

Note on Methodology Used in Determining Historic Housing Windfall rate, and in Putting Forward a Future Likely Windfall Allowance in the 5 Year Housing Supply Calculation

Planning Policy Team March 2013, Updated Jan 2014

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What is a Windfall?

The National Planning Policy Framework(NPPF) defines a windfall as: "*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.*" [Glossary, NPPF]

The NPPF (para 48) states that "*local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply [ESBC underline]. Any allowance should be realistic having regard to the SHLAA [Strategic Housing Land Availability Assessment] , historic windfall delivery rates and expected future trends, and should not include residential gardens*".

Whilst the NPPF definition is relatively clear, there has been considerable debate nationally among planning professionals as to what types of site are windfall, and the methodology for determining what is a realistic windfall allowance will vary from local authority to local authority.

The Planning Advisory Service tend to regard anything identified as suitable for development in the SHLAA as identified, and therefore not windfall:

"If you identify a site in your SHLAA as available for development, then you cannot include it in your windfall allowance" (discussion thread on PAS website, 2/4/12, Adam Dodgshon, PAS senior consultant)

So, anything identified in the SHLAA (or its forerunners the Urban Capacity Studies) as available for development by the definition above cannot be counted as a windfall as they have been specifically identified. (They can, of course still feature elsewhere in the 5 year supply calculation, as long as it is agreed they are deliverable sites). Similarly any sites featuring as allocations in the 1999 Local Plan (there were no allocations as such in the 2006 Local Plan) cannot be regarded as windfall. The SHLAA and UCSs do not survey sites yielding less than 10 units and so, in principle, any such sites can be regarded as windfall, subject to the provisos set out below.

It is possible that a site accommodating 10 or more units comes forward that has not been previously identified. For example, a factory may suddenly close, an application is submitted for its re-development as 10 or more homes and the Council is minded to approve, deeming it unsuitable for continued employment use. However, the question that must be asked is: has this size of site consistently been given planning permission every year, and therefore is it a reasonable assumption that this will continue over each of the next 5 years? The incidence of such large windfalls has been checked in this exercise to see if this is a reliable and consistent source of capacity. As long as they do not appear in the 2000 and/or 2004 Urban Capacity Study as an allocation/proposed allocation, or in the SHLAA as a site

deemed suitable in principle for residential use, or they are not allocations in the 1999 Local Plan then they have been included.

Calculating the Windfall

The key criteria that must be taken into account, accordingly to the NPPF definition above, are:

- consistent availability of a realistic allowance in the future;
- the effects of expected future trends on the windfall rate in the future;
- exclusion from the calculation of the historic windfall delivery rate of any development permitted on residential gardens, as these must be excluded from the calculation of a future windfall allowance.

It follows from the above that the historic windfall rate will need to be assessed over some time, covering differing economic conditions, and paying due regard to any anomalous supply situations (see below). This analysis extends back 10 years to 2002/03, which covers the pre-recession as well as the current recession period.

Technically, under the existing Local Plan adopted in 2006, all housing units given permissions are windfalls since there are no allocations in the Plan, the Structure Plan requirement having been more than met by 2006. However, since this is an anomalous situation that will not be replicated in the future, we cannot take this situation as the starting point. Counsel's advice (4/11/12 to ESBC) is that:

"The Council faces the particular complication that in view of the absence of allocations in the 2006 Local Plan, all housing development since then has been classified as windfall. If all these developments are included in the calculation of a windfall allowance I am sure that it would be open to challenge. I think it is therefore essential to comb through developments which have come forward since 2006 to identify those which, taking a conservative view, correspond with the normal "traditional" characterisation of windfalls, and eliminate the rest. One would hope and expect that such a process would indicate a post-2006 level of "traditional" windfalls which is consistent with pre-2006 experience."

"Expected future trends" that may affect windfall delivery in the future in East Staffordshire might be the construction within the first 5 years of the very first phases of the Sustainable Urban Extensions it is proposed to allocate in the Local Plan under preparation. The availability of some numbers of attractive new greenfield homes could have the effect of depressing the number of homes being brought forward on larger brownfield sites, but in the next 5 years it is considered this effect will be quite small – the effect may be more pronounced 5-15 years hence. However, it is intended that the final suggested windfall rate for the next 5 years should reflect this possible effect (see below).

Methodology

This analysis, therefore, records the completions (i.e. the actual delivery) each year from 2002/03 to 2011/12 of residential planning permissions. These completions have been disaggregated into those on sites with between 1 and 9 units (inclusive), and those with 10 and above units, net of any loss through demolition or other reason of existing housing units

that have taken place. It includes conversions of buildings, again recording only the net increase in units.

From 2002 to 2006 the Council's "Resland" returns to the WM Regional Planning Authority and Staffordshire County Council have been analysed. Post 2006, these returns, as recently re-checked and supplemented by a comprehensive data cleanse, have been used. This data cleanse involved extensive on-site checking of records and adaptations to the system to aid continuous future monitoring.

