

East Staffordshire Borough Council
Local Development Framework



Annual Monitoring Report

December 2008

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EXECUTIVE SUMMARY

This is the fourth 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 April 2007 to March 2008.

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 which sets out details of documents that will make up the Borough's Local Development Framework was reviewed and has been submitted to the Government Office. Progress on the scheme is part of this monitoring report but as there are currently no replacement LDF policies the planning context that has been monitored comments on the saved Local Plan policies.

Housing

Set against the Structure Plan requirements to be met between 1996 and 2011 the Borough is well ahead of its target with 87.9% already being achieved with three years remaining. In the period 2007/2008 some 486 units were completed. During the year the Council has continued to impose restrictions on new permissions for housing on windfall sites for 10 units or more, to ensure Structure Plan requirements are not substantially exceeded.

Against a target of 75 dwellings per year, some 79 affordable dwellings were approved. Delivery was clearly reduced because of the restriction on sites.

The Council continued to successfully achieve a very high level of residential development on brownfield land with some 98% of development occurring on these sites, almost 100% above the target.

Employment

The total area of available land is some 142ha. During the year despite pressures to release to other uses, no allocations of the Local Plan have been lost to non-employment uses. The Council is developing policies in its emerging LDF to protect valued existing employment from competing new uses.

Local Services

For retailing despite pressures for free standing small food stores, these have generally been resisted, apart from a replacement unit in Burton. Construction has begun for a major DIY store on an allocated site within the Local Plan. The long term resolution of a key site in Burton upon Trent at the Riverside Centre remains outstanding after protracted discussions and unsuccessful negotiations with a major food operator.

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 and one was gained. 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). It is a requirement of the Act that all Local Planning Authorities (LPAs) produce an Annual Monitoring Report (AMR) to form part of their LDF.
- 1.2 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

- 1.3 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.
- 1.4 This AMR is the fourth² to be prepared by the Council and it covers the period from 1st April 2007 to 31st March 2008. The revision of the planning system in 2004 set a requirement for all Local Planning Authorities to prepare an annual report for submission to the Secretary of State.
- 1.5 The objective of the AMR is to both monitor achievements of existing policies and develop an evidence base to determine future targets.

THE LOCAL DEVELOPMENT FRAMEWORK

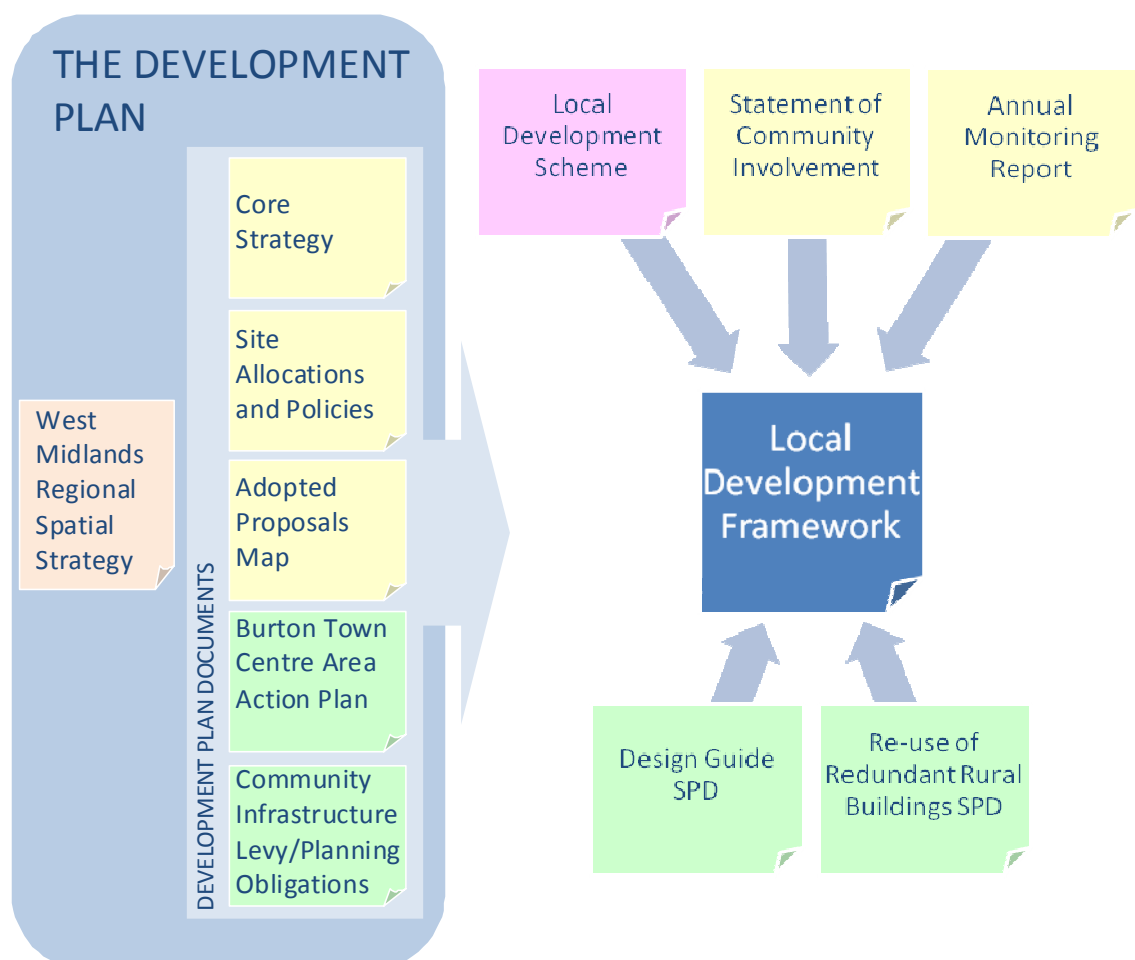
- 1.6 The LDF must conform with the Regional Spatial Strategy (RSS)³ which is prepared by the West Midlands Regional Assembly, both of these documents, together with the Minerals and Waste LDF prepared by Staffordshire County Council form the Development Plan. Figure 1 on page 5 illustrates East Staffordshire's Development Plan. Documents which are a requirement within an LDF are the AMR, SCI, Core Strategy, Proposals Map and a Site Specific Allocations (within East Staffordshire this document is the Site Allocations and Policies DPD. Optional documents are Supplementary Planning Documents, Area Action Plans and any other document the LPA requires for their area.
- 1.7 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 of:

