

East Staffordshire Borough Council
Local Development Framework



Annual Monitoring Report

2011

CONTENTS

CONTENTS.....	2
EXECUTIVE SUMMARY	3
SECTION 1: INTRODUCTION	6
SECTION 2: EAST STAFFORDSHIRE IN CONTEXT.....	10
SECTION 3: CHALLENGES AND OPPORTUNITIES	15
SECTION 4: LDS IMPLEMENTATION	15
SECTION 5: POLICY IMPLEMENTATION ASSESSMENT	20
BUSINESS DEVELOPMENT AND TOWN CENTRES	29
HOUSING.....	34
ENVIRONMENTAL QUALITY	39
GLOSSARY.....	41

EXECUTIVE SUMMARY

This is the seventh Annual Monitoring Report produced by East Staffordshire Borough Council. It describes progress in starting work on the new LDF and presents monitoring data for the period from 1st April 2010 to 31st March 2011 and to 31st October 2011 for housing data.

Progress on Development Plans

The report covers a transitional period between the adoption of a reviewed Local Plan for the Borough in July 2006 and the progression into the new Local Development Framework process. The Council's Local Development Scheme (LDS) sets out details of documents that will make up the Borough's Local Development Framework. Since the Council's first LDS which was approved by Government Office for the West Midlands (GOWM) in August 2005 the LDS has been reviewed a number of times to reflect a changing portfolio of Local Development Documents (LDDs) and consultation timeframes. The latest LDS came into effect on 2nd June 2010. This monitoring report outlines progress on the latest LDS however the Council will be revising the LDS in 2012 to indicate the change in the time-scale programme for the preparation of Local Development Documents (see explanation in paragraph below). As there are currently no replacement LDF policies the performance has been monitored against the saved Local Plan policies.

Progress on the Core Strategy continues however the programme for the Core Strategy as set out in the LDS is delayed by approximately 12 months as the Council agreed to defer the consultation on the next stage of the Core Strategy from September 2010 to summer 2011. Since the last AMR the Council has also been working on "*Burton Town centre Strategic Framework*" and the "*Public Realm Action Plan for Burton Town Centre*". During the monitoring year the "*Pirelli Factory Development Brief*" was prepared and adopted by East Staffordshire Borough Council to guide the redevelopment Pirelli site.

Housing

The Phase Two Draft WMRSS Revision requirement for ESBC is 13,000 homes to be met between 2006 and 2026. Whilst the Regional Spatial Strategy (RSS) strategic housing requirements are still part of the development plan, the Localism Act states that it will be for Local Authorities to set targets locally.

East Staffordshire Borough Council is setting its housing requirement by taking the ONS household forecast increase between 2006 and 2031 (11,000) and adding a 2,000 household allowance to cater for the economic growth the Borough is planning for resulting in a total housing requirement of 13,000 between 2006 and 2031. A twenty-five year period, rather than the more usual twenty year period, has been chosen because of the current economic downturn, and a recognition that completion numbers will continue to be low during the first years of the requirement period, with delivery accelerating considerably towards the latter end.

The period 2010/2011 has seen a rise in house building from the previous monitoring year with **313** units being completed which is 45 units more than last year (268). The cumulative completions from April 2006 to 31st October 2011 of 2355 (see Table 11, page 34), as against a requirement of 2860 (520 x 5 ½) leaves a deficit of 505 units which must be made up in the remaining nineteen and a half years to 2031.

The Council has had to manage the transition from an annual average requirement under the Structure Plan of 433 a year to a high annual requirement of 546 units a year. When meeting the Structure Plan requirement, the Council had to control permissions granted by means of a moratorium on developments of 10 units or more to avoid exceeding the requirement by a considerable margin. The clarification of Policy H2 now makes it clear that the moratorium is lifted to help achieve housing requirements. It will be a number of years before permissions and completions reach a level where a new house building rate is reached, and the deficit of 505 units is removed. The current recession has not helped in this respect, as building rates have slowed down.

Against a target to deliver 100 dwellings in 2010-2011, some 145 affordable dwellings were completed.

The Council continued to successfully achieve a very high level of residential development on brownfield land with some 97% of development occurring on these sites which exceeds the 50% target.

Employment

The total area of available land is some 109 ha. During the year despite pressures to release to other uses, no allocations of the Local Plan have been lost to non-employment uses. Some employment sites have been granted planning permission for a change of use to residential development

however this has been very limited and totals an area less than 1 hectare. The Council is developing policies in its emerging LDF to protect valued existing employment from competing new uses.

Local Services

During this monitoring year the “*Pirelli Factory Development Brief*” has been prepared and adopted by East Staffordshire Borough Council to guide the redevelopment of the Pirelli site. It is intended to provide guidance which will ensure that a high quality and sustainable development is achieved and one that will be sympathetic to surrounding uses. More particularly, this is an opportunity to safeguard Pirelli’s existing operations through maximising the development potential of unused land and buildings at the site.

Flood Protection and Water Quality and Biodiversity

Where applications have been approved, after Environment Agency objections due to flood risk, all have been conditioned to ensure the agencies requirements are met. Much increase in biodiversity were achieved by National Forest planting and the restoration of mineral working. For Sites of Biological Interest no sites were lost. No loss was made to Sites of Special Scientific Interest.

SECTION 1: INTRODUCTION

THE PLANNING SYSTEM

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new planning system abolishing County Structure Plans and Local Plans and replacing them with Local Development Frameworks (LDFs).
- 1.2 The Coalition Government is introducing a number of fundamental changes to planning legislation and policy. In December 2010 it published the Localism Bill which includes, amongst other matters, its intention to abolish Regional Spatial Strategies. Subsequently in August 2011 it published for consultation a new draft National Planning Policy Framework to replace most of the existing planning policy statements and guidance. Many of the changes being promoted are designed to simplify processes and procedures and to emphasise the importance of local decision making. They also place a stronger emphasis on the role of the planning system in fostering economic growth.
- 1.3 The Government announced by letter dated 30 March 2011 that it had withdrawn its formal guidance on AMRs. Councils now have much greater freedom to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 1.4 East Staffordshire Borough Council adopted their Local Plan¹ in July 2006 whilst commencing work on the LDF. The replacing of Structure and Local Plans with LDFs aims to focus on spatial planning as opposed to purely land-use planning. Spatial planning addresses social, economic and environmental factors and greater emphasis is placed on public consultation and liaison with stakeholders.

ROLE AND PURPOSE OF THE ANNUAL MONITORING REPORT

- 1.5 This Annual Monitoring Report (AMR) has been prepared by East Staffordshire Borough Council in order to assess the progress of the Local Development Framework (LDF) together with existing Local Plan policies. Consideration of existing policies are also key in determining which policies will be retained and/or revised for the LDF and which will be abolished.
- 1.6 This AMR is the seventh² to be prepared by the Council and it covers the period from 1st April 2010 to 31st March 2011.
- 1.7 Although the use of national Core Output Indicators (COIs) ceased with effect from 1st April 2011 reference to them has been retained where appropriate in this year's report which covers the period up to 31st March 2011.

¹ To view the adopted local plan go to <http://www.eaststaffsbc.gov.uk/Services/Pages/PlanningPolicyLocalPlanReview.aspx>

² To view historic AMRs and all LDF documents please go to <http://www.eaststaffsbc.gov.uk/Services/Pages/PlanningPolicyLocalDevelopmentFramework.aspx>

- 1.8 This year's report follows the general layout and approach established last year. The AMR continues to identify key challenges and opportunities and provides the background against which to consider the need for any necessary revision of spatial policies.
- 1.9 The AMR continues to monitor key issues using selected indicators and relating them to both the saved Local Plan policies and the policies in the adopted Core Strategy and Policies DPD. The core output indicators that are currently monitored by East Staffordshire Borough Council are grouped under the following headings:
- Business development and town centres
 - Housing; and
 - Environmental quality

THE LOCAL DEVELOPMENT FRAMEWORK

- 1.10 At the time of writing, there is still legal debate as to whether or not the LDF must conform with the Regional Spatial Strategy (RSS) which is prepared by the West Midlands Regional Assembly. Ultimately, with the passage through Parliament of the Decentralisation and Localism Bill RSSs will be revoked. The Development Plan for the Borough will thus consist of the LDF and the Minerals and Waste Core Strategies prepared by Staffordshire County Council. Figure 1 on page 7 illustrates East Staffordshire's Development Plan. Documents which are a requirement within an LDF are the Annual Monitoring Report (AMR), Statement of Community Involvement (SCI), Core Strategy, Proposals Map and Site Specific Allocations (which will be incorporated into Core Strategy). Optional documents are Supplementary Planning Documents, Area Action Plans and any other document the LPA requires for their area.
- 1.11 East Staffordshire's LDF is in essence a portfolio of documents which detail both policies and proposals that will direct development within the Borough. The documents comprise:

Local Development Scheme	Provides details of all the DPDs within the LDF and includes a timetable of the development of the DPDs from consultation stage to adoption.
Statement of Community Involvement	Demonstrates methods and processes of community engagement to be undertaken for each DPD.
Core Strategy	Provides the vision for East Staffordshire and sets out the strategic policies whilst providing a framework for succeeding DPDs.
Burton Town Centre Masterplan	Provides a framework for the regeneration of Burton Town Centre.
Infrastructure Planning SPD	Provides policy and a charging schedule in order to ensure that infrastructure is funded both equitably and on time using Community Infrastructure Levy (CIL)/ Planning Obligations.
Design Guide SPD ADOPTED	Provides details to ensure future development within East Staffordshire is of high quality and design.
Re-use of Redundant Rural Buildings SPD ADOPTED	Provides guidance on the conversion and re-use of rural buildings.
Open Space SPD ADOPTED	Provides guidance as to what is expected throughout the

	Borough to ensure sufficient open space of an acceptable standard is provided in accessible locations.
Bargates SPD ADOPTED	Provides guidance on the redevelopment of the Bargates opportunity site in Burton upon Trent town centre.
Derby Road Masterplan/ SPD	Provides guidance on the structure and content of future development along the Derby Road corridor, a strategically important gateway into Burton upon Trent.
Green Infrastructure SPD	Provides guidance to developers and planning officers on the provision and management of GI in the borough.
Housing Choice SPD ADOPTED	Provides guidance for the provision of a choice of housing within the Borough
Sustainable Development and Climate Change SPD	Providing guidance on how to achieve more sustainable development that can adapt to a changing climate and not add to the effects of climate change.

