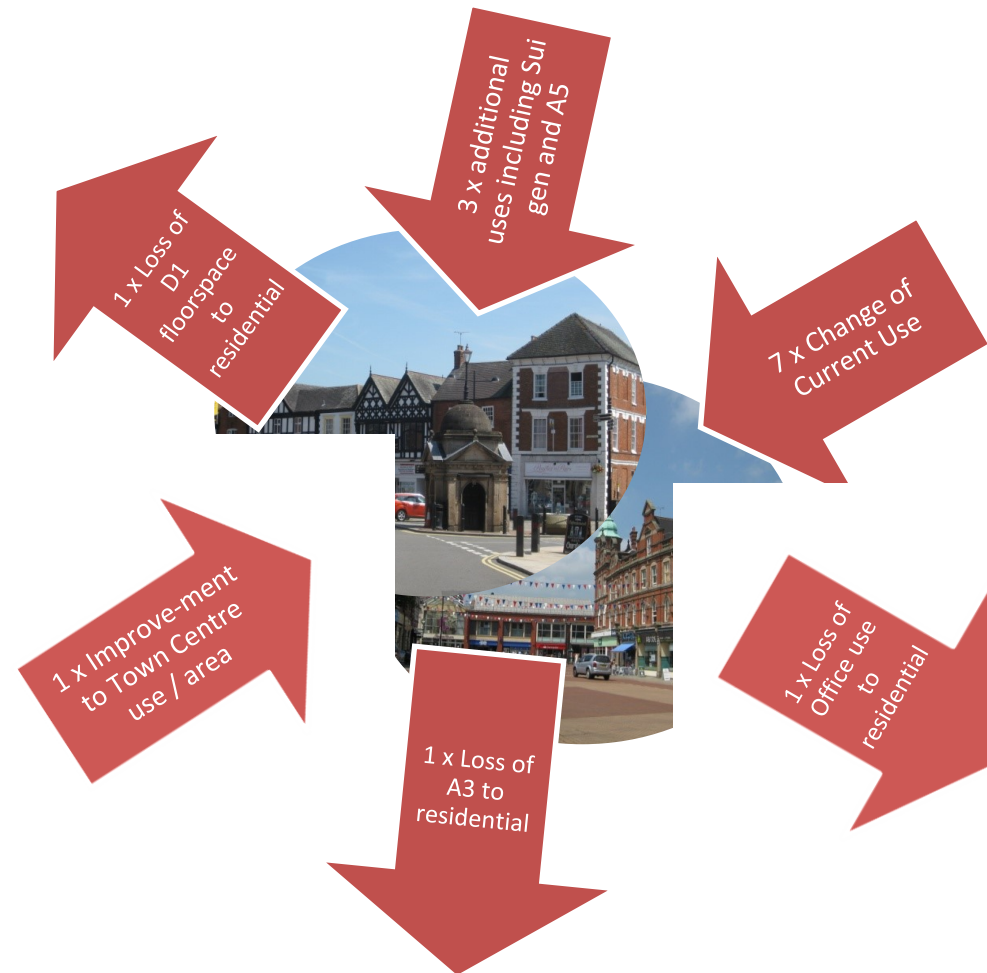
Target > Requirement set out in evidence.

- 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. One major retail application was approved within the monitoring period, the application was accompanied by a retail assessment and a Uttoxeter town centre health check.

## SP22: Supporting Local Communities

Indicator > Number of community facilities lost.

Target > Loss of facilities contrary to policy.