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>

³ More information on the RSS is available at http://www.wmra.gov.uk/Planning_and_Regional_Spatial_Strategy/Planning_and_Regional_Spatial_Strategy.aspx

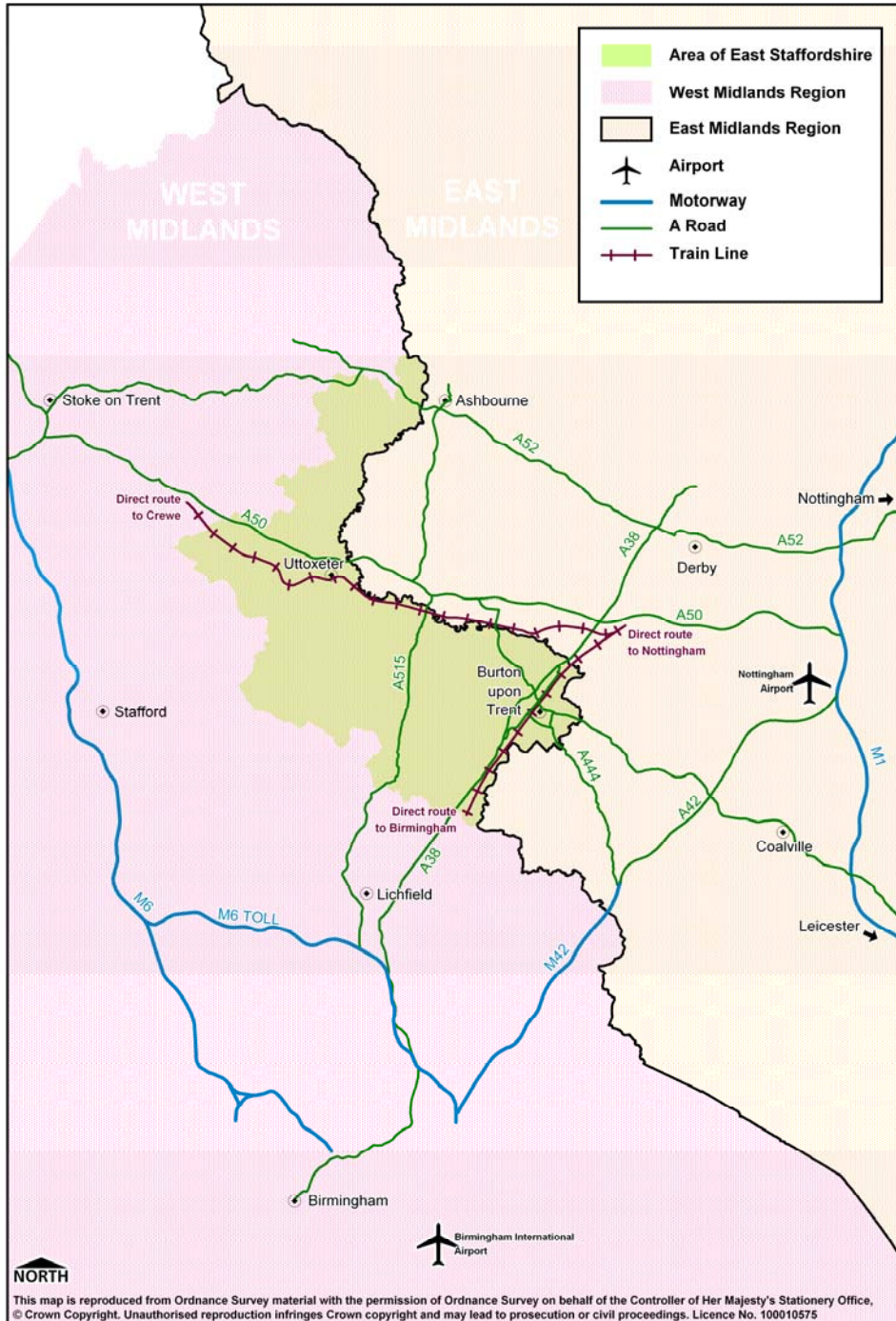
Local Development Scheme	Provides details of all the DPDs within the LDF and includes a timetable of the development of the DPDs from consultation stage to adoption.
Statement of Community Involvement	Demonstrates methods and processes of community engagement to be undertaken for each DPD.
Core Strategy	Provides the vision for East Staffordshire and sets out the strategic policies whilst providing a framework for succeeding DPDs.
Burton Town Centre Area Action Plan	Provides a framework for the regeneration of Burton Town Centre.
Site Allocations and Policies	Provides details of site specific allocations for East Staffordshire until 2026.
Community Infrastructure Levy/Planning Obligations	Provides a policy in order to ensure that infrastructure is funded both equitably and timely.
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.



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 1

2.2 POPULATION

The 2001 Census indicated that 103,770 people were living in East Staffordshire and in 2007 the Office for National Statistics estimated that the population was 108,300 indicating a 3.8% rise. Over half 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, Tutbury and Mayfield.

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 2007.)

Table 1 and Chart 1 indicate that over half of the population in East Staffordshire are between the ages of 16 to 64. However, a significant number of the population were estimated at being over the age of 60 in 2007.

TABLE 1

Age Group	Area		
	East Staffordshire	West Midlands	England
	000's	000's	000's
Children 0 to 15	21.4	1,051.2	9,655.8
Working Age 16 to 64 Males 16 to 59 Females	65.9	3,285.0	31,791.7
Older People 65 and over Males 60 and over Females	21.1	1,045.7	9,644.5

Source: Mid Year Population Estimates, ONS, © Crown Copyright, 2007.