As stated above, sites were checked where appropriate against the UCS 2000 and 2004, the SHLAA for the most recent sites of 10 units and above, and the 1999 Local Plan. If it was clear that the site had been identified for residential use prior to a planning application being submitted, then it was discounted as a windfall. Where there was any doubt as to whether or not the site had been previously identified, and to ascertain if the development was on a former residential garden land or not, the scanned records for that planning application were retrieved, and the officer's report and original planning application form checked. Since the definition of greenfield has recently been changed to include residential gardens, the description given in the planning records as to whether the development was on brownfield or greenfield land could not be relied upon. Previous information to support the 2005 Local Plan inquiry on the brownfield/greenfield split could also not be relied upon due to the change in greenfield definition.

Duplication between years can creep in to records, so a check was made on sites appearing over several years to ensure that the sum of the completions over the years matched the total for which permission was given, and whether or not the occurrence of the site on two different years was mutually exclusive – for example, if two alternative permissions had been counted when only one could be actually constructed on the ground.

The Analysis

The analysis of housing completions involved checking around 500 individual records against the data sources set out in the Methodology above. Despite using a variety of sources to extract information on planning applications – including the Council's M3 development management system, Google Earth in some cases, etc- it was not always possible to make an absolutely certain decision on some sites on whether the last use was as a residential garden or not. In these cases (and there were relatively few) officers have erred on the side of caution and not counted the development towards that year's windfalls total.

Care was taken to ensure that only net increases were counted, where there were demolitions or an existing subdivided building was redeveloped for a larger number of units. "Granny annexes", and similar dependent relative accommodation, were not counted as they do not function as a living unit separate from the existing home. Conversely, the creation of older persons' accommodation counted if they were independent units (i.e. not totally communal care homes). There were several examples of residential care homes being replaced by more independent accommodation made up of individual units (with varying levels of care) which were counted as windfall additions. So-called "mobile" homes were counted as new housing units, as in practice they tend to stay *in situ* and provide additional self-contained residential accommodation. Some difficulties were encountered in

determining what was formerly residential garden land – it was not always clear from the planning application, as in years gone by there was no need to specifically identify that a development was in a residential garden because the latter was counted as brownfield and therefore intrinsically suitable for development. Orchards associated with existing houses were counted as gardens.

The Results

Table 1 provides the windfall provision 2002-2012. There is variation across the years due to the number and nature of applications received by the Borough Council.

Table 1: Windfalls 2002-2012

	Windfall - All Sites	Windfall Sites Accommodating 1-9 units	Windfall Sites Accommodating 10+ units
2002/03	78	39	39
2003/04	57	22	35
2004/05	103	34	69
2005/06	165	152	13
2006/07	86	69	17
2007/08	122	88	34
2008/09	193	117	76
2009/10	146	97	49
2010/11	115	68	47
2011/12	201	60	141
Total average	127	75	52

A factor contributing partially to a greater number of units from 05/06 was the rise in the number of apartment schemes coming forward during this time – many of the schemes granted permission in the Borough consisted of conversions of former commercial premises, or their demolition and replacement, on brownfield sites, that were genuinely unforeseen. (Table 2). However, this trend cannot be projected into the next 5 years as the market appears to have peaked for this type of accommodation.

Table 2: Examples of Windfall sites redeveloped for apartments post 05/06¹

Site	Former use	Number of Units Created
Burton Box Co, Burton Road, Branston	Employment	18
Adjacent to 56, Wyggeston St, Burton	Haulage Yard	14
Peel House, 41 Lichfield St. Burton	Offices	7
Weaver Lodge Hotel, Windsor Road, Uttoxeter	Hotel	9
Annex r/o 17 High St Uttoxeter	Offices	3
Bell Lane, Barton under Needwood	Yard & workshop	6

¹ Conversions to less than 3 units not included

Wyggeston/Carver St	Garages	12
287-290 Horninglow Road North, Burton	Garages	4
Waterside House, Waterside Rd, Burton	Residential care home	9
The Wharf, Park St, Uttoxeter	Garage	23
The Old Schoolrooms, Friars Walk, Burton	Educational	6
Station Hotel, Borough Road, Burton	Hotel	53
91-93 Moor St Burton	Shops	10
Batkin Body Repairs, South Uxbridge St, Burton	Garage	4
58 Heath Road, Burton	Garages	9
207-209 Station St Burton	Offices	9
Walpole House, 50 Lichfield St , Burton	Outbuildings	4
Jct. Dallow St/Shobnall St, Burton	Employment	7

It is interesting to note the contribution made by sites of 10 units or more. There is clear evidence that there is a consistent contribution coming forward from sites that are not identified in UCS or SHLAA surveys, or as a Local Plan allocation. The contribution varies considerably from year to year, and is characterised by employment premises or residential care homes becoming available for re-development at short notice. It should be noted that, because the SHLAA is now produced on an annual basis (there was a 4 year gap between the old UCSs) it is more likely that in the future such sites will be picked up in the SHLAA and that their contribution to the 5 year supply will be as identified sites with availability for residential development or even as deliverable developments with planning permission, rather than as windfalls. They will however make a small contribution.