Fourteen 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
1 Park Street and 2 Park Place Uttoxeter Staffordshire ST14 7AE	Conversion and alterations of glass shop and dwelling to form two separate dwellings including demolition of conservatory on rear elevation	Loss of A1 unit to C3 dwellings in Uttoxeter
Restaurant Above 25 Station Street Burton upon Trent Staffordshire DE14 1AU	Change of use from Class A3 Restaurant to Class C3 Dwelling houses to form three apartments including the installation of new and replacement windows	Loss A3 unit to C3 dwellings in Burton
Duke Of York (Pub) 28 Victoria Street Burton Upon Trent DE14 2LP	Change of use of existing public house and existing residential accommodation to form a mixed use development comprising Micro Ale Bar (Class A4 Drinking Establishment) with first floor extension to provide 5 apartments and erection of detached building t	Loss of Public House (A4) to micro pub, further application for the loss of micro pub to C3 dwellings
6 A Main Street Barton under Needwood Staffordshire DE13 8DP	Change of use from retail Class A1 to flat Class C3 including replacement front window	Loss of A1 unit to C3 dwelling in Burton
343 Uxbridge Street Burton Upon Trent DE14 3JS	Retention of use of former shop to form 1-bed studio flat	Loss of A1 unit to C3 dwelling in Burton
Land at the Brookhouse Hotel Brookside Rolleston on Dove Staffordshire DE13 9AA	Conversion of former hotel and coach house to create 10 residential units including the demolition of an existing conservatory and small section of hotel	Regeneration of former, long-time vacant Hotel to C3 dwellings
Units 1 and 2 Farmer Court, High Street Tutbury DE13 9LP	Conversion of existing shop units to create a ground floor flat and internal alterations to form extension to existing first floor flat	Loss of A1 unit to C3 dwellings in a Tier 1 village

Site Address	Development Description	Monitoring Comments
34 Bridge Street Uttoxeter ST14 8AP	Erection of a single storey rear extension, rear fire escape, alterations to existing rear pitched roof to form flat roof, alterations to doors and windows to rear, alterations to layout on first and second floors to form an additional flat	Loss of A1 unit to C3 dwellings in Uttoxeter
119 Waterloo Street Burton Upon Trent Staffordshire DE14 2NF	Change of Use of ground floor from A1 (Salon) to C3 (Flat) and erection of a single storey rear extension	Loss of A1 Hairdressers unit to C3 dwelling in Burton
Garage School House Lane Abbots Bromley Staffordshire	Demolition of redundant building and erection of a dwelling.	Regeneration of a former, long time vacant commercial garage to a C3 dwelling in a tier 2 village
139 Derby Street Burton upon Trent Staffordshire DE14 2LF	Change of use of two ground floor units from Retail (Class E) to two Apartments (Class C3) with associated external alterations	Loss of A1 unit to C3 dwelling in Burton
Former Dementia Care Centre Goose Lane Abbots Bromley Staffordshire WS15 3DE	Change of use of former dementia centre to form 2 dwellings including a single storey extension to the East elevation with balcony above.	Loss of Dementia Care facility (D1) to C3 dwellings in a Tier 2 village
Fivelands Allotments Stanton Road Stapenhill Burton upon Trent Staffordshire	Erection of 64 affordable dwellings and construction of vehicular access (amended plans)	Loss of Allotments and associated open space to C3 dwellings
Coopers Arms 95 Anglesey Road Burton Upon Trent Staffordshire DE14 3PF	Change of use from Class A4 (Drinking Establishment) to a mixed use of Class A3 (Restaurant and Café), Class D2 Community Centre with ancillary Class D1 non-residential education and training centre and crèche (Amended Description)	Regeneration of a long time vacant Public house (A4) to a (D2) community centre and associated mixed uses within Burton