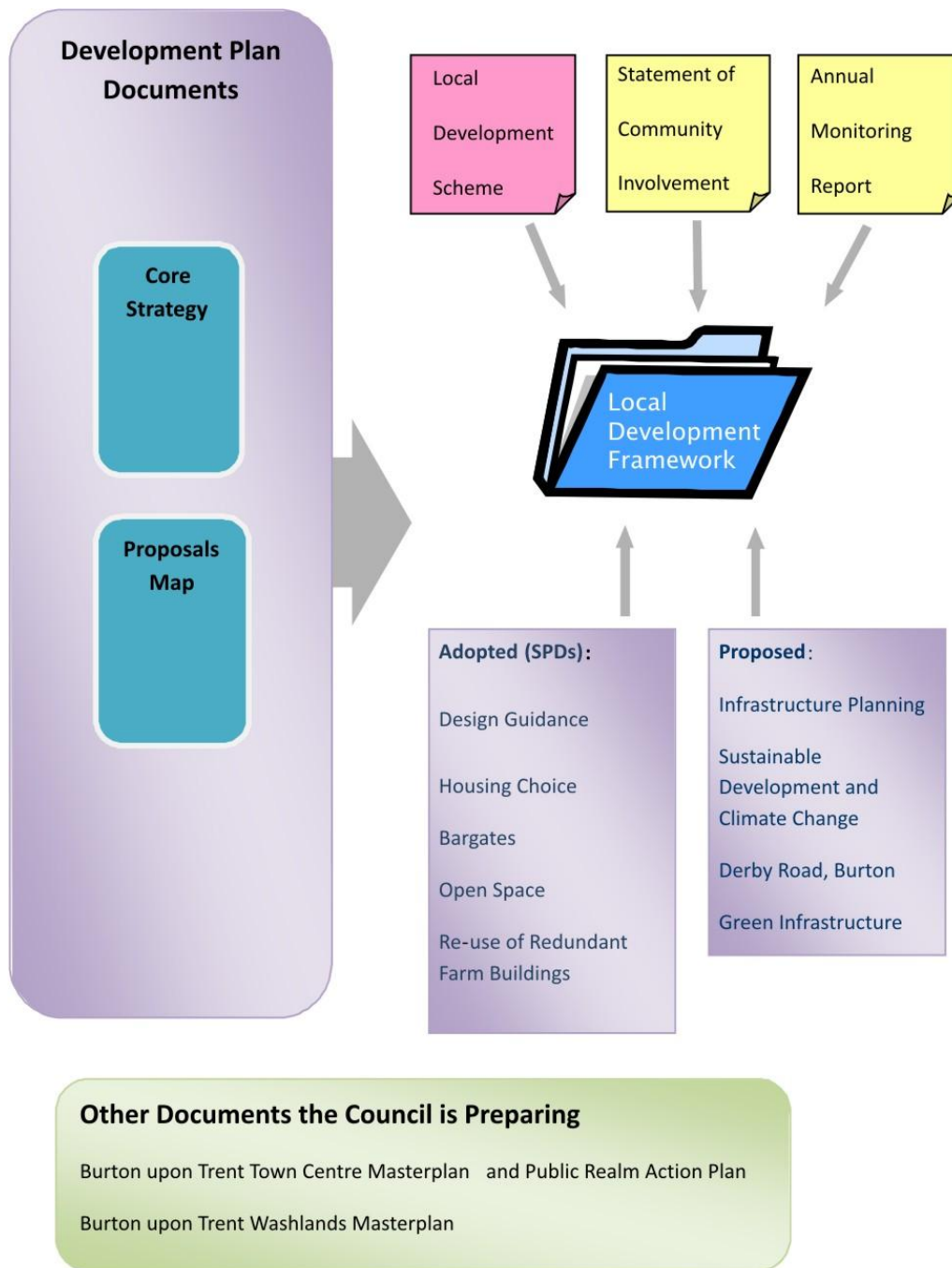
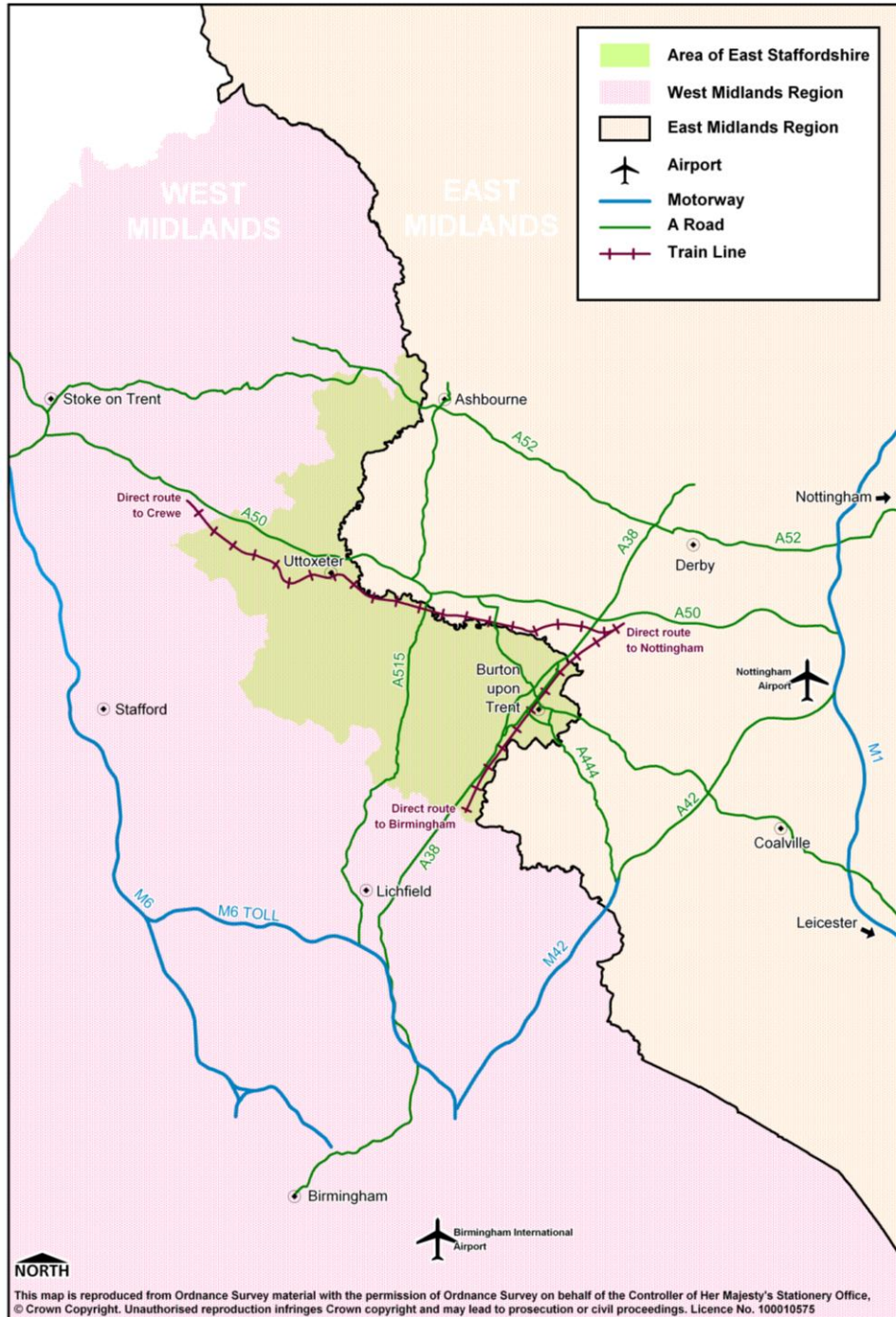


FIGURE 1: EAST STAFFORDSHIRE BOROUGH COUNCIL'S DEVELOPMENT PLAN

SECTION 2: EAST STAFFORDSHIRE IN CONTEXT

2.1 LOCATION

East Staffordshire Borough covers an area of 38,880 hectares and possesses significant historic heritage, together with an extremely attractive natural environment. A mix of urban and rural areas create a diverse place to live and work with the two major settlements Burton upon Trent and Uttoxeter providing two town centres for the Borough. East Staffordshire is situated within the eastern boundary of the West Midlands where it borders the East Midlands and enjoys close links with South Derbyshire District. (See Map 1 below)



MAP 2

2.2 POPULATION

The 2001 Census indicated that 103,770 people were living in East Staffordshire and in 2010 the Office for National Statistics estimated that the population was 109,400 indicating a 5.4% rise – an increase of over 5,600 residents since the 2001 Census. Almost three quarters of the population is concentrated in the two major settlements of Burton upon Trent and Uttoxeter with the remainder residing in the rural areas. The largest villages within the rural areas are Barton under Needwood, Rolleston on Dove, Tutbury and Yoxall.

The age structure for East Staffordshire is tabled below and shows its relationship with England and the West Midlands. The succeeding chart illustrates the percentage of the age structure purely within East Staffordshire. (Please note that the figures are mid-year estimates for 2010.)

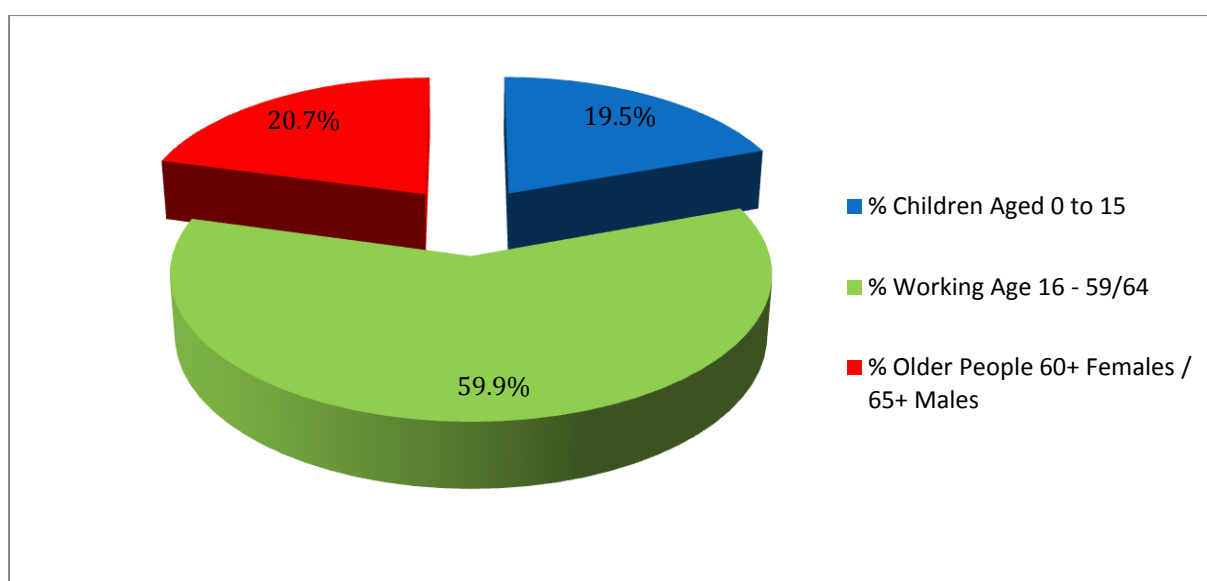
Table 1 and Chart 1 indicate that well over half of the population (60%) in East Staffordshire are of working age. However, a significant number of the population were estimated at being of pensionable age in 2010. In fact, there are more people of pensionable age in East Staffordshire (20.7%) than there are children (19.5%).