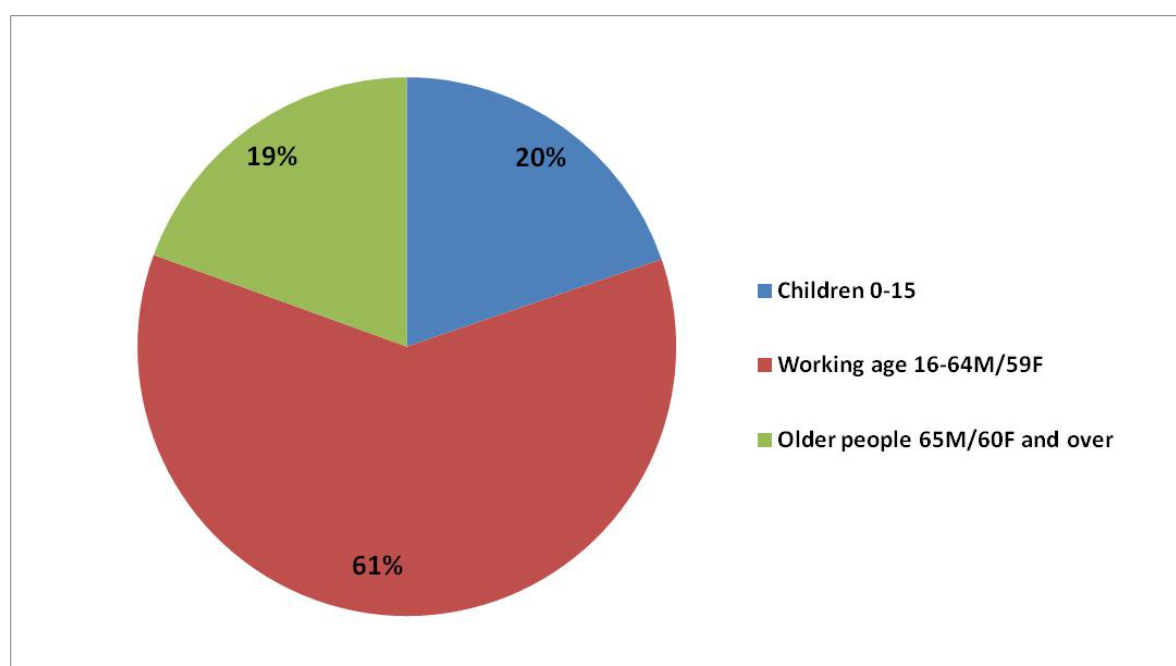


CHART 1

Future projections indicate that by 2029 the population will be 121,200. Nationally predictions from the ONS indicate that due to healthier lifestyles and improvements to healthcare the ageing population will increase.

A relatively high Black and Minority Ethnic population of 6.1% exists within East Staffordshire which is concentrated mainly within Burton upon Trent and, in particular, within Anglesey and Shobnall Wards.

2.3 DEPRIVATION

The Indices of Deprivation 2007 has identified that two Lower Super Output Areas LSOAs⁴ located within Eton Park Ward and Shobnall Ward 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 2

Income	Anglesey and Shobnall Wards contain two LSOAs which are in the top 10% most income deprived in England.
Employment	Eton Park and Shobnall Wards contain two LSOAs which are in the top 10% most employment deprived in England.
Education	There are five LSOAs which are in the top 10% education deprived in England and these are located within Stapenhill, Eton Park, Shobnall and Winhill Wards.
Crime	Burton Ward contains one LSOA which is in the top 10% crime deprived in England.
Barriers to Housing & Key Local Services	Various rural wards within East Staffordshire contain seven LSOAs within the top 10% most deprived in England for Barriers to Services and Key Local Services.
Living Environment	Living Environment focuses on poor housing and air quality and there are 14 LSOAs in the top 10% most deprived for Living Environment which are located within Anglesey, Burton, Shobnall, Eton Park, Stapenhill and Horninglow.

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 has resulted in a reduction of available employment land. Measures to address this by way of stimulating regeneration and economic growth is underway in order to maintain East Staffordshire’s prosperous economy.

The economic activity for East Staffordshire is above the England and Wales average for 2006 to 2007 with 80.5% of the population between the ages of 16 to 64 being in employment⁵. Residents within East Staffordshire earn on average £21,624 which is below the national average of £24,204.

⁴ Lower Super Output Areas are areas containing between 1,000 and 3,000 people

⁵ Annual Population Survey

East Staffordshire's unemployment rate is 1.4% which is below the national average of 2.2%⁶. However, issues with unemployment within Burton Wards and 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. However, more recent figures indicate an improvement with GCSE grades being above the national average.

2.6 HOUSING

There are 42,700 households within East Staffordshire with over half being located within Burton upon Trent, almost a third are located within surrounding villages and rural areas and the remainder are located within Uttoxeter.

The approximate current housing stock within East Staffordshire comprises of two thirds detached and semi-detached and a quarter terraced housing. Apartments make up 10% of the housing stock the majority of which are located within Burton upon Trent.