## 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, woodland planting and SUD's.

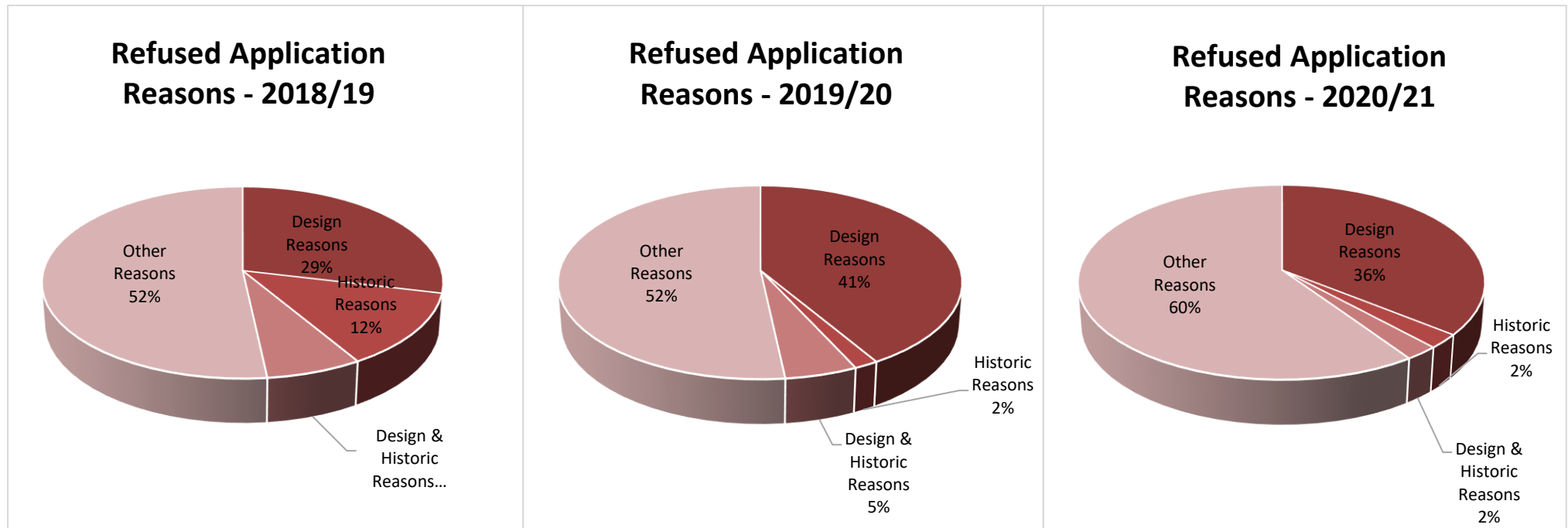
## SP24 & SP25: High Quality Design & Historic Environment

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 application. Delivery is dependent on site completion.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>	<b>Application/Site Status</b>
Burton Rugby Club Lichfield Street Burton upon Trent Staffordshire	Hybrid planning application seeking full Planning Permission for the demolition of the existing rugby club and associated buildings at Burton Rugby Club and former Dominos, and the erection of new buildings including a foodstore (Use Class A1) and three new retail units (Use Classes A1 (Retail) / A2 (Financial and Professional Services) / A3 (Food and Drink) /A4 (Drinking Establishments) / A5 (Hot Food Takeaway) and D2 (Assembly and Leisure)) and associated works and Outline Planning permission for retail, drive thru cafe or restaurant (Use Classes A1/ A3 (Food and Drink) / A4 (Drinking Establishments)/ A5 (Hot Food Takeaway	Off-Site National Forest Planting contribution of £11,060.00 index linked.	Under Construction as at March 2021

The National Forest normally provides a breakdown of the planting undertaken by them in the borough during the monitoring period but due to the current Pandemic situation they are unable to report any projects at this time. This will be reported on next year.

## **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 not been able to provide the data for indicators 1 and 2 during the 2020/21 period. This will be reported on next year.