TABLE 1

Age Group	Area		
	East Staffordshire	West Midlands	England
	000's	000's	000's
Children 0 to 15	21.3	1,055.4	9,766.3
Working Age 16 to 64 Males 16 to 59 Females	65.5	3,294.0	32,256.5
Older People 65 and over Males 60 and over Females	22.7	1,105.7	10,211.2

Source: Mid Year Population Estimates, ONS, © Crown Copyright, 2011.

FIGURE 1 AGE STRUCTURE OF EAST STAFFORDSHIRE'S POPULATION – 2010



The 2008-based sub-national population projections indicate that by 2033 the population of East Staffordshire will be 124,800. This is an increase of 15.3% over the 25 year period and represents an additional 16,600 residents. Nationally predictions from the ONS indicate that due to healthier lifestyles and improvements to healthcare the ageing population will increase.

Table 2 shows the Ethnic composition of England, the West Midlands and East Staffordshire in 2009. East Staffordshire had a Black and Minority Ethnic population of 8,600 in 2009 which represents 7.9% of the total population. This is below the West Midlands and England figures but above the Staffordshire average. The BME population is concentrated mainly within Burton upon Trent and, in particular, within Anglesey and Shobnall Wards. Asian or Asian British account for the greatest number of non-white residents in East Staffordshire.

Ethnic Group	Area		
	East Staffordshire	West Midlands	England
	000's	000's	000's
White	100.1	4,651.2	45,313.3
Mixed	1.4	103.8	956.7
Asian or Asian British	5.6	460.6	3,166.8
Black or Black British	1.0	145.5	1,521.4
Chinese or other Ethnic group	0.6	70.0	851.6
Total Population	108.8	5,431.1	5,1809.7

Source: Mid Year Population Estimates, ONS, © Crown Copyright, 2011

2.3 DEPRIVATION

The Indices of Deprivation 2010 has identified that four Lower Super Output Areas LSOAs³ located within Eton Park, Stapenhill, Shobnall and Winshill wards are in the top 10% most deprived areas in the Country. Map 2 on page 10 illustrates East Staffordshire's Indices of Deprivation. Additional deprivation data within East Staffordshire has been broken down and tabled below:

TABLE 3

Income	Winshill and Shobnall Wards contain two LSOAs which are in the top 10% most income deprived in England.
Employment	Eton Park, Stapenhill and Winshill Wards contain four LSOAs which are in the top 10% most employment deprived in England.
Health	Eton Park and Horninglow Wards contain two LSOAs which are in the top 10% most health deprived in England.
Education	There are six LSOAs which are in the top 10% most education deprived in England and these are located within Stapenhill (2 LSOAs), Eton Park, Winshill and Shobnall (2 LSOAs) Wards.
Barriers to Housing & Services	Various rural wards within East Staffordshire contain five LSOAs within the top 10% most deprived in England for Barriers to Housing & Services. These five are located within Abbey, Bagots, Branston and Tutbury & Outwoods Wards.
Crime	None of the East Staffordshire Wards contain LSOAs which are in the top 10% most crime deprived in England.
Living Environment	Living Environment focuses on poor housing and air quality and there are 13 LSOAs in the top 10% most deprived for Living Environment. These are located within Anglesey, Burton, Shobnall, Eton Park, Stapenhill & Horninglow Wards.

³ Lower Super Output Areas are areas containing between 1,000 and 3,000 people

2.4 ECONOMY

Historically East Staffordshire has thrived upon its brewing and manufacturing industries. However the last ten years has seen an increase in office, warehousing and logistic uses with a significant amount being concentrated within Burton upon Trent. Rapid development and occupation of employment land particularly within Centrum 100 and Centrum West has resulted in a reduction of available employment land. Measures to address this by way of stimulating regeneration and economic growth are underway in order to maintain East Staffordshire's prosperous economy.

The employment rate is the proportion of the population between the ages of 16 and 64 that are in employment. East Staffordshire's employment rate in 2011 was 74.1%; this is above the England (70.4%) and West Midlands (67.4%) averages.⁴ Residents within East Staffordshire earn on average £24,080 which is below the national average of £26,615 and the West Midlands figure of £24,568⁵.

The proportion of East Staffordshire residents claiming Jobseeker's Allowance in November 2011 was 2.7%. This is below the national average of 3.8%⁶. However, issues with unemployment within some of the Burton upon Trent wards and pockets of high levels of youth employment need addressing.

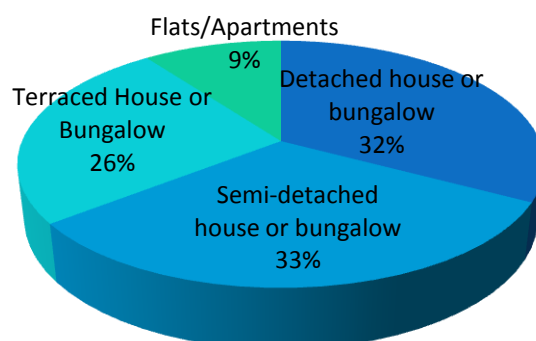
2.5 EDUCATION

In 2001 Census data revealed that 31.8% of residents within East Staffordshire had no qualifications and 16% of residents held a degree level qualification. This compares unfavourably with the England & Wales figures of 29.1% and 19.8% respectively. More recent figures show that East Staffordshire's attainment is still below the national average. In 2010, 72.9% of East Staffordshire residents compared to 75.3% across England achieved 5 or more GCSEs at grades A*-C.

2.6 HOUSING

There are 49,107⁷ households within East Staffordshire with almost three-quarter located within the urban wards of Burton upon Trent and Uttoxeter, and the remaining quarter (27.2%) located within the surrounding villages and rural areas.

The housing stock accommodation types within East Staffordshire at the time of the 2001 Census comprised of two thirds detached and semi-detached housing and a quarter terraced housing. Flats made up 9% of the housing stock, the majority of which were located within Burton upon Trent.



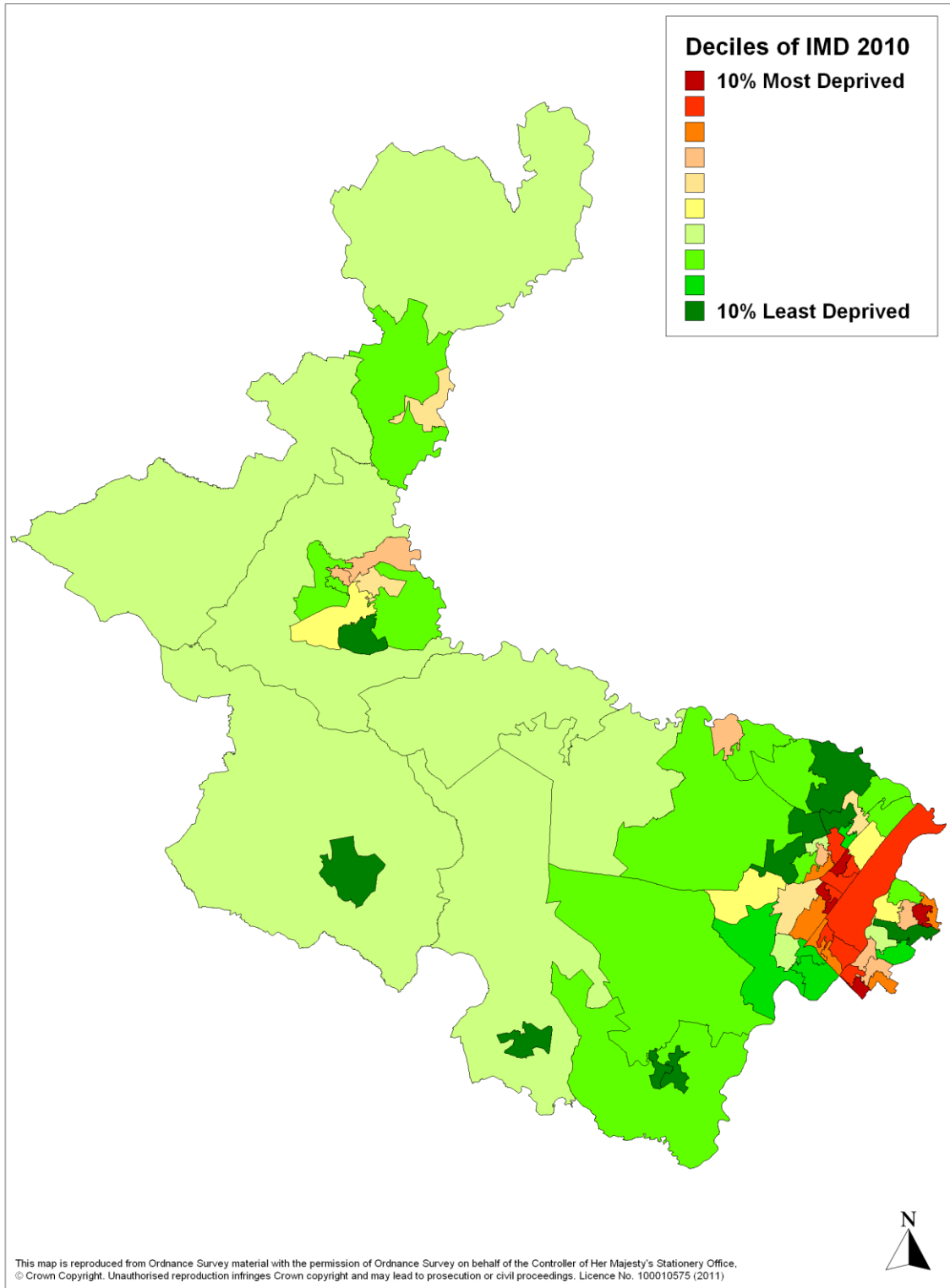
⁴ Annual Population Survey March 2011

⁵ Annual Survey of Hours and Earnings 2011

⁶ Jobseeker's Allowance is payable to people under pensionable age who are available for , and actively seeking, work of at least 40 hours a week.