What is deliverable into the future?

The period over which analysis has been made has included years of recession and those of relative prosperity, and so from the point of view of considering the whole economic cycle the results are robust.

It would be simple to take the overall average of past windfalls (127) and project them into the future as the deliverable windfall rate. However, there are a number of reasons why this in itself might not yield a robust figure that we could be confident would be consistently delivered into the future:

- SHLAA is likely to pick up more of the 10+ sites in the future (see above). Although there will still be some such large sites coming through in the future that are genuine windfalls, they are unlikely to be at such a rate as hitherto.
- Towards the end of the 5 year period, the first houses on the greenfield sustainable urban extensions may be coming to market, and may have the effect of dissuading some developers from bringing forward some brownfield sites. This is possibly less likely to affect the development of 1 to 9 unit sites which are brought forward by a variety of people – farm owners, the adjoining home owner, local builders etc – for a variety of reasons, and may continue to come forward at a similar rate. As monitoring of the number of units coming forward on brownfield sites, and the size of site coming

forward, continues, it will become clearer what the effect of large –scale house building on the windfall rate will be, and it can be adjusted accordingly.

- The capacity coming forward from windfall apartment schemes is not likely to be at as high a rate over the next 5 years as it has been in the last 5 or so years.

In order to take account of possible future effects, as instructed by NPPF, **it is recommended that the allowance for windfalls in the 5 year housing supply calculation should be 90/yr =450 over next 5 years**, reflecting a suitable reduction from the overall average.

Planning Policy Team, March 2013

Sites Identified As Being Windfall Completions

	<u>Settlement</u>	
2002/2003		
Elm Cottage, Bushton Lane	Anslow	1
Plot 1, Adj. The Firs, Burton Road	Tutbury	1
Plot Adjacent To 50 Stafford Road, Blounts Green, Fryers Garage Site, Derby Road	Uttoxeter	2
Unit 2, Brook House Farm, Birch Cross	Uttoxeter	8
Land Off Ladymeadow Close	Birch Cross, Marchington	1
Outbuildings Rear Of Marchington Hall, Green Lane	Denstone	2
Yew Tree Farm, Stubby Lane	Marchington	1
The Piggeries, Toby's Hill	Draycott In The Clay	1
Buildings At Villa Farm, Anslow Road	Draycott In The Clay	1
Land Adjacent To 167 Henhurst Hill	Hanbury	1
Plot B, Land Adjacent To 'Tutters', Cornmill Baulk	Burton Upon Trent	1
Land To The South Of 8 Ludgate Street	Tutbury	1
Tafflands, Beacon Road	Rolleston On Dove	1
Flatts Farmhouse, Highwood Road; Swallow Barn	Uttoxeter	1
Land Off Northfield Avenue	Rocester	16
Land Adjacent To Amberdene, Mill Lane	Ellastone	3
Cunnery Farm	Wychnor	1
Land To Rear Of 85 Burton Road, Branston	Burton Upon Trent	23
74 Goodman Street	Burton Upon Trent	1
Land Adj To Stretton Social Club, Beech Lane, Stretton	Burton Upon Trent	6
Land At New Road	Uttoxeter	3
Land Adjacent To 62, Kitling Greaves Lane	Burton Upon Trent	1
		78
2003/2004		
Land Off Northfield Avenue	Rocester	5
Fryers Garage Site, Derby Road	Uttoxeter	15
Unit 8, Rangemore Street	Burton Upon Trent	20
Site Of Fire Station, Goose Lane	Abbots Bromley	6
Holly Green, Stapenhill	Burton Upon Trent	6
Spring Terrace Road; Site Between 34 & 40	Burton Upon Trent	2
Land To East Of Old Rectory, Church Leigh	Church Leigh	1
The Post Office, Stone Road	Bramshall	1
Adj. Hilltop Farmhouse, Withington; Plot 1	Church Leigh	1
		57
2004/2005		
Land Off Northfield Avenue,	Rocester	4
Fryers Garage Site, Derby Road,	Uttoxeter	2
Land Adj. 48-50 High Street,	Uttoxeter	8
Land At Rear Of 200 Derby Road,	Burton Upon Trent	4
Land Off Paget Rise And Harley Lane,	Abbots Bromley	1
Land West Of 127, Field Lane,	Burton Upon Trent	1
The Old Rectory Plots 11-14 Leigh Lane,	Blithfield	4
Land Adjoining Shrubland, Stone Road,	Bramshall	1
Former Council Office Site, High Street,	Uttoxeter	12
20 Farm Road,	Burton Upon Trent	2
St Lukes Road, Burton	Burton Upon Trent	6
Land At Rear Of 66a-70, High Street,	Uttoxeter	1
Cameron Way, Orchard Street,	Burton Upon Trent	57
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2005/2006		
Land To South Of Cornmill Lane, Tutbury	Tutbury	2
Site Of 19 Highbank Road, Burton	Burton Upon Trent	3
Moreton Hall Farm, Moreton Lane, Draycott In The Clay Unit A	Draycott In The Clay	1
Yeatsall Farm, Yeatsall Lane Units 1-5, Abbots Bromley	Abbots Bromley	5
Hanbury Park Farm, Anslow Road, Hanbury; Plot 1	Hanbury	1
Barn At Fole Farm, Fole	Fole	2
Shrewsbury Barn Cottage, Stanton	Stanton	1
Holding No 4, B5027, Bramshall	Bramshall	1
88 High Street, Uttoxeter	Uttoxeter	1
Park Grange, Bramshall Road, Kiddlestitch, Uttoxeter (Unit 2)	Uttoxeter	1