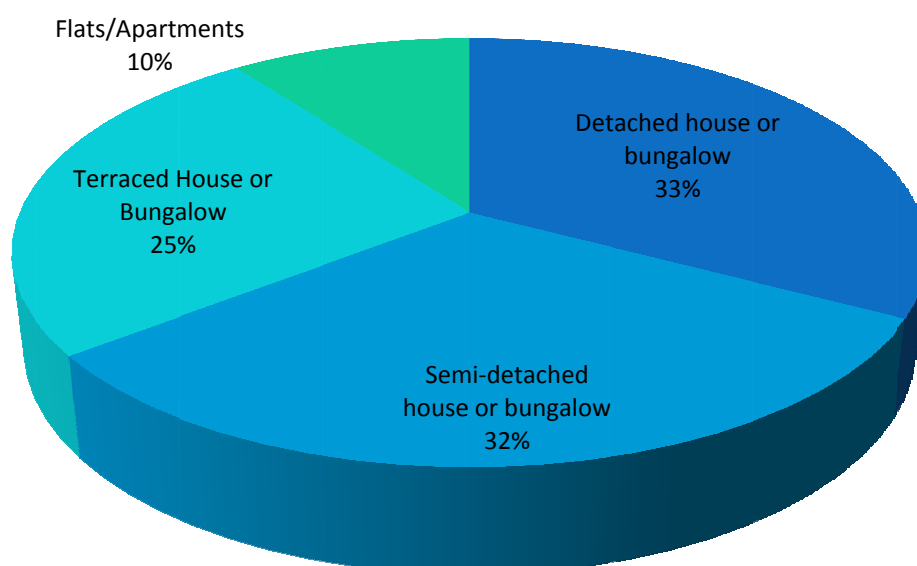
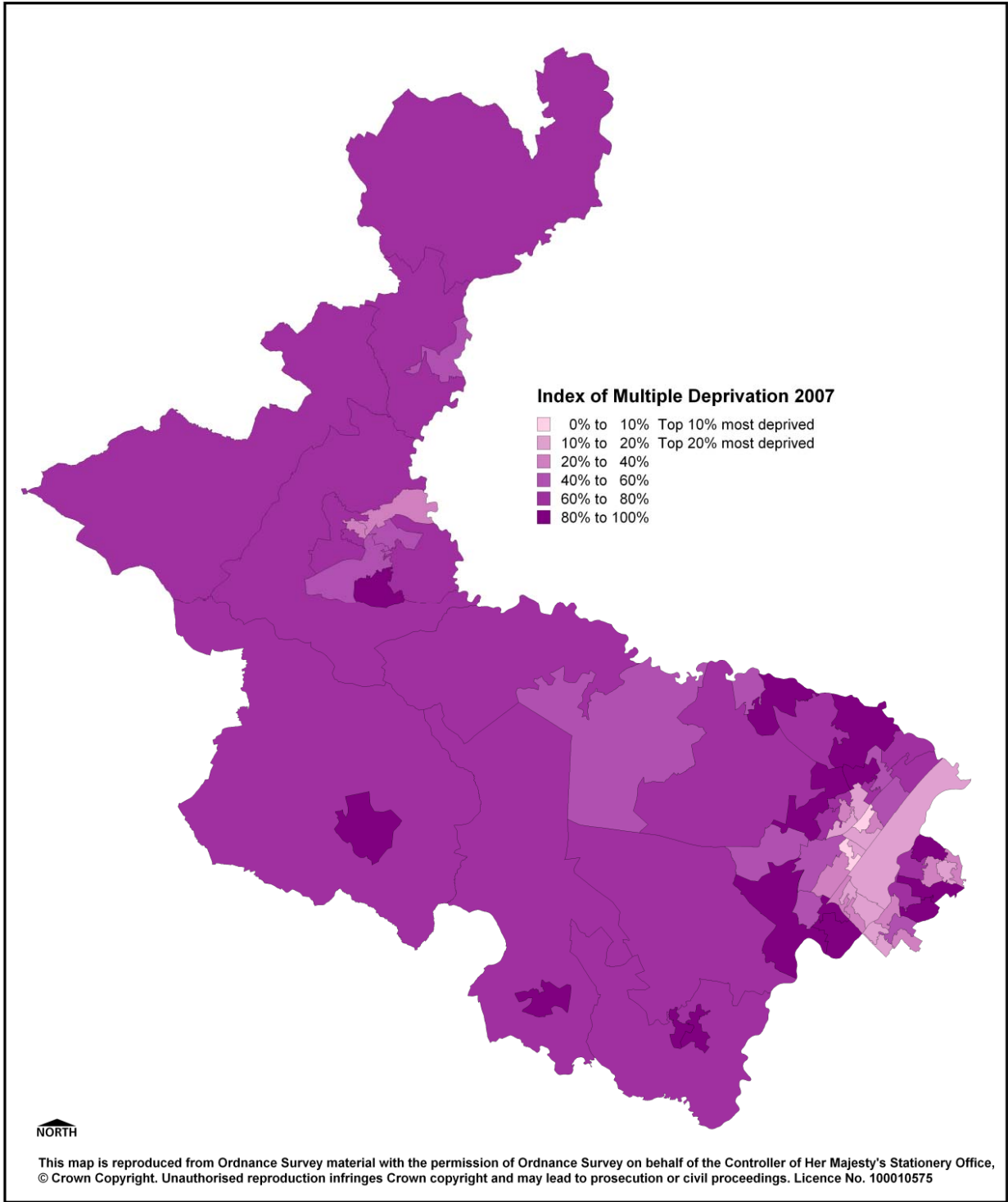


CHART 2

⁶ Figures correct as at January 2008



MAP 2

SECTION 3: CHALLENGES AND OPPORTUNITIES

- 3.1 East Staffordshire has been designated by Government as a 'Growth Point' area. Essentially this is 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. Current housing requirements as set out in the West Midlands Regional Spatial Strategy Preferred Option are to provide 12,900 new houses during the period 2006 to 2026.
- 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 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 to be included in the LDF and providing a timetable for the preparation of the LDDs.
- 4.2 East Staffordshire's first Local Development Scheme was approved in 2005 and revised in 2006 due to the Local Plan Inquiry. Further revision took place in June 2007 due to advice from the Government Office for the West Midlands (GOWM) to Local Planning Authorities (LPAs) to reconsider their timetables due to unrealistic targets.
- 4.3 Revision of legislation introduced to adjust the process for preparing local development frameworks resulted in LPAs being required to revise their LDS. East Staffordshire therefore revised their LDS in November 2008 following discussion with the Government Office. Subsequently the LDS has been agreed by Cabinet and submitted to the Government Office for their formal endorsement. The core revisions to the LDS are detailed below:
- The deletion of the Generic Development Control Policies DPD in order to avoid policy duplication therefore subsuming the DPD into the Core Strategy and Site Allocations and Policies DPD.
 - The deferment beyond three years of the Area Action Plan for Inner Burton and consideration of a Masterplan for the area.
 - The deferment of the adoption of the Core Strategy and Burton Town Centre Area Action Plan from November 2009 to October 2010.
 - The renaming of the Housing and Employment Policy and Site Allocations to Site Allocations and Policies together with the deferment of the adoption from August 2010 to March 2012.

- The introduction of a Community Infrastructure Levy DPD under the advice of the Government Office for the West Midlands is primarily due to the importance of securing financial contributions from development to meet infrastructure requirements.

4.4 Figure 1 on page 14 shows the revised timetable for the LDS and Table 3 below shows the progress made in preparing Local Development Documents against the LDS timetable. Please take into account the revisions to the new timetable when considering the progress of the LDDs shown below. The following symbols have been used to illustrate progress.