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

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

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

Site Address	Development Description	Monitoring Comments
Fiveland's Allotments Stanton Road Stapenhill Burton upon Trent Staffordshire	Erection of 64 affordable dwellings and construction of vehicular access (amended plans)	Provision of SUDS feature
Howards Transport Clays Lane Branston DE14 3HS	Reserved Matters application relating to P/2014/01460 for the construction of 86 dwellings including details of appearance, landscaping, layout and scale (AMENDED PLANS RECEIVED 26.06.19)(Revised Drainage Strategy received 26.06.2019)	Condition in relation to implementing the approved Drainage Strategy
Former Imex Business Centre Shobnall Road Burton Upon Trent DE14 2AU	Reserved Matters application relating to P/2019/00056 for the erection of 125 residential dwellings (Class C3) including details of appearance, landscaping, layout and scale	Provision of SUDS feature
Land off Aviation Lane Burton upon Trent Staffordshire	Erection of 128 no. affordable dwellings and construction of vehicular access (Description and Plans Revised)	Provision of SUDS feature
(PH4) Lawns Farm Shobnall Road Shobnall Burton-upon-Trent	Reserved Matters application relating to P/2012/01467 for the erection of 190 dwellings and associated garaging and bin/cycle store, new vehicular access off Shobnall Road, public open space, public right of way connections and associated works including	Provision of SUDS feature on this phase
Telephone Exchange Fleet Street Burton upon Trent Staffordshire DE14 3RS	Prior Approval for the conversion of office (Class E) to 20 apartments (Class C3)	Condition in relation to flood mitigation measures

### **SP28: Renewable and Low Carbon Energy Generation**

Indicator > Number of low carbon and renewable energy schemes installed in the Borough.

Target > In line with national targets for renewable energy generation

In this monitoring period there were two applications proposing roof mounted solar panels, one application for a ground source heat pump, one for an underground Bio LPG tank and four applications proposing air source heat pumps.

In addition, there were four major 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 eleven 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 and Swift bricks.

### **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 during the 2020/21 monitoring 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.

There have been four applications resulting in the loss of gyms within the monitoring period, one in Uttoxeter and three in Burton. There has also been a loss of allotments and associated open space in Stapenhill. The following applications have been approved providing new Gyms or improvements to existing recreation/sports facilities within the Borough.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>
Unit 3 Q Block Oxford Street Burton upon Trent DE14 3PG	Change of use of building for use as (Class D2) for group exercise and personal training	New Gym facility in Burton
Plot 10 4 Lancaster Park Newborough Road Burton on Trent DE13 9PD	Change of use from B2/B8 use to a Leisure/Gym	New Gym facility on the outskirts of Burton
Unit 20 Yeoman Industrial Estate Wharf Road Burton upon Trent DE14 1PZ	Change of use of building for use as (Class E) as a Personal Training Studio	New Gym facility in Burton

Sports Pavilion Clays Lane Branston Staffordshire DE14 3HT	Erection of a single storey front extension	Improvements at existing Sports facility in Burton
Holland Sports Club Potters Way Barton Under Needwood DE13 8BB	Erection of a detached building for use as a function room and catering unit	Improvements at existing Sports facility in a Tier 1 village.
Uttoxeter Golf Club, Wood Lane, Uttoxeter, ST14 8JR	Retention of a covered teaching bay	Improvements at existing Sports facility in Uttoxeter.

### **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, ten provided a health impact assessment and/or air quality/acoustic/contamination assessments. 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 four applications where a S106 has been signed to secure contributions.

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Fiveland's Allotments Stanton Road Stapenhill Burton upon Trent	Erection of 64 affordable dwellings and construction of vehicular access	Transport assessment submitted	Under Construction as at March 2021
Former Imex Business Centre Shobnall Road Burton Upon Trent	Reserved Matters application relating to P/2019/00056 for the erection of 125 residential dwellings (Class C3) including details of appearance, landscaping, layout and scale	Transport assessment submitted. Additional Travel Plan Contribution not exceeding = £6,760.00 index linked (only applicable if the number of dwellings exceeds 125)	Under Construction as at March 2021