Barn West Of Fold Farm, Wootton	Wootton	1
Thimble Hall, School Green, Yoxall	Yoxall	1
21a Borough Road, Burton	Burton Upon Trent	1
Madeley Farm Barns, Beamhurst	Beamhurst	6
All Saints Ce First School, Main Street, Denstone	Denstone	1
Garages At Densy Lodge, Draycott In The Clay	Draycott In The Clay	1
164 Anglesey Road, Burton	Burton Upon Trent	1
Rangemore Hall; West Wing, Rangemore	Rangemore	4
Land To The North East Of Stoneleigh House, Main Road, Anslow1	Anslow	1
Land At Spinney Lodge, Fauld Camp, Fauld Lane	Fauld	2
135 Wyggeston Street, Burton	Burton Upon Trent	2
Adjoining Weaverlake Farm, Hadley Street, Yoxall	Yoxall	1
The Grange, High Street, Marchington	Marchington	3
Rangemore Hall; North East Wing, Rangemore	Rangemore	1
Rangemore Hall; The Pavilions (Former Service Wing), Rangemore	Rangemore	1
The Towers, Dunstall Road, Barton Under Needwood	Barton Under Needwood	4
9 Derby Road, Burton	Burton Upon Trent	6
Land To West Of 12, Stanway Close, Uttoxeter	Uttoxeter	2
Port Lane Farmhouse, Port Lane, Abbots Bromley	Abbots Bromley	1
Hanbury Park Farm, Anslow Road, Hanbury; Plot 2	Hanbury	1
Leafields Farm, Henhurst Hill, Anslow	Anslow	2
The Barn, Harehedge Lane, Outwoods	Burton Upon Trent	1
Abbey Farm, Mill Street; Units 1 & 2, Rocester	Rocester	2
Abbey Farm, Mill Street; Plots 5,5a,6, Rocester	Rocester	3
Hunters Lodge, Horninglow Road, Burton	Burton Upon Trent	2
Land Adjacent To 90 Church Hill Street, Burton	Burton Upon Trent	1
Barn At Buck Farm, Dove Street, Ellastone	Ellastone	1
Spring Terrace Road; Site Between 34 & 40, Burton	Burton Upon Trent	2
The Barn, Harts Farm, Bromley Hurst, Abbots Bromley	Abbots Bromley	1
Flatts Farm, Highwood Road, Uttoxeter; Former Stables	Uttoxeter	1
Highlands Park Farm, Rangemore	Rangemore	2
Ford Croft House, Oak Road, Denstone	Denstone	1
Wychnor Hall Farm, Wychnor	Wychnor	9
Chebsey Bank Barns, Lower Leigh	Lower Leigh	1
Latham House, High Street, Abbots Bromley	Abbots Bromley	1
The Grange, Savey Lane, Yoxall	Yoxall	1
53 Cross Street, Burton	Burton Upon Trent	1
Land Adjacent Claysmore And Church Farm, Church Road, Stretton	Burton Upon Trent	3
North Of Bitham Lane Land Between 116 & 120 Athlestan Way, Stretton	Burton Upon Trent	1
The Old Rectory (Conversions Ph2) Leigh Lane, Blithfield	Blithfield	4
Former Council Office Site, High Street, Uttoxeter	Uttoxeter	2
Land Adjacent To Orchard House Harley Lane, Abbots Bromley	Abbots Bromley	1
North Of The Grange P.H, Grange Close, Burton	Burton Upon Trent	2
6, Branston Road, Burton	Burton Upon Trent	2
48/50, High Street, Uttoxeter	Uttoxeter	5
Land Adjacent 211 Beamhill Road, Anslow	Anslow	1
Land Adjacent 39 Cornmill Lane, Tutbury	Tutbury	3
Manor Farm, Monk Street, Tutbury	Tutbury	1
Former Parish Hall, Church Lane, Bramshall	Bramshall	1
Calwich Home Farm, Calwich, Ellastone	Ellastone	1
Holly Green, Burton	Burton Upon Trent	1
Glebe Farm, Morrey, Yoxall	Yoxall	1
127 Queen Street, Burton	Burton Upon Trent	1
Holiday Cottage Adjacent Lichfield House, Bridge Hill, Mayfield	Mayfield	1
Queens Arms, Bridge Hill, Mayfield	Mayfield	6
Lockwood House, Branston Road, Burton	Burton Upon Trent	5
120 Anglesey Road, Burton On Trent	Burton Upon Trent	1
Cameron Way, Orchard Street, Burton	Burton Upon Trent	3
Epworth House Wyndham Crescent Winshill, Burton	Burton Upon Trent	13
Plot 1, Adj. Hilltop Farmhouse, Withington, Leigh	Withington	1
Highfields Farm, Willslock, Uttoxeter	Willslock	2
Land Off Cornmill Lane, Tutbury	Tutbury	1
Sinai Park, Shobnall Road, Burton	Burton Upon Trent	1
Lichfield House, Bridge Hill, Mayfield	Mayfield	1
Burton House, George Street, Burton On Trent	Burton Upon Trent	1
55, 57, 59 & 61 Cumberland Road, Burton	Burton Upon Trent	4
Fauld Camp, Fauld Lane, Tutbury	Tutbury	1
Converted Barn At Bridge Farm, Spath	Spath	1
20 Cornwall Road, Burton Upon Trent	Burton Upon Trent	2