-  On target
-  Positive Progress
-  Behind Schedule

TABLE 3

Document	LDS Milestone	Target	Actual	Achieved	Comment
Core Strategy	Public participation on preferred options	March 2008	-		The revised date for preferred option is June 2009
	Submission	September 2008	-		The revised date for submission is February 2010
Site Allocations and Policies	Preferred Option	September 2008	-		The revised date for preferred option is November 2010
Burton Town Centre Area Action Plan	Public participation on preferred options	March 2008	-		The revised date for preferred option is June 2009
	Submission	November 2008	-		The revised date for submission is February 2010
Design Guidance SPD	Adoption	January 2008	May 2008		Positive progress was made to adopt the SPD and its new target was reached in May 2008

Additional documents produced in order to provide evidence to support DPDs are:

- Water Cycle Strategy
- Green Infrastructure
- Transportation Model
- Strategic Housing Land Availability Assessment
- Gypsy and Travellers
- Strategic Housing Market Assessment (part)

Ref	Document	2008				2009				2010				2011				2012	
		O4	O3	O2	O1	O4	O3	O2	O1	O4	O3	O2	O1	O4	O3	O2	O1	O4	O3
	Adopted Local Plan	O N D	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	A M J	J A S	O N D	J F M	A M J	J A S	O N D	J F M
	Review Saving of Policies																		
LDD1	Statement of Community Involvement	Adopted																	
LDD2	Current Core Strategy			PE	E														
	Revised Core Strategy					A													
LDD3	Current Hsg & Employment Policy & Site Allocations																		
	Revised Hsg & Employment Policy & Site Allocations																		
LDD4	Current Site Allocations & Policies																		
	Revised Site Allocations & Policies																		
LDD4	Generic Development Control Policies	Deleted																	
LDD5	Current Burton Town Centre Area Action Plan																		
	Revised Burton Town Centre Area Action Plan																		
LDD6	Inner Burton Area Action Plan	Deferred																	
LDD7	Community Infrastructure Levy																		
SPD1	Reuse of Redundant Farm Buildings																		
SPD2	Design Guidance	Adopted																	

KEY: IO Issues & Options P Preferred Option S Submission PE Pre-Exam Meeting E Examination H Hearing A Adoption

FIGURE 1 – REVISED LDS ILLUSTRATING CURRENT AND REVISED MILESTONES

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 has assessed which policies from the Local Plan need to be retained until DPDs within the LDF come forward with policies to replace the Local Plan. The Council submitted to the Secretary of State in December 2008 relevant policies they wish to be retained and these are set out on pages 16 to 22.

5.2 FIVE YEAR HOUSING SUPPLY

Local Planning Authorities are required to demonstrate that they have a five year supply of deliverable sites for housing. East Staffordshire's current position in demonstrating a five year supply as at 31 March 2008 is as follows:

Five year requirement → RSS requirement from 2006 to 2026 =	12900
Divide by 20 years (12900/20) =	645 per year
Multiply by 5 years =	<u>3225</u>

CAPACITY

Unimplemented full permissions as at 31/3/2008	1719
Less 10% lapse rate ⁷ (= annual average number of permissions not being implemented)	1547
Brownfield sites deemed available (from White Young Green work on Strategic Housing Land Availability Assessment (SHLAA))	1839
Homes Under Construction as at 31/3/08	<u>1245</u>
TOTAL	<u>4631</u>

Number of years housing supply (4631/645) = 7.1 years supply

However, according to the Government's recommended "Residual" method, any shortfalls on 645/yr completions experienced in 2006/7 and 2007/8 should be taken into account. Completions in those two years were 304 and 482 respectively. This equates to a total shortfall over the two years of 504 units - (645 x2) minus (304+482). Over the following 18 years (2008/9-2025/6), this deficit must be made up. 504/18 = 28. Over each of the next 18 years 645+28 =673 units are required. Therefore the total supply of 4631 homes needs to be divided by 673 which yields a **6.9 years supply**.

⁷ Work is in hand to determine the exact lapse rate – it is considered that 10% is higher than that recently experienced in East Staffordshire

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.

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 BE1 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.

Housing			
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 NE 1, 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.

Transportation			
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.

Leisure and Community Facilities		
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

This chapter deals with both the performance of Core Output Indicators (COIs) which are national indicators required by government⁸ and also the performance of the Local Plan. 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

A total of 101,995 m² of new employment floorspace was completed in the borough in the monitoring year 2007/08, as shown in table 4 below. A total of 15,115 m² of floorspace was demolished in the year, leaving a net total of 86,880 m².

TABLE 4

Use Class Order	Amount of Floorspace (m ²)
B1	3,710
B1/B2/B8 combined	86,167
B2 & B8 combined	6,011
B1 & B8 combined	1,507
B8	4,600
Total Completed	101,995
<i>Less Demolitions</i>	<i>15,115</i>
Total (Net additional Floorspace)	86,880

The demolition of employment floorspace this year was on the Reynold Chain site, which now has permission for a mixed use scheme of 150 dwellings and 2,335m² of industrial and office floorspace. The following table details the split between the demolished and proposed new floorspace.

⁸ COIs revised in February 2008

TABLE 5

	Demolished (m ²)	Proposed New (m ²)
Industrial	13,954	1,870
Office	1,161	465
Total	15,115	2,335

A number of small sites were given permission for change of use to residential, however, the floorspace details of these have not been recorded. The hectareage of each site is recorded below in table 6 and totals 0.27. This is significantly lower than last year which totalled 17.26.

TABLE 6

Site	Details of permission	Site Size
224 Branston Road, Burton	Change of use from offices Class (B1) to residential dwelling Class (C3)	0.02 ha
3/4 South Uxbridge Street, Burton	Change of use from builders store and yard to two flats	0.01 ha
Former George White Offices, Clarence Street, Burton	Conversion of existing office building to form 4 apartments, including details of associated parking	0.03 ha
RBC Electronics Site, All Saints Road, Burton	Erection of two detached buildings to form four dwellings and two apartments including formation of access and erection of front railings	0.05 ha
Swan House, 2 Friars Walk, Burton	Change of use of offices (Class A2) to form three residential apartments (Class C3) and the erection of a rear boundary wall and gates.	0.01 ha
The Works, Ferry Street, Stapenhill, Burton	Change of use of part of existing workshop to dwelling and erection of a single storey front extension to workshop	0.04 ha
91-93 Moor Street, Burton	Change of use of first floor from offices (B1) to 4 one bedroomed units including construction of external staircase	0.11 ha

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

Forty-six percent of completed new floorspace was on previously developed land. Some larger Greenfield sites were completed in the monitoring year, including those at Centrum 100 and Barton Business Park. The larger brownfield completions were the William Cook Site and The Maltings (see photograph 1), both within Burton. Table 7 details the completions on page 25.