⁷ Source: Register of Electors 2011

East Staffordshire Indices of Deprivation 2010



SECTION 3: CHALLENGES AND OPPORTUNITIES

- 3.1 Under the previous Government East Staffordshire was designated as a 'Growth Point' area. This was an opportunity for East Staffordshire to create sustainable communities. Funding secured from the Growth Point initiative will ensure the necessary infrastructure is in place to support high quality and levels of housing and employment. Housing requirements as set out in the West Midlands Regional Spatial Strategy Preferred Option were to provide 12,900 new houses during the period 2006 to 2026; however following the West Midlands Regional Spatial Strategy Phase Two Revision Examination in Public (EiP) during April and June 2009, the Government Office for the West Midlands the Panel Report recommends that 13,000 new homes should be provided.
- 3.2 The designation of growth point status will not only provide the Borough with high quality housing and employment development but is also an opportunity to regenerate existing housing and employment stock.

SECTION 4: LDS IMPLEMENTATION

- 4.1 The Local Development Scheme (LDS) is essentially a project management plan which covers a minimum period of three years and is the basis for the Local Development Framework informing local communities of the Local Development Documents (LDDs) to be included in the LDF and providing a timetable for the preparation of the LDDs. As part of the review process a key part of the AMR is to assess the preparation of LDDs and DPDs as set out in the LDS.
- 4.2 East Staffordshire's first LDS was approved in 2005 and since then further revisions of the LDS have taken place. The latest version came into effect on 2nd June 2010 with a reduced programme of LDDs to enable the Core Strategy to move forward quickly. Burton Town Centre (BTC) Area Action Plan (AAP) policies are to be subsumed within the Core Strategy and supplemented by a Policy Statement (Adopted 2010) and Masterplan. Furthermore it is the intention to include within the Core Strategy strategic site allocations and planning delivery policies to address the provision of sites. A DPD for Site Allocations is therefore deferred from the current LDS.
- 4.3 The latest LDS is currently under review to reflect a more accurate programme as work on the Core Strategy development plan document (DPD) is in progress although not on schedule. The Strategic Options of the Core Strategy was ready to go out for public consultation in September 2010; however the Council agreed to defer consultation until clearer guidance on the process for the LDF from government. In particular, the Decentralisation and Localism Bill and detailing of the Big Society Agenda; and to await the next publication of Household Projection Figures. As the next version of the LDS is currently being prepared this AMR assesses the preparation of LDDs and DPDs against the June 2010 LDS.

- 4.4 On the basis of the current progress on the Core Strategy which has failed to meet its September 2010 milestone for the public participation of the preferred Options it is considered unlikely that the Council will meet the milestones set in the current LDS for the Core Strategy. The programme for the Core Strategy as set out in the LDS is delayed by approximately 12 – 21 months as the Council agreed to defer the consultation on the next stage of the Core Strategy from September 2010 to summer 2011.
- 4.5 Since the last AMR the Council has also been working on “*The Burton Town Centre Strategic Framework*” which was formerly referred to as “*Part 2 of the Burton Town Centre Masterplan*” and the “*Public Realm Action Plan for Burton Town Centre*” which will tie into the “*The Burton Town Centre Strategic Framework*”. “*The Burton Town Centre Strategic Framework*” is delayed by approximately 12 months.
- 4.6 Figure 1 on page 16 shows the timetable for the LDS (adopted June 2012) and Table 3 below shows the progress made in preparing Local Development Documents against the LDS timetable.








-  On target
-  Positive Progress
-  Behind Schedule

TABLE 2

Document	LDS Milestone	Target	Actual	Achieved	Comment
Core Strategy	Pre Publication including Preferred Option	September 2010	Not yet achieved		The <i>Pre Publication including Preferred Option</i> consultation was postponed in September 2010. The Council undertook consultation on the “ <i>Strategic Options stage</i> ” of the Core Strategy in August - September 2011.
	Publication	March 2011	Not yet achieved		Due to the <i>Pre Publication including Preferred Option stage</i> being postponed by 12 months the Publication stage will be delayed until summer 2012.
	Submission	July 2011	Not yet achieved		Due to the <i>Publication stage</i> being delayed until summer 2012 the <i>Submission stage</i> will be delayed until Spring 2013.
	Examination	Nov 2011	Not yet achieved		Due to the <i>Submission stage</i> being delayed until Spring 2013 the

					<i>Examination</i> stage will be delayed until Summer 2013.
	Adoption	May 2012	Not yet achieved	☹	Due to the <i>Examination</i> stage being delayed until Summer 2013 <i>Adoption</i> will be delayed until early 2014.
Burton Town Centre Masterplan	Consultation on Draft Interim Policy Statement (BTC Masterplan Part 1)	August 2010	May 2010	☺	Completed on time.
	Adoption of BTC Policy Statement	October 2010	October 2010	☺	Adopted on time.
	Consultation on BTC Masterplan Part 2 (Burton Town Centre Strategic Framework)	November 2010	Not yet achieved	☹	Delayed to Spring 2011 due to: (1) Core Strategy delays. (2) Need for further work to ensure deliverability of potential site allocations. (3) Need to harmonise with preparation of County's Transportation District Survey.
	Adoption of BTC Masterplan Part 2 (Burton Town Centre Strategic Framework)	April 2011	-	☹	Delayed to Summer 2012.

Additional documents produced in order to provide evidence to support DPDs are listed below.

- Affordable Housing Viability Study (August 2010)
- Burton Town Centre Masterplan Policy Statement (October 2010)
- Burton Town Centre Masterplan
- Central Rivers Project Strategy (1999)
- Demographics Note
- Derby Road Masterplan
- East Staffordshire Green Space and Sports Fields Strategies
- East Staffordshire Housing Strategy 2004-07 and its Updated Version
- East Staffordshire Open Space Audit
- East Staffordshire Rural Strategy (August 2005)

- East Staffordshire Sustainable Community Strategy
- East Staffordshire Urban Capacity Study (July 2004)
- Economic Development Strategy
- Employment Land Review (August 2009)
- Green Infrastructure Strategy (March 2008)
- Gypsy and Travellers Assessment (December 2007)
- Housing Choice SPD (In progress November 2010)
- IBHI Final Report
- Local Transport Plan for Staffordshire
- National Forest Strategy (2008)
- Open Space SPD (Adopted August 2010)
- Planning Obligations SPD
- PPG17 Review (June 2009)
- Renewable Energy Assessment (September 2010)
- Renewable Energy Study SPD (In progress)
- Re-use Rural Buildings SPD (September 2010)
- Retail and Leisure Capacity Study for the Borough (August 2007)
- Settlement Hierarchy (January 2009)
- Staffordshire Landscape Character Assessment (May 2000)
- Staffordshire Residential Design Guide
- Strategic Housing Land Availability Assessment (Draft Sept 2010)
- Strategic Housing Market Need Assessment (2009)
- Transportation Study (May 2009)
- Uttoxeter Assessment
- Uttoxeter Masterplan (September 2003)
- Water Cycle Strategy (March 2008)

Ref	Document	2010												2011				2012				2013																		
		Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1														
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	J	A	M	J	J	A	O	N	D	J	F	M
DPD1	Core Strategy	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Publication Submission			Publication Submission			Hearing Adoption																				
M1	Burton Town Centre Masterplan	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Draft Interim Statement Consultation			Draft Interim Statement Consultation			Draft Interim Statement Consultation			Draft Interim Statement Consultation			Consult on Masterplan Options Adoption			Consult on Masterplan Options Adoption											
SPD1	Green Infrastructure	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD2	Open Space	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD3	Infrastructure Planning	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD4	Housing Choice	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD5	Riverside	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD6	Derby Road Burton	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD7	Review of Redundant Rural Buildings	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
SPD8	Sustainable Development and Climate Change	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication		
	Core Strategy	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Publication Submission			Publication Submission			Hearing Adoption																				
	Burton Town Centre Masterplan	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Draft Interim Statement Consultation			Draft Interim Statement Consultation			Draft Interim Statement Consultation			Draft Interim Statement Consultation			Consult on Masterplan Options Adoption			Consult on Masterplan Options Adoption											
	SPD	Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Cabinet Pre Publication			Commenced Draft SPD			Commenced Draft SPD			Commenced Draft SPD			Commenced Draft SPD			Commenced Draft SPD			Commenced Draft SPD			Commenced Draft SPD			Commenced Draft SPD					

SECTION 5: POLICY IMPLEMENTATION ASSESSMENT

5.1 SAVED LOCAL PLAN POLICIES

The adoption of the Local Plan in July 2006 ensured policies were saved for a period of three years from this date under the transitional arrangements set out in the Planning and Compulsory Purchase Act in 2004.

The Council assessed which policies from the Local Plan needed to be retained until DPDs within the LDF come forward with policies to replace the Local Plan. In accordance with the Regulations, East Staffordshire Borough Council submitted a list of saved policies in January 2009 and from the 20th July 2009 the policies listed in the Secretary of State's Direction are used, in conjunction with regional and national guidance, to determine planning applications. These saved policies are set out on pages 21 to 27.

5.2 FIVE YEAR HOUSING SUPPLY

Planning Policy Statement 3 Housing (PPS3) para 54 states that Local Planning Authorities are required to demonstrate that they have a five year supply of deliverable sites for housing.

A 25 year plan period 2006-2031 has been chosen, rather than the usual 20 year time horizon, to allow time for recovery to take place in the housing market – the housing trajectory will feature a low completion rate to begin with, but will need to rise significantly later in the Plan period to meet the overall requirement.

Previous AMR's have demonstrated East Staffordshire's five year supply as at the end of March however a data cleansing exercise of the recording system was undertaken in October 2011 (see housing chapter on page 33) and so the five year supply shows the Council's position as at 31st October 2011:

HOUSING REQUIREMENT

Five year requirement → 2006 to 2031 =	13000
Divide by 25 years (13000/25) =	520 per year
Multiply by 5 years =	<u>2600</u>

In the 5 ½ years from April 2006 to October 2011 the Council's target was to deliver 520 x 5 ½ yrs = 2860 homes should have been built

In fact, over this time period, the number of homes actually built was	2355
Therefore, there is a (2355-2860) =	505 shortfall.