2006/2007

Adjoining Weaverlake Farm Hadley Street, Yoxall	Yoxall	1
Land At S. End Of Bennion Grove (Plots 6,8,10), Denstone	Denstone	1
Latham House, High Street, Abbots Bromley	Abbots Bromley	1
Calwich Home Farm, Calwich, Ellastone	Ellastone	1
33 Jacks Lane, Marchington	Marchington	1
Highfields Farm, Willslock, Uttoxeter	Willslock	2
School House Farm, Main Road, Anslow	Anslow	1
Sinai Park, Shobnall Road, Burton	Burton Upon Trent	1
Former Red Rose Club, Long Street, Burton	Burton Upon Trent	2
91/93 (Land Rear Of) Moor Street Burton Upon Trent	Burton Upon Trent	10
Land At St Johns Square And Davies Drive, Uttoxeter	Uttoxeter	7
Land Adjacent 3 The Grove, Tatenhill	Tatenhill	1
Milton Street Burton Upon Trent	Burton Upon Trent	7
Batkin Body Repairs, South Uxbridge Street, Burton Upon Trent	Burton Upon Trent	4
Plot Adjoining 157 Henhurst Hill, Burton Upon Trent	Burton Upon Trent	1
Plot 2 Woodcock Heath, Kingstone	Kingstone	1
46/48 Bridge Street, Uttoxeter	Uttoxeter	1
Land To The Rear Of Field Head, South Of Wootton Road, Ellastone	Ellastone	1
56 Bearwood Hill Road Winshill, Burton	Burton Upon Trent	1
Plot 1, Land Adjacent 7 Fauld Lane, Fauld Camp, Fauld	Fauld	1
Former Red Rose Club, Long Street, Burton	Burton Upon Trent	4
5 High Street, Tutbury	Tutbury	1
The Red Cow, Willslock	Willslock	1
54 New Street, Burton	Burton Upon Trent	1
Friars Walk Schoolrooms, Friars Walk, Market Place, Burton On Trent	Burton Upon Trent	6
Waterside House, Waterside Road, Burton	Burton Upon Trent	9
Land Adjacent Springfield, Stubby Lane Marchington	Marchington	1
151 - 152 Waterloo Street, Burton Upon Trent	Burton Upon Trent	1
Home Farm Cottages, Home Farm, Wootton	Wootton	1
36 The Green, Stretton	Burton Upon Trent	1
53 Uxbridge Street, Burton On Trent	Burton Upon Trent	4
Plot 1 Church Farm, Sudbury Road, Newchurch	Newchurch	1
Plots 2 & 3, Church Farm, Sudbury Road, Newchurch	Newchurch	2
Manor Farm, Church Mayfield	Mayfield	1
119-123 Cumberland Road And 183 Rosliston Road Burton Upon Trent	Burton Upon Trent	4
Newlands Farm Stubby Lane Marchington	Marchington	2