TABLE 7

Site details	Use Class	Greenfield/ Brownfield	Floorspace (m ²)	Site size (ha)
Hawkins Lane Estate	B1/B2/B8	Brownfield	160	0.18
Centrum 100	B1/B2/B8	Greenfield	35021 (B1 2785)	7.85
Barton Business Park	B1/B2/B8	Greenfield	13,974	5.3
Stretton Park	B1/B2/B8	Brownfield	6,011	1.7
Fauld Industrial Estate	B8	Brownfield	2,076	0.62
Abbotswood	B1/B8	Greenfield	1,507	0.61
Rolleston Park Farm	B8	Greenfield	2,524	1.03
William Cook Site	B1/B2/B8	Brownfield	27,870	6.1
Dovefields Industrial Estate	B1/B2/B8	Brownfield	864	0.35
Adjacent Anderstaff, Hawkins Lane	B1/B2/B8	Greenfield	160	0.07
The Maltings	B1/B2/B8	Brownfield	8118 (B1 925)	1.26
		TOTAL	101,995	25.07



PHOTOGRAPH 1: WETMORE MALTINGS – A SYMPATHETIC CONVERSION AND NEW BUILD DEVELOPMENT PROVIDING B1, B2 AND B8 USES

BD3: Employment land available – by type

The amount and type of employment land available for 2007/08 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 142 hectare is available within the borough.

TABLE 8

Site	Type	Total Area (ha)
56 Derby Road, Uttoxeter	B1	0.16
Alumasc Grundy Site, Burton	B1, B2, B8	4.2
Anslow Park Farm	B1, B2, B8	1.73
Barton Business Park	B1, B8	2.10
Branston Depot	B8	3.78
Centrum 100	B1, B2, B8	3.83
Centrum East	B1	4.20
Centrum West	B2	19.50
Derby Road, Uttoxeter	B1, B2, B8	10.00
Derby Road Industrial Estate, Burton	B1, B2, B8	0.19
Dove Way, Uttoxeter	B1, B2, B8	2.30
Dovefields Retail Park, Uttoxeter	B2, Retail	0.9
Doveflats, Rocester	B1	0.26
Fauld Camp Industrial Estate	B1, B2	2.38
Granary Wharf, Burton	B2, B8	1.15
Graycar Business Park, Barton	B1, B2, B8	2.25
Lancaster Park, Needwood	B1, B2, B8	2.51
Land To Rear of Tri Ltd, Hawkins Lane, Burton	B1, B2, B8	0.4
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
Pirelli, Stretton	B1, B2, B8	8.37
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	B1, B2, B8	1.00
Waterloo Farm, Uttoxeter	B1, B2	21.19

Site	Type	Total Area (ha)
Wellington Road, Burton	B1, B2, B8	2.29
Wetmore Road Industrial Estate	N/A	0.10
William Cook Site, Burton	B1, B2, B8	2.70
	Total:	142.38

The total area of employment land available for this monitoring period is some 20 hectares more than in 2007. This is a result of permissions and under construction in Centrum West and on the William Cook Site. Completions since last year include Barton Business Park (shown in photograph 2).



PHOTOGRAPH 2: BARTON BUSINESS PARK

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

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.

TABLE 10

Site Details	Location	Use Class	Floorspace (m ²)	Town centre?
Wetmore Maltings	Wetmore Road, Burton	B1	925*	✗
44 Market Place	Market Place, Uttoxeter	B1	185	✓
212 Waterloo Street	Waterloo Street, Burton	A1	69	✗
Lidl	Derby Street, Burton	A1	1,456 (gross) 971 (net)	✗
Barton Marina	Retail units, Barton Marina, Barton Under Needwood	A1	1,826 (gross) 1,217 (net)	✗
Extension to Tesco	Town Meadows Way, Uttoxeter	A1	2,494 (gross) 1,728 (net)	✗
Barton Fields Garden Centre	Lichfield Road, Barton under Needwood	A1	1,030 (gross) 687 (net)	✗
Total			7,985	

* Note there is a remaining 5,205 m² of businesses units for B1 and B8 use on the site, so some of this additional floorspace could be offices.



PHOTOGRAPH 3 – BARTON MARINA – A SUCCESSFUL MIX OF A1, A3 AND A4 USES

HOUSING

Housing Supply

The preferred option for the Phase 2 review of the West Midlands Regional Spatial Strategy (RSS) has been submitted to the Secretary of State and this plan is used to inform the housing trajectory. The housing proposals are for 12,900 new homes in East Staffordshire between 2006 and 2026. The 12,900 requirement has been split so that 11,000 of these are to be provided in and around Burton upon Trent and 1,900 elsewhere in the Borough. In addition Policy CF2 "Housing beyond Major Urban Areas" designates Burton upon Trent as a "Settlement of Significant Development" (a term that replaces "Sub-Regional Focus"), along with nine other areas. These areas will be considered in the first instance to accommodate development which cannot be accommodated in the Major Urban Areas.

The RSS preferred option proposes a total number of 365,600 homes for the whole Region, this figure falls short of the full housing demand identified by the Regional Assembly which is 382,000. The Secretary of State has already expressed concern to the Regional Assembly at this shortfall, and has asked the Government Office for the West Midlands (GOWM) to investigate options for bringing forward more housing in the Region. GOWM's consultants reported in October 2008, and therefore the consultation period for the RSS Preferred Option was extended to 8th December 2008. At the Examination in Public due to be held in April 2009, the Inspector may decide to allocate a further requirement to some local authority areas.

It is considered that the accommodation of 12,900 for East Staffordshire is challenging in its own right in terms of the greenfield/ brownfield split which on the basis of our current assessment would require at least 50% of this housing requirement to be found on greenfield sites.

The Council at its meeting on 25th February 2008 approved its response to the preferred option which was to support the requirement for 12,900 new homes in principle, subject to it being demonstrated that adequate infrastructure (transport, utilities, health facilities, recreation facilities, policing, etc) can be delivered in time.

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

Core Output Indicator H1: Plan period and housing targets

The calculations for the Housing Trajectory have included the years 2001/02 to 2016/17 in line with the Programme of Development the Council has to submit as part of East Staffordshire's status as a Growth Point. The strategic housing allocation is taken to be 600 units a year. This is the original RSS Spatial Option 2/3 figure of 15,000 homes (gross) divided by 25 years 2001-2026.

The RSS Submission to the Secretary of State includes a figure of 12,900 new homes (net) for East Staffordshire for the period 2006-2026 (11,000 in Burton) which would give an annual Strategic Allocation of 645 units for the Borough as a whole and 550 for Burton alone. However the 600 a year figure continues to be used for the time being in the Council's because it is aligned with the 2001-2016 timeframe of the Housing Trajectory, and allows a degree of comparison with historic housing completion trends. Once the final housing requirement for East Staffordshire has been determined by the RSS Panel, following the Examination in Public, the housing trajectory in the AMR will be realigned to take account of the new requirement.