The "Residual Method" means that the shortfall has to be made up over the remaining 19½ years of the 25 year period (2011-2031).

505/19½ yrs = 26 additional units need to be built every year for the 19½ years.

Therefore the annual requirement is $520+26 =$ 546 units per year
 The 5 year requirement for 2011-2016 is $546 \times 5 =$ 2730 homes

SUPPLY

Homes Under Construction as at 31/10/2011	666
Unimplemented Full permissions as at 31/10/2011 and	880
Outline applications received April to October 2011	
Unimplemented outline permissions at April 2011	77
Burton Road, Tutbury Scheme	224
SUBTOTAL	<u>1181</u>
Minus 10% (-118) lapse rate (allowance for permissions = that are not implemented)	1063
Brownfield SHLAA sites deliverable 2011-2016	1065
TOTAL HOUSING SUPPLY	<u>2794</u>
Surplus of deliverable housing land = $2794-2730=$	<u>64</u>

Therefore in October 2011 the Council could identify $2794/546 =$ 5.1 years supply.

For the 224 units now approved at Burton Road, Tutbury it is assumed that as a greenfield site there should not be significant site preparation difficulties and as an attractive site to the market, construction could start within Year 2, at a build rate of 50/yr (62/yr in the last year) and be complete within 5 years.

THE COUNCIL IS 64 UNITS IN EXCESS OF IDENTIFYING A 5 YEAR SUPPLY.

Policy	Policy Summary	Action	Justification
Core Strategy			
CSP4	Urban and Rural Regeneration	Save	This strategic policy is a key element of the overarching strategy for development. Although it references Structure Plan policy that has not been saved it is criteria based and assists in protecting employment sites from development for other uses. This policy should be retained and used in conjunction with PPS3 and PPS7.
CSP5	Infrastructure and Community Provision	Save	This policy supports D8 of the structure plan and sets out clearly specific requirements that may need to be addressed over and above the general provisions of D8.
CSP6	National Forest	Save	This 'core' policy is the overarching policy for the National Forest and is part of a central strategy to promote greater planting in the National Forest Area
Uttoxeter Action Area			
UMAA1	Uttoxeter Masterplan Objectives	Save	Policy relates to Uttoxeter Masterplan and Town Meadows Way development Brief, prepared in 2003. The regeneration of Uttoxeter is seen as a key objective in the Corporate Plan.
UMAA3	Crown Court and Lions Yard, Market Place (Site 5)	Save	Site specific policy that can still be implemented and therefore should still be retained.
UMAA4	Blackshaws Mill, Church Street (Site 7)	Save	Site specific policy that can still be implemented and therefore should still be retained.
UMAA5	Sheards Car Showroom, Carter Street and Furbecks Car Sales, Market Street (Sites 9 and 10)	Save	Site specific policy that can still be implemented and therefore should still be retained.
UMAA6	JCB Main Site, Balance Street (Site 12), JCB Secondary Site (Site 13), JCB Test Site and Staff Car Park (Site 14), JCB Storage Site, Trinity Road (Site 15) and Wagon Park, Trinity Road (Site 16)	Save	Site specific policy that can still be implemented and therefore should still be retained.
UMAA7	Railway Edge Site, Old Knotty Way (Site 18)	Save	Site specific policy that can still be implemented and therefore should still be retained.
UMAA8	Brookside Business Park (Site 20)	Save	Site specific policy that can still be implemented and therefore should still be retained.
UMAA11	Land to East of Tesco	Save	Site specific policy that can still be implemented and therefore should still be retained.

Natural Environment and National Forest		
NE1	Development outside Development Boundaries	Save This policy is central to the containment of development within settlement boundaries and gives criteria when development may be acceptable outside Dev boundaries. This policy is PPS7 compliant and lists detailed criteria that applicants must meet. Needs to be retained as it gives guidance over and above PPS7. Likely to be replaced by similar policy in emerging Core Strategy.
NE5	Central Rivers Strategy	Save Policy links to the Central Rivers Strategy, which is referenced in the Core Strategy chapter (CSP5) and is therefore relevant to a central strategy and is not covered by RSS or Structure Plan saved policies.
NE14	National Forest: Planting Schemes	Save Policy supports corporate objective (CSP6) and references Appendix 8 – agreed inter-council planting standards. These standards are set out in Development Plans for Lichfield, South Derbyshire, and North West Leicestershire and promoted by each LPA on behalf of the National Forest – referenced in the RSS.
NE15	National Forest: Implementation of Planting Schemes	Save The policy is locally specific and supports the corporate objective set out in CSP6.
NE27	Light Pollution	Save Policy is PPS1 compliant. The issue of Light pollution referenced in para 20 of PPS1. This policy gives specific guidance on when particular care should be taken to minimise light pollution over and above national guidance.
Built Environment		
BE1	Design	Save Retain as overarching design policy that is a corporate objective of the Council. The Recently adopted Design SPD uses this policy as a link to the development Plan.
BE13	Advertisements	Save This well used criteria-based policy should be retained until it is replaced by a broader Core Strategy policy in the Council's Local Development Framework. Paragraph 17 of PPS1 could be said to adequately cover the protection of the natural and historic environment but this policy adds useful detail and is considered necessary in the interim.
BE15	Conversion of Rural Buildings	Save This policy in accordance with PPS7 and the basis for Redundant Rural Building SPD. It should therefore be retained until it is replaced by a similar criteria-based policy. It is also considered vital as a tool for determining applications alongside policy NE1 (Development Outside Development boundaries).

Employment		
E1	Employment Land Supply: General	Save The policy sets out a corporate objective of the Council in maximising development along the A38 and A50 whilst at the same time supporting countryside protection policies.
E2	Employment: Site Allocations	Save Policy E1 of the Structure Plan has been saved. This sets out in more detail where these sites are located. Many have been partially implemented.
E6	Former Military Camps: Bramshall Industrial Estate	Save Specific policy identifying acceptable uses for military camps. Site specific.
E7	Former Military Camps: Fauld Industrial Estate	Save Specific policy identifying acceptable uses for military camps. Site specific.
E8	Former Military Camps: Marchington former Barrack Buildings	Save Specific policy identifying acceptable uses for military camps. Site specific.
E9	Former Military Camps: Marchington Industrial Estate	Save Specific policy identifying acceptable uses for military camps. Site specific.
E10	Former Military Camps: Marchington – Hays Logistics, Stubby Lane	Save Specific policy identifying acceptable uses for military camps. Site specific.
E11	Former Military Camps: Marchington – Waste Disposal Site, Moreton Lane	Save Specific policy identifying acceptable uses for military camps. Site specific.
E16	Rural Employment: Significant Rural Estates	Save This policy is still a corporate aim and discussion is ongoing with the council with the Duchy over a 'planning framework'. Until a replacement policy is developed through the emerging Core strategy this policy is considered necessary and gives advice over and above national guidance.
Housing		
H2	Housing: Large Windfall Sites	Save Policy H2 is considered to be PPS3 compliant and was designed to allow the authority to manage the approval of large windfall developments when higher level guidance allowed, whilst also being able to refuse development when RSS/Structure plan levels have been met. This policy should be retained on the basis that is a necessary policy until such time as it is replaced to assist in the control the Council's five year supply.
H6	Housing Design and Dwelling Extensions and Housing Densities	Save This policy supports BE 1 and the Design SPD and offers specific detail over and above PPS3 and RSS. It also includes specific density levels for town centres development over and above PPS3 and is therefore necessary to retain until such time as the policy is replaced.
H8	Replacement Dwellings in the Countryside	Save Policy H11 of the Structure plan has been saved. This policy supports and builds on that policy and is in accordance with PPS7.

H9	Extensions to Dwellings in Rural Areas	Save	The policy is PPS7 compliant and supports NE1 in the protection of the countryside, limiting additional development and listing criteria where development may be allowed. This well used policy is necessary and should be retained until replaced in some form.
H10	Extension of Residential Curtilages in Rural Areas	Save	This well used policy helps to control the domestication of the rural areas and is useful specific policy that is considered necessary to retain until it is replaced as part of a wider criteria based policy in the Core Strategy. The policy currently supports N1 which has also been suggested for retention.
H11	Special Housing Needs: Gypsies	Save	This policy reflects the most recent government guidance (Circular 01/2006). Though not criteria based it is a statement of the Council's intent to deal with the Issue of Gypsies and Travellers on their merits and in accordance with the current guidance.
H12	Affordable Housing	Save	Until a revised needs assessment has been carried out and targets set for the proportion of affordable housing required, the retention of this policy would seem necessary as it sets a threshold at which affordable housing should be included, if a demand is identified. The policy is broadly compliant with PPS3.
H13	Affordable Housing in Rural Areas	Save	Exceptions policy consistent with PPS3 (para 30) and should be to be retained.
H16	Residential Institutions: General Principles	Save	There is little specific advice regarding residential institutions in PPS3. Therefore this subject specific policy should be retained until replaced in the Core Strategy.
H17	Residential Institutions: Extensions	Save	Little specific advice set out in PPS3. This policy sets out the criteria in which extensions will be permitted and supports H16.
H18	Houses in Multiple Occupation and Hostels	Save	Until the Council has the results of a Strategic Housing Market Assessment and developed a criteria based policy setting out the proportion of development required for all housing types, including HMOs, it is necessary to retain this policy.
H19	Mobile Homes	Save	This policy supports Policy NE1, stating that caravans will be subject to the same criteria as permanent dwellings but adds to it referencing the authority's approach to temporary permission.
Shopping and Town Centres			
R1	Retail Areas and Town Centres	Save	Policy is PPS6 compliant and is locally specific in that it references town centre boundaries in Burton and Uttoxeter identified on inset maps. It should therefore be retained until replaced in the emerging Core Strategy/Burton Town centre Area Action Plan.