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2007/2008

Bend Oak Elderly Persons Home Hawfield Lane, Burton (Cherry Tree Gardens)	Burton Upon Trent	1
Marshment Garden Centre, Forest Road, Burton	Burton Upon Trent	8
Land At Henhurst Hill Garage Henhurst Hill Burton Upon Trent	Burton Upon Trent	16
Tutbury Crystal Glass Ltd, Burton Street, Tutbury	Tutbury	8
The Dower House & Dove Clinic, Brook Side, Rolleston On Dove (New Build Element Of Scheme)	Rolleston On Dove	5
Weaver Lodge Windsor Road Uttoxeter	Uttoxeter	18
Red Gables, Church Leigh	Church Leigh	1
Land Adjacent 120 Hurst Drive, Stretton	Burton Upon Trent	2
The Acorn Public House, Rough Hay, Needwood	Anslow (Rough Hay)	1
Heath Close, Holly Road, Uttoxeter	Uttoxeter	2
29 Orchid Close, Stapenhill	Burton Upon Trent	1
Rangemore Gardens Dunstall Road, Rangemore	Rangemore	1
Rear Of 42 Grange Street, Burton On Trent	Burton Upon Trent	1
Rangemore Gardens, Rangemore	Rangemore	1
Land Next To Copper Beeches, Blythe Bridge, Kingstone	Kingstone	1
Tara's Hall And Cottages, Moores Cottage Farm, Slack Lane, Upper Mayfield	Mayfield	2
The Dower House & Dove Clinic, Brook Side, Rolleston On Dove (New Build Element)	Rolleston On Dove	4
Moreton Hall Farm, Moreton Lane, Draycott In The Clay Units, B,D	Draycott In The Clay	2
Land Adjacent To The Tavern, College Road, Denstone	Denstone	5
Land To Rear Of Brook House, College Road, Denstone	Denstone	5
Peel House 41 Lichfield Street Burton Upon Trent	Burton Upon Trent	7
Anslow Park Farm Anslow	Anslow	7
Upper Nobut Farm, Nobut Road, Withington Unit 4	Withington	1
5 Derby Street Burton Upon Trent	Burton Upon Trent	1
Piano Workshop, Poplars Farm, Yoxall Road, Newborough	Newborough	1
1 Cherry Tree Road Burton Upon Trent	Burton Upon Trent	1
Home Farm, Old Uttoxeter Road From B5030 South To Combridge Lane, Crakemarsh	Crakemarsh	1
Rear Of 58 King Street, Burton Upon Trent	Burton Upon Trent	6
Adam Bede Cottage, Ellastone	Ellastone	1
Rear Of 73 Shobnall Street, Burton Upon Trent	Burton Upon Trent	2

27 Swannington Street, Burton Upon Trent	Burton Upon Trent	1
50 Horninglow Road North, Horninglow	Burton Upon Trent	1
School House, Ebenezer Church, Monk Street	Tutbury	1
98 Horninglow Road North, Burton Upon Trent	Burton Upon Trent	3
Gilleons Hall Farm, Orange Lane, Bromley Hurst	Abbots Bromley	1
Bank Top Farm, Common Lane, Gratwich	Gratwich	1
Dunstall Hall, Dunstall Road, Dunstall,	Dunstall	1

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2008-2009

Home Farm, Kingstanding, Needwood	Needwood	2
Land Behind Abacus House And 40 Rolleston Road, Burton	Burton Upon Trent	4
The Dower House & Dove Clinic, Brook Side, Rolleston On Dove (Conversion Element Of Scheme)	Rolleston On Dove	1
Yard And Workshop, Bell Lane, Barton Under Needwood	Barton Under Needwood	6
Newton Hurst Farm, Newton Hurst Lane, Dapple Heath	Dapple Heath	1
Land Off Highwood Court, George Elliot Close, Uttoxeter	Uttoxeter	8
Manor Farm Hollis Lane Denstone	Denstone	1
Land At Henhurst Hill Garage Henhurst Hill Burton Upon Trent	Burton Upon Trent	3
58 Heath Road, Burton Upon Trent	Burton Upon Trent	9
Pool Green Farm, Callingwood Lane, Tatenhill	Tatenhill	1
Outbuildings Adjacent To The Bagot Arms Public House, Bagot Street, Abbots Bromley	Abbots Bromley	3
Land Off Calais Road And Wyggeston Street	Burton Upon Trent	5
Yew Tree Farm, Dagdale Lane, Dagdale, Bramshall	Bramshall	1
Land Adjacent Wellington Public House, Curzon Street Burton Upon Trent	Burton Upon Trent	1
30 Broadway Street, Burton Upon Trent	Burton Upon Trent	1
Weaver Lodge Hotel Site, Windsor Road, Uttoxeter	Uttoxeter	12
154 Thornley Street, Burton Upon Trent	Burton Upon Trent	1
Yard At 39 Park Street, Burton Upon Trent	Burton Upon Trent	9
Adjacent 60 South Broadway Street, Burton Upon Trent	Burton Upon Trent	4
85 Eton Road, Burton Upon Trent	Burton Upon Trent	1
Wychnor Manor Stables, Wychnor Lane, Wychnor	Wychnor	1
Burton Road Farm, Burton Road	Tutbury	1
Fulbrook Farm Captains Lane Barton Under Needwood	Barton Under Needwood	5
Fullbrook House, Captains Lane And Efflinch Lane, Barton Under Needwood	Barton Under Needwood	1
Longcroft Farm, Longcroft Lane, Yoxall	Yoxall	1
Demolished Mayfield Place, Gallowstree Lane	Mayfield	1
The Dower House & Dove Clinic, Brook Side, Rolleston On Dove (New Build Element Of Scheme)	Rolleston On Dove	2
Land At S. End Of Bennion Grove(Plots 6,8,10), Denstone	Denstone	2
Greensmiths Mill, Newton Road, Burton Upon Trent (Replacement For Converted Block 6)	Burton Upon Trent	3
Land Adjacent To Trent Cottage Electric Street Burton Upon Trent	Burton Upon Trent	3
Land Adjacent 70, Waterside Road, Stapenhill, Burton Upon Trent, Staffordshire, De15 9jn	Burton Upon Trent	3
Land To The Rear Of 5 Derby Street, Burton Upon Trent	Burton Upon Trent	4
Tutbury Crystal Glass Ltd, Burton Street, Tutbury	Tutbury	5
Withington Farm, Withington, Nr Leigh	Withington	5
Land Off James Brindley Way, Stretton	Burton Upon Trent	6
The Station Hotel 29 Borough Road Burton Upon Trent	Burton Upon Trent	12
Bend Oak Elderly Persons Home Hawfield Lane, Burton (Cherry Tree Gardens)	Burton Upon Trent	26
Land At The Former Top Rank Club, Curzon Street, Burton Upon Trent	Burton Upon Trent	38