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

TABLE 11

Year	Numbers Completed (Gross)	Numbers Completed (Net)	Cumulative Total	% Of Target Completed
1996/97	681	-	681	10.5
1997/98	659	-	1340	20.6
1998/99	625	-	1965	30.2
1999/00	952	932	2917	44.9
2000/01	728	716	3645	56.1
2001/02	322	314	3967	61.0
2002/03	219	214	4186	64.4
2003/04	250	225	4436	68.2
2004/05	273	256	4709	72.4
2005/06	703	643	5412	83.3
2006/07	304	218	5716	87.9



PHOTOGRAPH 4 – SYMPATHETIC CONVERSION AND NEW BUILD OF HOUSING DEVELOPMENT AT THE HERITAGE BREWERY

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

= 482

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

The Housing Trajectory table on page 33 illustrates the net additional dwellings from the period 2008/2009 to 2016/2017 highlighted in yellow.

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 34.

Restrictive Housing Policy

In the fourth quarter of 2007/2008 the Council began to reconsider the application of Policy H2 of the adopted Local Plan in light of emerging Regional Guidance.

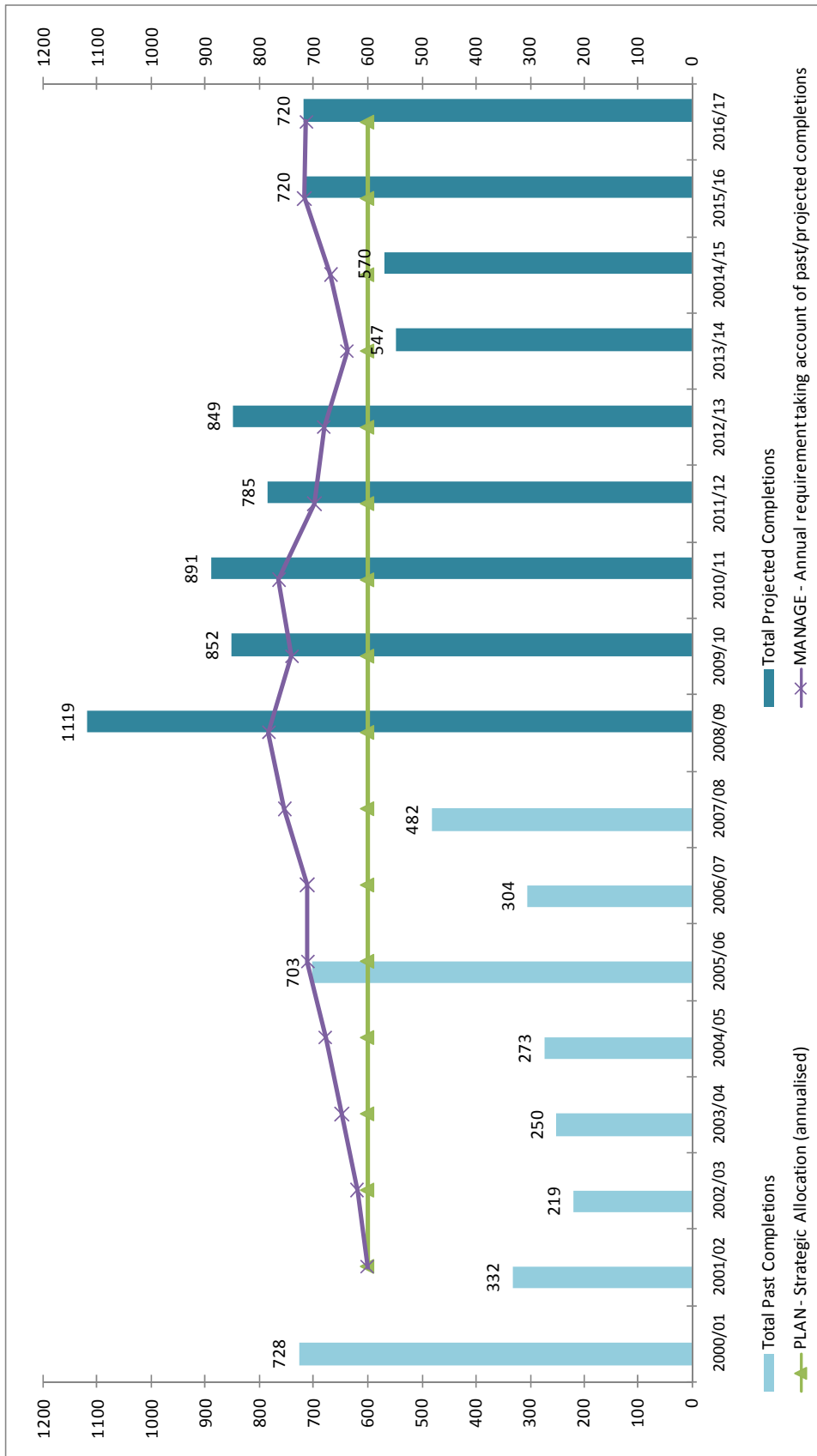
In September 2005 the Council considered a report on how it should respond to planning applications given that the Council had already exceeded the Structure Plan targets. The Council subsequently applied Policy H2 to prevent housing developments in excess of ten units, for as long as housing supply exceeds either the Structure Plan or RSS requirements.

The Council have now concluded that given the climate of maximising house building throughout the Country and given the expectation of Government that as a Growth Point the Council should be expected to promote deliverable house building, Policy H2 should be applied so as to allow brownfield developments of more than ten units.

The Council however retains its responsibility to properly plan for the release of sites in the immediate future and criteria were set out to manage that process in a report approved by Cabinet in September 2008.

Notwithstanding this restriction some 482 dwellings were permitted in 2007/2008.