R4	Retail Warehouses outside Town Centres	Save	Specific policy controlling class of goods. This to some extent sets out the advice in para 3.31 'using conditions effectively' but specifically names the range of goods considered appropriate.
R7	Car and Caravan Showrooms and Tyre and Exhaust Centres	Save	As with R4, this policy relates to specific uses not directly mentioned in PPS6 and where the council consider them acceptable.. This policy should be retained until replaced as part of a criteria based policy in the Core Strategy.
R8	Burton upon Trent Town Centre: Primary Shopping Area	Save	This policy supports policy R1 and links to the proposals map that identifies the primary shopping area. Together they form the current strategy new retail development in Burton town centre. It is PPS6 compliant and locally specific and should be retained until replaced by an updated policy in the Burton Town Centre Area Action Plan.
R9	Riverside Centre, Burton upon Trent	Save	This locally specific policy identifies an area of the town for redevelopment (identified on the proposals map) and is PPS6 compliant and is part of the Council's strategy for redevelopment in the town.
R11	Relocation of Uttoxeter Livestock Market	Save	This policy is a corporate aim that is locally specific and is likely to be replaced in some form in the emerging Core Strategy.
R13	Tutbury: Retail Growth	Save	This locally specific policy identifies an area of the village for retail use (identified on the proposals map) and is PPS6 compliant and is part of the Council's strategy to promote tourism and is considered necessary to retain.
R14	Local Convenience Shopping	Save	Specific policy adding detail to PPS6 and useful to retain.
R15	Shops Ancillary to Other Uses	Save	Policy is PPS7 compliant but offers some additional advice.
R16	Quasi-Retail Uses	Save	Policy adds detail to PPS3 and is considered to be necessary even though it does not reflect all categories in the most up to date Use Classes order.
Transportation			
T1	Transport: General Principles for New Development	Save	The policy is considered necessary as it gives guidance over and above RSS and saved structure plan policy and makes specific reference to contributions required to support necessary highway works/travel plans. The policy is necessary until such time as it is replaced by a core strategy policy.
T2	Transport: Strategic Highway Network	Save	Supplements T1A of the structure plan. Considered necessary as it highlights the issue of the strategic highway network (A38 and A50).
T3	Development Proposal Impacting on the A38	Save	This policy relates to recent technical work advising on the capacity of the A38 and sets out the likely requirements that will be required on the basis of the technical work. The policy is locally specific (to the A38) and is necessary until

			it is replaced in the Core Strategy by strategic locations for development.
T4	Traffic Management: Burton Urban Area Transport Management Study	Save	The policy is locally specific and references the Burton Urban Area Transport Management Study and is therefore necessary.
T5	Traffic Management: Restrictions on Movement of Heavy Commercial Vehicles	Save	Locationally specific policy needs to be retained until replaced.
T6	Parking Areas: Design	Save	Car parking design standards are set out in this policy and are seen to support the Design SPD and the Parking Standards SPG. The policy is a useful reference in the consideration of planning applications.
T7	Parking: Standards	Save	This policy, together with T6 and associated SPG on Parking, adopted in 2004 should be retained as they offer detailed advice not covered in PPG13 or RSS. It also offers more detailed advice not set out in the recently adopted Design guide.
T8	Public Transport	Save	This is a locally specific policy referring to the County's 'daughter doc to the LTP.
T13	Tatenhill Airfield	Save	Locationally specific policy for Tatenhill not referenced in saved Structure Plan policies and should be retained until can be replaced as part of a Core Strategy criteria based policy.
Leisure and Community Facilities			
L1	Loss of Sports Pitches and Ancillary Facilities	Save	This is an ESBC specific policy that references the Council's Greenspace Strategy, based on the open space audit undertaken in line with PPG17. It is clearly part of a central strategy to retain and provide for open space and recreation land in line with national guidance but is locally specific. The policy should be retained until it can be updated in the Core Strategy.
L2	Landscaping and Greenspace: Assessment	Save	PPG17 compliant policy highlights local standards set out in Greenspace Strategy.
L5	Allotments	Save	Although not criteria based, this policy should be retained as it relates to circumstances where development may be acceptable and highlights the importance that allotments in general.
L6	Uttoxeter Racecourse	Save	Site specific policy relating to a specified area on the proposals map should be retained until replaced in the Site Allocations and Policies DPD.
L7	Water Based Recreation: Central Rivers Strategy	Save	Area specific policy links the Central Rivers document. The Central Rivers Strategy is a cross-boundary strategy aimed at the restoration and after-use of for areas that have undergone mineral extraction.

L8	Water Based Recreation: Branston Water Park Extension	Save	This policy is a corporate objective of the Council and a Site specific policy and should be retained until replaced in the Site Allocations and Policies DPD.
L9	Water Based Recreation: North of Uttoxeter	Save	As with Branston Water park, this is a site specific policy and a corporate objective. Should be retained until replaced.
L12	Equestrian and Riding Centres	Save	The policy is considered to be PPS7 compliant and references the Council's SPG on Horse related development. It also supports policy NE1 and therefore should be retained until it is replaced.
L15	Uttoxeter Continuous Footpath Network	Save	This is a specific policy set out on inset plan and should be retained as it is a long term objective of the Council. It is likely that this will be replaced in the Site Allocations and Policies DPD.
L16	Community Facilities required by Public Authorities	Save	Although this is not site-specific it sets out the Council's intention to require a planning obligation where necessary to ensure provision of facilities or a contribution where necessary.
Implementation Monitoring and Review			
IMR1	Mixed Use Developments	Save	This policy was designed for use in determining windfall applications for redevelopment within current development boundaries. It is considered to be a useful policy to retain as it supports CSP4 and BE1 and should be retained until it is replaced in the Core Strategy.
IMR2	Contributions and Legal Agreements	Save	This policy sets out the Council's intentions regarding the requirement for contributions where applications would not be acceptable without entering into a legal agreement. The policy sets out a range of situations where such contributions may be appropriate. The policy gives more detail and goes beyond circular 05/2005 and should therefore be retained until replaced in the Core Strategy DPD.

5.3 PERFORMANCE OF POLICIES AND CORE OUTPUT INDICATOR MONITORING

Although the use of national Core Output Indicators (COIs) ceased with effect from 1st April 2011 reference to them has been retained where appropriate in this year's report which covers the period up to 31 March 2011. Performance of policies within DPDs will be detailed within this chapter in future AMRs as and when they are adopted and will have a monitoring framework in place in order to assess policy performance. It is important to be aware that Local Plan policies do not have a monitoring framework in place, however where COIs are monitored efforts have been made to correlate Local Plan targets. Measures are also being undertaken to ensure monitoring Housing Quality and Renewable Energy Generation are in place for future AMRs.

BUSINESS DEVELOPMENT AND TOWN CENTRES

The local plan policies relating to business development and town centres are:

- To strengthen and diversify the economy of the Borough including those with special needs.
- To meet the shopping requirements of the Borough

The following section is split into the Core Output Indicators required to monitor Business Development and Town Centres.

Core Output Indicator BD1: Total amount of additional employment floorspace – by type

This year, just one employment site has been completed, which is 265 m² in size. This is for B1 use at the Trent and Dove Housing Offices at Trinity Square, Horninglow Road. There have been no demolitions recorded this year. In comparison to previous years, this is a very low figure, which is probably indicative of the current economic climate.

TABLE 3: NET ADDITIONAL EMPLOYMENT FLOORSFACE, 2007 -2011

Year	Floor space complete (m ²)	Use class breakdown
2007/08	101,995	B1 – 3,710 m ² B1/B2/B8 combined – 86,167 m ² B2 & B8 combined – 6,011 m ² B1 & B8 combined – 1,507 m ² B8 – 4,600 m ²
2008/09	113,173	B1 – 10,788 m ² B2 – 30,600 m ² B8 – 64,092 m ² B1, B2 & B8 combined – 7,693 m ²
2009/10	7,431	B1 – 5,276 m ² B8 – 1,504 m ² B1, B2 & B8 combined – 1,737 m ²
2010/11	265	B1 – 265 m ²

A number of sites were given permission for change of use to residential, the floorspace details and site area of these are shown in the table below. The total floorspace area is 2,271m², and site size is just 0.929 hectares.

TABLE 5: PERMISSIONS FOR CHANGE OF USE FROM EMPLOYMENT TO RESIDENTIAL

Site	Details of permission	Floorspace (m ²)	Site Size (ha)
2-4 Lichfield Street, Burton Upon Trent	Change of use from first floor office to residential and installation of replacement shop front	174	0.012
Barwood Products, Site All Saints Road/ Broadway Street, Burton upon Trent	Outline application to develop land by the erection of 20 dwellings	1770 B1(c)	0.25
Dolphin Cottage, High Street, Abbots Bromley	Change of use from shop and office (Class A1 & B1) to residential (Class C3) including external alterations to the building	114 (A1), 45 (B1 a)	0.25
191A Horninglow Street, Burton Upon Trent	Change of use of part of first floor and second floor from Offices (Class B1) to living accommodation (Class C3)	100 B1(a)	0.01
Princess Court, 90 Princess Street, Burton Upon Trent	Conversion of light industrial unit to four flats, including juliet balcony and associated car parking	151 B1 (c)	0.41
Suite 9, Anson Court, Horninglow Street, Burton upon Trent	Change of use from offices B1 to an apartment C3 (a).	91 B1 (a)	0.0091
TOTAL		2271	0.929

A comparison of previous years figures shows that the figure for 2010/11 is considerably smaller than that recorded in 2009/10 of 3.23 ha.

TABLE 6: PERMISSIONS FOR CHANGE OF USE FROM EMPLOYMENT TO RESIDENTIAL, 2007 – 2011

Year	Floorspace (m2)	Site Size (ha)
2007/08		0.27
2008/09		4.19
2009/10	2009	3.23
2010/11	2271	0.92

Core Output Indicator BD2: Total amount of employment floorspace on previously developed land – by type

There was only one completion this year, and this was on brownfield land. The table below shows details of that completion.

TABLE 7: EMPLOYMENT COMPLETIONS

Site details	Use Class	Greenfield/ Brownfield	Floorspace (m ²)	Site size (ha)
Trent and Dove Housing, Trinity Square, Horninglow Street, Burton	B1	Brownfield	265	0.03
		TOTAL	265	0.03

BD3: Employment land available – by type

The amount and type of employment land available for 2010/11 is detailed in the table below. This consists of sites allocated for employment uses in development plan documents, and sites for which planning permission has been granted, including those under construction but not yet complete. A total of 109 hectares is available within the Borough. The total area of employment land available for this monitoring period is some 3 hectares more than in 2009/10.