Site Address	Development Description	Monitoring Comments	Application/ Site Status
(PH4) Lawns Farm Shobnall Road Shobnall Burton-upon-Trent	Reserved Matters application relating to P/2012/01467 for the erection of 190 dwellings and associated garaging and bin/cycle store, new vehicular access off Shobnall Road, public open space, public right of way connections and associated works including	Transport assessment submitted	Under Construction as at March 2021
Queens Hospital Belvedere Road Burton upon Trent Staffordshire DE13 0RB	Erection of a three storey extension to existing treatment centre building to provide new ward accommodation	Condition to submit a travel plan within six months of the first occupation of the building	Complete @ March 2021
Land at the corner of Old Knotty Way Uttoxeter Staffordshire	Erection of a single storey detached building to form a Class A1 foodstore, together with car parking, landscaping, lighting, fencing and associated works	Transport assessment and Travel Plan submitted	Under Construction as at March 2021
Burton Rugby Club Lichfield Street Burton upon Trent Staffordshire DE14 3RH	Hybrid planning application seeking full Planning Permission for the demolition of the existing rugby club and associated buildings at Burton Rugby Club and former Dominos, and the erection of new buildings including a foodstore (Use Class A1) and three new retail units (Use Classes A1 (Retail) / A2 (Financial and Professional Services) / A3 (Food and Drink) /A4 (Drinking Establishments) / A5 (Hot Food Takeaway) and D2 (Assembly and Leisure)) and associated works. Outline Planning permission for retail, drive thru cafe or restaurant (Use Classes A1/ A3 (Food and Drink) / A4 (Drinking Establishments)/ A5 (Hot Food Takeaway)- REVISED PLANS RECEIVED	S106 Travel Plan Sum = £12,138.00 index linked. Transport Assessment & plan submitted	Under Construction as at March 2021
Land off Aviation Lane Burton uponTrent Staffordshire	Erection of 128 no. affordable dwellings and construction of vehicular access (Description and Plans Revised)	Travel Plan sum = £11,900.00 index linked	Under Construction as at March 2021
Land to the west of Uttoxeter A50 Bypass Uttoxeter	Reserved Matters application relating to P/2013/00882 for the construction of a new first school and associated works including details of access, appearance, landscaping, layout and scale (Revised Plans received)	Travel Plan Monitoring Fee = £6,895.00 index linked.	Not commenced as at March 2021

## 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
Woodside Bungalow, Burton Road, Hanbury, DE13 8TN	Demolition of existing bungalow, erection of a replacement dwelling and detached garage	Conditional Approval - delegated
The Wootons, Hollington Road, Croxden, ST14 5JD	Demolition of existing dwelling and erection of a replacement dwelling	Conditional Approval - delegated
Clematis Cottage, Lichfield Road, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3BA	Demolition of existing dwelling and garage and erection of a replacement dwelling and new septic tank and oil tank.	Conditional Approval - delegated
Pipers Croft, Wood Lane, Uttoxeter, ST14 8JR	Erection of a 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

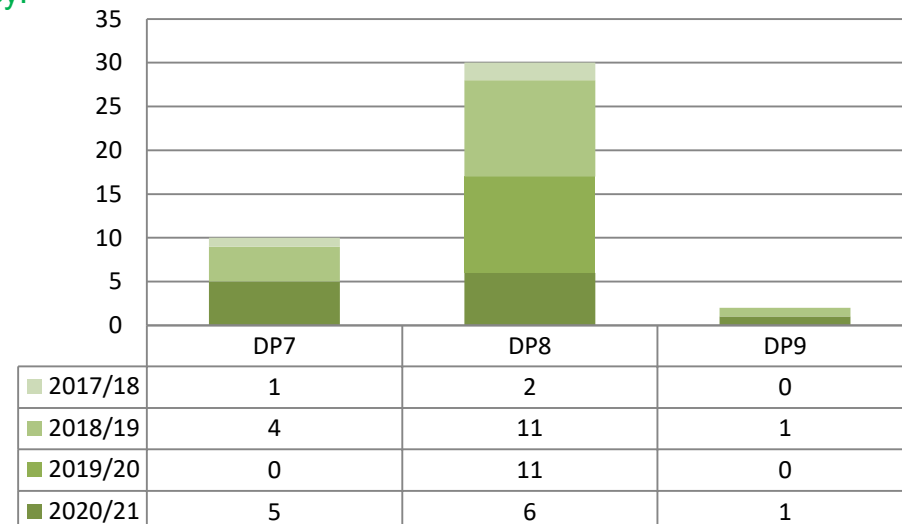
Indicator > Number of planning permissions approved contrary to policy.