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	TOTAL
Total Past Completions	728	332	219	250	273	703	304	482										2563
Total of known sites coming forward - major sites with full or outline planning permission or under construction (see separate breakdown of individual sites in Appendix D)									899	432	271	165	179	27				1973
Sum capacity of minor sites with full planning permission or under construction								200	200	200	200	200	200					1000
Projections - Bfield+G/field Capacity in Dev Brndy as identified by WYG								200	400	400	400	400	400	400	400	500	500	3200
Projections - Allocated Sites - G/field outside Dev Brndy																		700
Projections - Unallocated Sites								20	20	20	20	20	20	20	20	20	20	180
Total Projected Completions								1119	852	891	785	849	547	570	720	720	720	7053
Cumulative Completions PLAN - Strategic Allocation (annualised)	332	541	791	1064	1767	2071	2553	3672	4524	5415	6200	7049	7596	8166	8886	9606	9606	
MONITOR - No. dwellings above or below cumulative allocation	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	9600
MANAGE - Annual requirement taking account of past/projected completions	-278	-659	-1009	-1336	-1233	-1529	-1647	-1128	-876	-585	-400	-151	-204	-234	-114		6	
	600	619	647	678	711	712	753	783	741	764	698	680	638	668	717	714	714	-6



Previously Developed Land

Core Output Indicator H3 monitors new and converted dwellings on previously developed land and table 12 below sets out total brownfield developments for this monitoring year and the preceding monitoring year:

TABLE 12

	Brownfield	Greenfield	%
2006/2007	294	10	97%
2007/2008	478	8	98%

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 98% of housing development achieved on previously developed land.

Gypsy and Travellers

A new Core Output Indicator to monitor net additional pitches for gypsy and travellers is required for this and subsequent monitoring years. The adopted Local Plan promotes the development of caravan sites for gypsy and travellers where appropriately sited, however no such sites have been permitted.

The current Housing Strategy for East Staffordshire is undergoing consultation and it is proposed that the following policies will be included in the Strategy to recognise housing needs for Gypsy and Travellers:

- Pursue provision of new pitches for gypsies and travellers
- Include gypsies and travellers in ethnic monitoring

The Borough Council have noted the results of the North Staffordshire Gypsy and Travellers Study it jointly commissioned and are now considering its recommendations.

Affordable housing

For the purposes of Core Output Indicator H5 affordable housing completions amount to 47 additional dwellings for the 2007/2008 monitoring year.

In 2004 a local target was set for East Staffordshire to complete a minimum of 75 affordable dwellings a year. Chart 3 on page 36 illustrates the past three years completions which totals 201, 24 units short of the target 225 affordable dwellings. However, two sites which are set to be complete by the next monitoring year are St Johns Drive in Uttoxeter and Riversfield Drive, Rocester which amount to 64 affordable dwellings.

A number of planning permissions are in place which will deliver a further 79 affordable dwellings predominantly within Burton upon Trent with six dwellings proposed in Tutbury and eight proposed within Uttoxeter.

Completions for 2007/2008 were made at St Johns Drive, Uttoxeter and Shobnall Street, Silvertown and Grants Yard within Burton upon Trent.

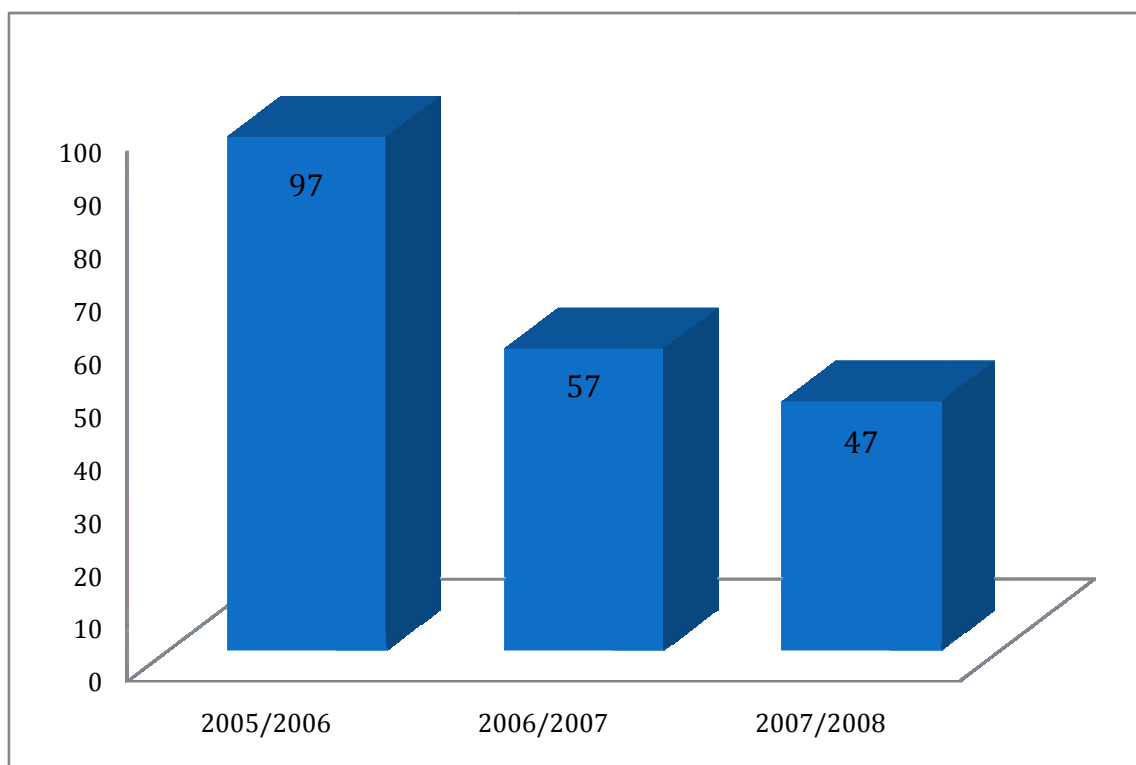


CHART 3 – AFFORDABLE HOUSING COMPLETIONS

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 Map⁹ 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.

⁹ 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 13 on page 37), one Local Nature Reserve and three Sites of Geological Interest which cover approximately 101.22 ha.



PHOTOGRAPH 5 – BLITHFIELD RESERVOIR – SITE OF SCIENTIFIC INTEREST

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.

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 the WMRA with data to create a portrait of spatial planning performance.
Local Development Document (LDD)	The collection of all of the Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
Local Development Framework (LDF)	Portfolio of documents that forms the planning framework for East Staffordshire.
Local Development Scheme (LDS)	Timetable of Local Development Documents.
Local Plan	An old-style development plan operational three years after its adoption.
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.
Supplementary Planning Document (SPD)	A document providing supplementary information to policies in development plan documents. Not subject to independent examination.