TABLE 8 EMPLOYMENT LAND AVAILABLE

Site	Type	Total Area (ha)
190 Waterloo Street, Burton	B1 (a)	0.011
Alumasc Grundy Site, Burton	B1, B2, B8	4.2
Barton Business Park	B1, B8	2.56
Bramshall Camp	B1, B2, B8	0.5
Branston Depot	B8	3.78
Brookside, Uttoxeter	B1, B2, B8	3
Centrum East	B1	3
Centrum West	B2	9.9
Cock Inn, Uttoxeter Road, Beamhurst, Uttoxeter	B1, B8	0.14
Crown Industrial Estate	B1, B2, B8	0.36
Derby Road, Uttoxeter	B1, B2, B8	10.00
Denis Welch Motors, Sudbury Road, Yoxall	B1	0.4
Dove Way, Uttoxeter	B1, B2, B8	2.30
Dovefields Road, Uttoxeter	B1, B8	0.2
Fauld Camp Industrial Estate	B1, B2	2.08
Former Littlewoods Distribution Centre, Parkway, Centrum 100, Burton	B8	3.25
Former Trenchex Unit, Dovefields, Uttoxeter	B1, B8	0.47
Granary Wharf, Burton	B2, B8	1.15
Graycar Business Park, Barton	B1, B2, B8	2.25
Lancaster Park, Needwood	B1, B2, B8	2.75
Land at Bramshall Industrial Estate, Bramshall	B8	0.25
Land off Second Avenue, Centrum	B8	0.5
Marchington Camp	B1, B2, B8	1.24
Marley, Burton	B1, B2, B8	1.40
Northside Business Park, Hawkins Lane, Burton	B1, B2, B8	0.44

Part of the Old Telephone Exchange, Fleet Street, Burton	A1/A2/A3/B1	0.18
Pirelli, Stretton	B1, B2, B8	8.37
Second Floor, 9 Market Place, Uttoxeter	A2/B1 Office	0.01
Sich Lane, Yoxall	B1	0.17
South of Branston	B1, B2, B8	41.21
Sovereign Park, Hawkins Lane, Burton	B1, B2, B8	0.17
Stone House Farm, Withington	B8	0.43
Stretton Business Park Phase 2	B1	0.2
Swan Inn, Trent Bridge, Burton	B1	0.15
Wellington Road, Burton	B1, B2, B8	2.29
Yard at Five Lane Ends, Needwood	B1	0.15
Yoxall Lodge Barns, Newchurch, Hoar Cross	B1	0.22
	Total:	109.68

BD4: Total amount of floorspace for ‘town centre uses’

Town centre uses are defined as Use Class Orders A1, A2, B1a and D2.

TABLE 9 TOWN CENTRE USES

A1 Shops	The retail sale of goods to the public: Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
A2 Financial and professional services	Where the services are provided principally to visiting members of the public. Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
B1a Offices	Business - Offices other than a use within Class A2 (Financial Services)
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

The following table details completed floorspace for town centre uses and the location of these within East Staffordshire. The boundary for the town centre areas are the Retail areas as identified in the Local Plan 2006. Out of the fifteen sites given permission for town centre uses, three are located within the town centre boundary.

TABLE 11 TOWN CENTRE USES PERMISSIONS

Location	Use Class	Floorspace (m ²)	Town centre?
Former Barracks, Land off Stubby Lane, Marchington	D2	27,316	✗
Second Floor, 9 Market Place, Uttoxeter,	A2/B1 Office	90	✓
Denis Welch Motors Ltd, Sudbury Road, Yoxall	B1	242	✗
Yard at Five Lane Ends, Needwood	B1	280	✗
Barton Marina, Barton Turn, Barton Under Needwood	D2, A3	670	✗
Ground Floor, 68 & 69 Waterloo Street, Burton	A1	67	✗
Rams Head, 65 Waterloo Street, Burton	A1 and A5	136.9	✗
190 Waterloo Street, Burton Upon Trent	B1 (a)	15.2	✗
35 St Peters Street, Stapenhill, Burton Upon Trent	A1	82	✗
Unit 7, Clarke Industrial Estate, Wetmore Road, Burton	A1	340	✗
Barton Service Station, (Former Total Garage), Main Street, Barton under Needwood	A1	460	✗
Police Station, 8 Hawthorn Crescent, Stapenhill, Burton	A2, B1, D1, A1	121	✗
The Refinery, 164A High Street, Burton	A1, A2, A3 and B1	261	✓
G9 - G10 and F9 Lion Buildings, 8 Market Place, Uttoxeter	A2	116	✓
Yoxall Lodge Barns, Newchurch, Hoar Cross, Burton	B1	139	✗
	Total	30,336	

HOUSING

Housing Supply

Under the previous Government East Staffordshire was designated as a Growth Point, and the Panel examining the Regional Spatial Strategy Phase 2 Revision recommended that the Borough accommodate 13000 new homes between 2006 and 2026 in line with this designation. With the forthcoming abolition of Regional Guidance the Borough Council remains of the view that this figure is still applicable as the Council is setting its housing requirement by taking the ONS household forecast increase between 2006 and 2031 (11,000) and adding a 2,000 household allowance to cater for the economic growth the Borough is planning for, resulting in a total housing requirement of 13,000 between 2006 and 2031. The 13,000 requirement has been split so that approximately 11,000 of these are to be provided in and around Burton upon Trent and 2,000 elsewhere in the Borough. This means that a proportionately larger amount of new dwellings will need to be located in and around Burton upon Trent.

It is also clear that a proportion of this development will need to occur on greenfield sites. Depending on the deliverability of major brownfield sites over the next 20 years, at least 50% of new development will need to be on greenfield sites.

The following Core Output Indicators monitor the housing trajectory for East Staffordshire.

Core Output Indicator H1: Plan period and housing targets

The Council's housing targets was previously set on a regional level through The West Midlands Regional Spatial Strategy (13,000 new homes between 2006 -2026); however, the Coalition Government has set out its intention that RSSs will be abolished now the Localism Act has been introduced. This states that housing targets are to be determined locally and so the Council has set its housing requirement at 13,000 between 2006 and 2031. This would give an annual Strategic Allocation of 520 units for the Borough.

Core Output Indicator H2(a): Net additional dwellings – in previous years

In October 2011 a data cleansing of the recording system resulted in some 149 units still listed as “unimplemented full planning permission” or “under construction”, due to lack of information, being removed from this category. Some research was undertaken to try to determine if possible when these units were completed, and whilst some assumptions had to be made, the following totals need to be added to the completions recorded up until 2011 for the following years:

Monitoring Year	Additional completions calculation	Updated Completions Figures
Pre-2006	1 disregard this, so 148 (149 -1) post 2006	
2006/7	9 + 550 recorded already (see AMR	= 559
2007/8	9 + 618 recorded already (see AMR)	= 627
2008/9	36 + 429 recorded already (see AMR)	= 465
2009/10	61 + 207 recorded already (see AMR)	= 268
2010/11	33 + 280 recorded already	= 313
		TOTAL 148 =2232

Therefore there is a discrepancy between the completions assumed here and those appearing in previous AMRs. Years 2006/07, 2007/08, 2008/09, 2009/10 and 2010/11 have been assigned the additional completions that were identified after the data cleansing exercise.

TABLE 11

Year	Numbers Completed (Gross)	Numbers Completed (Net)	Cumulative Total	% Of Draft Core Strategy Target (13,000 net) Completed
2006/07	645	559	559	4.3
2007/08	495	627	1186	9.1
2008/09	471	465	1651	12.7
2009/10	268	268	1919	14.7
2010/11	315	313	2232	17.2

Core Output Indicator H2(b): Net additional dwellings – for the reporting year

= 313

Core Output Indicator H2(c): Net additional dwellings – in future years

The Housing Trajectory table on page 36 illustrates the net additional dwellings from the period 2011/2012 to 2030/2031 highlighted in blue.

Core Output Indicator H2(d): Managed delivery target

The Housing Trajectory illustrates the managed delivery target in the row highlighted in pink and is also shown in the chart on page 37.