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2009-2010

Land Off James Brindley Way, Stretton	Burton Upon Trent	4
Land Adjacent Model Dairy Farm, Violet Way	Burton Upon Trent	9
Winshill Infants School, Hawfield Lane, Winshill	Burton Upon Trent	9
Woodland Barn Nurseries, Heatley Lane, Heatley	Heatley	1
Land To The Rear Of 1-8 And 35-49 Cherry Tree Road, Stapenhill, Burton Upon Trent	Burton Upon Trent	4
Land Of Essex Road, Burton Upon Trent, Staffordshire	Burton Upon Trent	4
Greensmiths Mill Newton Road Burton Upon Trent	Burton Upon Trent	6
Tutbury Crystal Glass Ltd, Burton Street, Tutbury	Tutbury	4
Demolished Mayfield Place, Gallowstree Lane	Mayfield	1
Former Mobile Servicing Garage, Bell Lane, Barton Under Needwood	Barton Under Needwood	1
2 Friars Walk Burton Upon Trent	Burton Upon Trent	1
St Josephs Chapel High Street, Rocester	Rocester	1
Corner House, Main Road, Ellastone	Ellastone	1
Annex Rear Of 17 High Street, Uttoxeter (1st & 2nd Floors)	Uttoxeter	3
Wychnor Manor Stables, Wychnor	Wychnor	1
Land Adjacent 207 Rosliston Road, Stapenhill	Burton Upon Trent	3
Highfield Motor Company, Beacon Road, Rolleston On Dove	Rolleston On Dove	2
104-105 Wellington Street Burton Upon Trent	Burton Upon Trent	2
23 Ashby Road, Burton Upon Trent	Burton Upon Trent	1

50 Berry Hedge Lane, Winshill	Burton Upon Trent	1
The Chestnuts Horninglow Road Burton Upon Trent	Burton Upon Trent	7
Former Denstone Garage, College Road, Denstone	Denstone	2
The Archway Building, The Towers, Dunstall Road	Barton Under Needwood	1
6 Berry Gardens Burton Upon Trent	Burton Upon Trent	1
Top House Farm, Lees Lane, Dodsleigh	Dodsleigh	1
The Cheese Factory, Keelings Lane, Croxden	Croxden	1
Land Off Crowberry Lane, Barton Under Needwood	Barton Under Needwood	11
166 Wetmore Road, Burton Upon Trent	Burton Upon Trent	1
Brooklyn House, Chapel Lane, Rolleston On Dove	Rolleston On Dove	1
The Stud Farm, Byrkley, Rangemore	Rangemore	1
Haulage Yard, Land Adjacent 56 Wyggeston Street	Burton Upon Trent	14
40 Edward Street, Burton Upon Trent	Burton Upon Trent	4
Bagots Bromley Farm, Newton Hurst Lane, Heatley	Heatley	5
Croft House, 66 Mill Street, Rocester	Rocester	1
Poplars Farm, Bushton Lane, Anslow	Anslow	1
White Cottage, Ashbourne Road, Wallash	Mayfield	1
Shortwoods, Leigh Lane, Leigh	Leigh	1
Withington Farm, Withington, Nr Leigh	Withington	4
Church View Barn, Goose Lane, Abbots Bromley, Staffordshire, Ws13 3df	Abbots Bromley	1
287-290, Horninglow Road North, Horninglow, Burton Upon Trent, De13 0ss	Burton Upon Trent	4
66 Stanton Road, Burton Upon Trent	Burton Upon Trent	24