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.

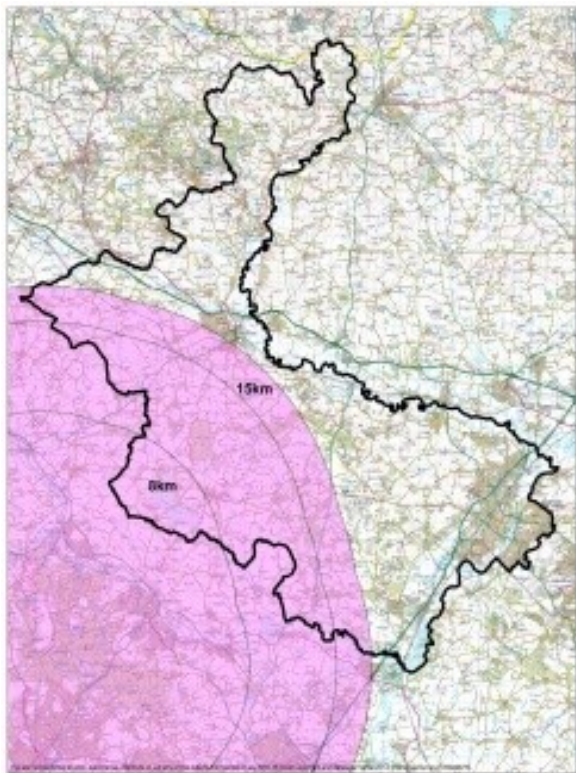
Two applications were submitted to the Council proposing the creation of wildlife ponds. In addition many of the SUDS features, referenced under strategic policy 27 may also provide local opportunities for water based recreation when completed.

## DP11: European Sites

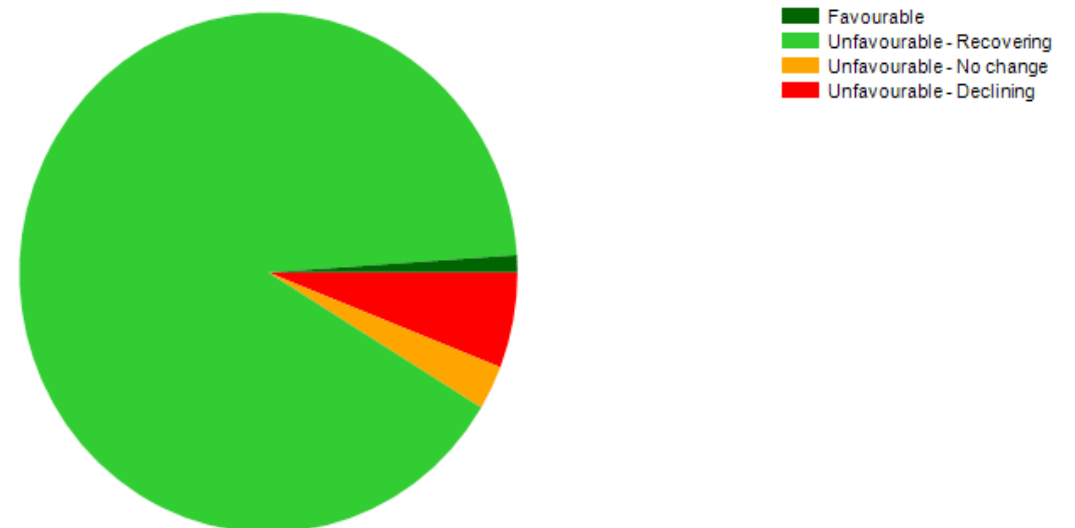
Indicator > Condition of the European sites.

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. A guidance document was adopted within the previous monitoring period which ensures mitigation will be provided in line with the policy.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 20<sup>th</sup> August 2021 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 five 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 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.

## Contact Details

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

### Planning Policy Team

The Town Hall  
Kind Edward Place  
Burton upon Trent  
DE14 2EB

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

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