PHOTOGRAPH 3: NEW HOUSING DEVELOPMENT AT HORNINGLOW ROAD NORTH



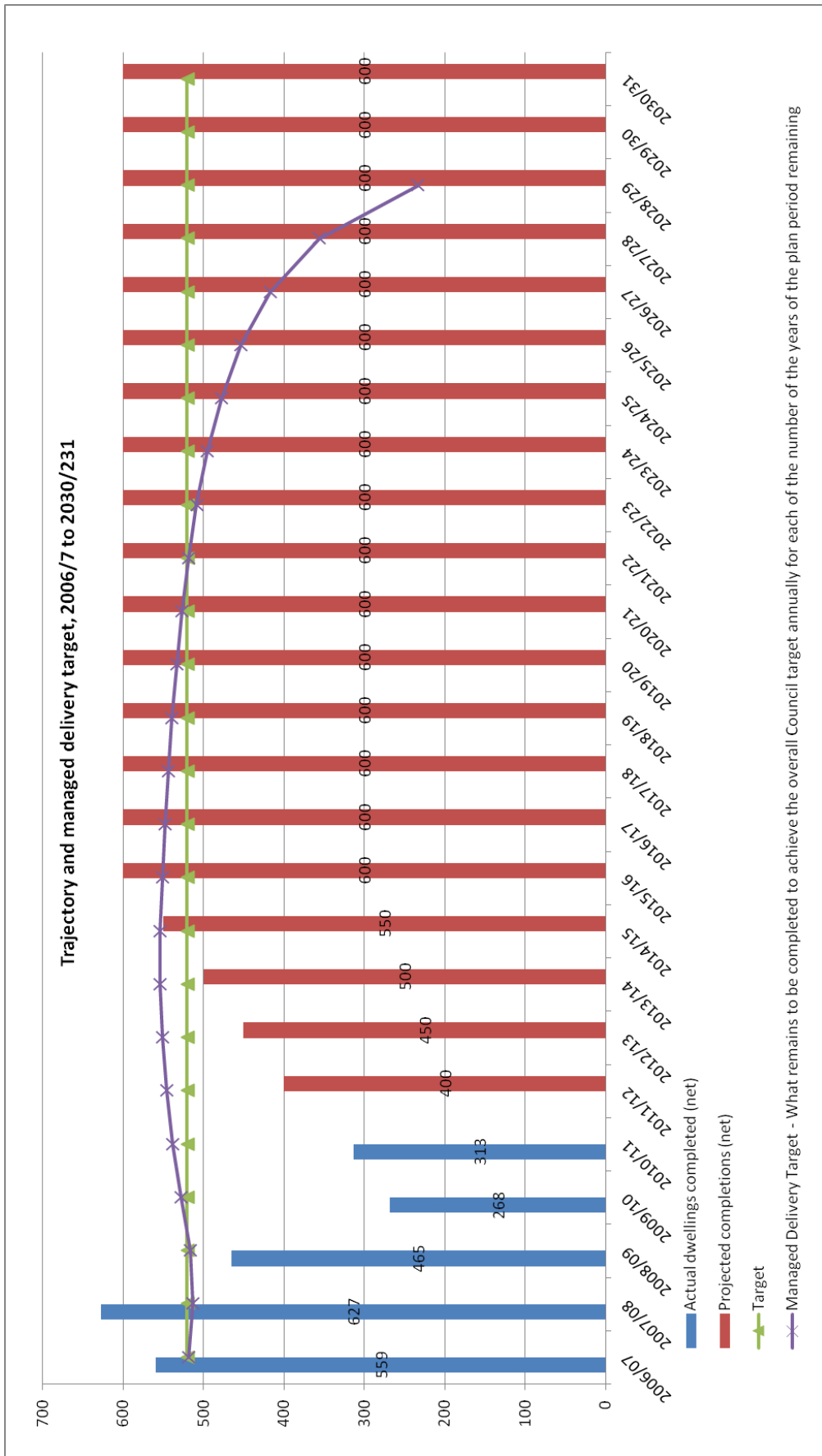
PHOTOGRAPH 3: NEW HOUSING DEVELOPMENT AT DALLOW STREET/ HORNINGLOW ROAD

PHOTOGRAPH 3 (RIGHT): NEW HOUSING DEVELOPMENT AT SHOBNALL STREET/ DALLOW STREET



	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Actual dwellings completed (net)	559	627	465	268	313										
Projected completions (net)						400	450	500	550	600	600	600	600	600	600
Cumulative completions	559	1,186	1,651	1,919	2,232	2,632	3,082	3,582	4,132	4,732	5,332	5,932	6,532	7,132	7,732
Target	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520
Cumulative target	520	1,040	1,560	2,080	2,600	3,120	3,640	4,160	4,680	5,200	5,720	6,240	6,760	7,280	7,800
Monitor - difference between cumulative completions and cumulative target to date	39	146	91	-161	-368	-488	-558	-578	-548	-468	-388	-308	-228	-148	-68
Managed Delivery Target - What remains to be completed to achieve the overall Council target annually for each of the number of the years of the plan period remaining	518	514	516	528	538	546	551	554	554	551	548	544	539	533	527
Number of years left in plan	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10

	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20	Yr 21	Yr 22	Yr 23	Yr 24	Yr 25
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
600	600	600	600	600	600	600	600	600	600	600
8,332	8,932	9,532	10,132	10,732	11,332	11,932	12,532	13,132	13,732	13,732
520	520	520	520	520	520	520	520	520	520	520
8,320	8,840	9,360	9,880	10,400	10,920	11,440	11,960	12,480	13,000	13,000
12	92	172	252	332	412	492	572	652	732	732
519	509	495	478	454	417	356	234			
9	8	7	6	5	4	3	2	1	0	0



Managed Delivery Target - What remains to be completed to achieve the overall Council target annually for each of the number of the years of the plan period remaining

Previously Developed Land

Core Output Indicator H3 monitors new and converted dwellings on previously developed land (PDL) and table 12 below sets out total brownfield developments for this monitoring year and the preceding monitoring year. Please note that these figures now include the additional completions assigned to 2009/10 and 2010/11 as a result of the data cleanse exercise:

TABLE 12

	Number of Dwellings on PDL (Gross)	Number of Dwellings on Greenfield (Gross)	Percentage on PDL
2009/2010	256	12	96%
2010/2011	305	10	97%

The adopted Local Plan due to a requirement of the abolished Staffordshire and Stoke on Trent Structure Plan set a target of at least 50% of dwellings to be on brownfield sites. East Staffordshire has consistently met this target and this year's completions amounted to **97%** of housing development achieved on previously developed land.

Gypsies and Travellers

Core Output Indicator H4 monitors net additional pitches for gypsy and travellers. The adopted Local Plan Policy H11 promotes the development of caravan sites for gypsy and travellers where appropriately sited. No valid applications had been received by March 2011; an application was received in October 2010 but without all the necessary information so that it could not be validated. During 2011 East Staffordshire Borough Council has updated its Gypsy and Traveller Accommodation Assessment for consultation and finalisation during 2012.

Affordable housing

For the purposes of Core Output Indicator H5 affordable housing completions amount to 145 additional dwellings for the 2010/2011 monitoring year which is an increase of 39 dwellings from last year.

The agreed target set for East Staffordshire's contribution towards the Staffordshire Local Area Agreement for NI155 was to deliver 100 affordable dwellings in 2010-11. Chart 3 on page 38 illustrates the past three years' gross completions which total 361.

Affordable Housing new-build completions for 2010/2011 were made at:

- Barleyfields, Burton upon Trent
- Princess Way, Burton upon Trent
- Horninglow Street/ Guild Street, Burton upon Trent
- Alma Street/ Evershed Way, Burton upon Trent
- Paget Green, Burton upon Trent

Existing housing was acquired as Affordable Housing in Inner Burton and under the Mortgage Rescue Scheme.

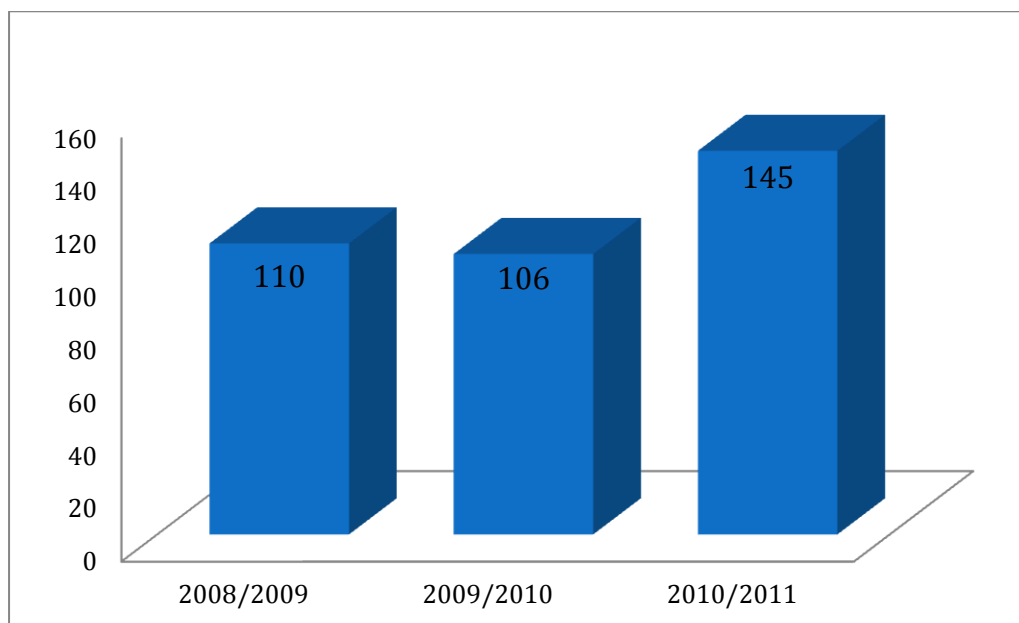


CHART 3 AFFORDABLE HOUSING COMPLETIONS

ENVIRONMENTAL QUALITY

The objectives of the adopted Local Plan relating to environmental quality are to:

- Preserve and enhance the character and quality of the countryside
- Improve the quality of the urban environment and
- Safeguard public health and safety

Water

The Local Plan's Proposals Map⁸ shows the flood risk areas provided by the Environment Agency and is split into two zones, Flood Zone 2 (0.1% chance of flooding) and Flood Zone 3 (1% chance of flooding). Policy NE26 delivers the Local Plan objectives on flooding and requires the advice of the Environment Agency when considering applications in flood risk areas where development may cause unacceptable harm.

Core Output Indicator E1 monitors the number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. East Staffordshire has persisted to impose conditions upon approvals to ensure the Environment Agency's requirements are carried out.

⁸ To view the Proposals Map please visit <http://www.eaststaffsbc.gov.uk/index.php?fuseaction=localplan.choosemap>

Biodiversity

Core Output Indicator E2 monitors areas of biodiversity importance.

East Staffordshire has no internationally designated sites, however, there is 622.43 hectares of land which account for six Sites of Scientific Interest (see table 12 on page 39), one Local Nature Reserve and three Sites of Geological Interest which cover approximately 101.22 ha.

There are approximately 800 locally designated Sites of Biological Importance (SBIs) covering an area of 2,076 hectares – this figure is unchanged from last year’s monitoring. In addition, there is 2633 ha of land consisting of 155 sites of Biological Interest and 77 Biodiversity Alert sites. There are also 75 areas of Ancient Woodland however these sites overlap considerably with the other sites listed.



PHOTOGRAPH 1 – BLITHFIELD RESERVOIR – SITE OF SCIENTIFIC INTEREST

TABLE 13

Site	Planning Applications Approved?	Area (ha)
Blithfield Reservoir	No	462.40
Goat Lodge	No	12.33
Bracken Hurst	No	26.77
Stanton Pastures and Cuckoo Cliff Valley	No	73.30
Forest Banks	No	45.66
Old River Dove	No	1.97

As detailed in the COI, no development has adversely affected SSIs or SGIs therefore policy NE8 Protection of the Countryside is effective. No development has taken place on East Staffordshire’s Green Belt.

GLOSSARY

Annual Monitoring Report (AMR)	Statutory document within the LDF produced annually to assess the LDS and measure the degree to which policies are being achieved.
Core Output Indicator (COI)	Indicators set by Government in order to provide data to create a portrait of spatial planning performance.
Local Development Document (LDD)	An LDF document.
Local Development Framework (LDF)	Portfolio of documents that forms the planning framework for East Staffordshire, consisting of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
Local Development Scheme (LDS)	Timetable of Local Development Documents.
Local Plan	An old-style development plan operational for three years after its adoption. In the case of East Staffordshire, some of its policies have subsequently been “saved” until they are replaced by LDF policies.
Use Class Orders (UCOs)	The Town and Country Planning (Use Classes) Order 1987 sets out uses of land and buildings into various categories.
Regional Spatial Strategy (RSS)	Forms part of the Development Plan setting out the West Midlands Region’s policies relating to development and use of land. To be revoked according to the Decentralisation and Localism Bill (December 2010).
Supplementary Planning Document (SPD)	A document providing supplementary information to policies in development plan documents. Not subject to independent examination.