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Tutbury Crystal Glass Ltd, Burton Street, Tutbury	Tutbury	13
Demolished Mayfield Place, Gallowstree Lane	Mayfield	1
Former Mobile Servicing Garage, Bell Lane, Barton Under Needwood	Barton Under Needwood	3
Wychnor Bridges Farm, Wychnor, Burton Upon Trent, Staffordshire, De13 8bz	Wychnor	1
Land At Junction Of Horninglow Street And Guild Street, Burton Upon Trent	Burton Upon Trent	34
School House Farm, Main Road, Anslow	Anslow	1
Church Hall Church Street, Tutbury	Tutbury	1
The Coach House Rangemore Hall, Rangemore	Rangemore	1
Church Farm House, Hodge Lane, Marchington Woodlands	Marchington Woodlands	1
Stramshall Farm, Stramshall	Stramshall	2
Annex Rear Of 17 High Street, Uttoxeter (Ground Floor)	Uttoxeter	2
207 To 209 Station Street, Burton Upon Trent	Burton Upon Trent	9
Strines Farm, Uttoxeter Road, Beamhurst	Beamhurst	1
Forge Farm, Abbots Bromley	Abbots Bromley	1
Kingstone Hall Farm, Church Lane, Kingstone	Kingstone	6
Barn Farm, Chapel Lane, Rolleston On Dove	Rolleston On Dove	1
Land Adjacent Parish Rooms, Hunter Street	Burton Upon Trent	6
15 Rangemore Street, Burton Upon Trent	Burton Upon Trent	1
224 Branston Road, Burton Upon Trent	Burton Upon Trent	1
8 Carter Street, Uttoxeter	Uttoxeter	2
91-93 Moor Street, Burton Upon Trent	Burton Upon Trent	4
93 Shobnall Street, Burton Upon Trent	Burton Upon Trent	1
Radhurst Farm, Crowberry Lane, Barton Under Needwood, Burton Upon Trent, Staffordshire, De13 8af	Barton Under Needwood	8
Community Centre, 90 Harvey Place, Uttoxeter Staffordshire	Uttoxeter	2
Crofts Annexe, Market Place, Abbots Bromley, Rugeley, Staffordshire, Ws15 3bs	Abbots Bromley	1
14, Wood Street, Burton Upon Trent, Staffordshire, De14 3ab	Burton Upon Trent	1
20, Uxbridge Street, Burton Upon Trent, Staffordshire, De14 3jr	Burton Upon Trent	6
Trippyhills Farm, Hollington Lane, Stramshall, Staffordshire, St14 5et	Stramshall	1
Slade Cottage, Park Street, Uttoxeter	Uttoxeter	1
Marlpit House, Dodsleigh, Uttoxeter	Dodsleigh	1
Yeatsall Farm, Yeatsall Road, Units C & D	Abbots Bromley	1

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The Wharf Park Street Uttoxeter Staffordshire St14 7ag	Uttoxeter	24
Weaver Lodge Windsor Road Uttoxeter	Uttoxeter	3
The Station Hotel 29 Borough Road Burton Upon Trent	Burton Upon Trent	41
Land Off Wyggeston Street Junction/Carver Road Burton Upon Trent	Burton Upon Trent	12
Burton Box Company Ltd, Burton Road, Branston	Burton Upon Trent	18
Land Adjacent 105 Priorylands, Stretton	Burton Upon Trent	1
Painley Hill Farm, Stone Road, Field	Field	1
Barn At Newton Hurst Farm, Newton Hurst Lane	Dapple Heath	1
Callow Hill Hall, Callow Hill Lane, Dapple Heath	Dapple Heath	1
Blackbrook Farm, Anslow Road, Hanbury	Hanbury	1
Coach House, 174 Ashby Road, Burton Upon Trent	Burton Upon Trent	1

Leese Hill Farm, Watery Lane, Kingstone	Kingstone	1
Road Island Farm, Caverswall Lane, Lower Loxley	Lower Loxley	1
School House, Hill Lane, Middleton Green	Middleton Green	1
Villa Farm Anslow Road Hanbury Staffordshire De13 8tu	Hanbury	1
The Rickyard, Alton Road, Denstone	Denstone	1
Former Mobile Servicing Garage, Bell Lane, Barton Under Needwood	Barton Under Needwood	2
Rbc Electronics Site, All Saints Road, Burton Upon Trent	Burton Upon Trent	6
Shrewsbury Arms, Uttoxeter Road, Kingstone, Staffordshire, St14 8qh	Kingstone	1
Dolesfoot Farm, Dolesfoot Lane, Newborough, Burton Upon Trent, Staffordshire, De13 8sp	Newborough	1
Barn At Common Farm, Dale Lane, Stanton, Staffordshire, De6 2by	Stanton	1
Land Adjacent To 127, Heath Road, Stapenhill, Burton Upon Trent, Staffordshire, De15 9lf	Burton Upon Trent	1
Bromley Park Buildings, Bromley Park Farm, Abbots Bromley, Rugeley, Staffordshire, Ws15 3aj	Abbots Bromley	1
Hanbury Grange, Wood Lane, Hanbury	Hanbury	4
Building Rear Of 237 Branston Road, Burton Upon Trent	Burton Upon Trent	1
Proposed Re-Development Of Anglesey Court And Horace Pritchard House, Burton Upon Trent De14 3pn	Burton Upon Trent	16
East Lodge, Tutbury Road, Needwood	Needwood	1
Farmbuildings At Marlpit House Farm, Hobb Lane, Marchington Woodlands	Marchington Woodlands	4
41, Walker Street, Burton Upon Trent	Burton Upon Trent	1
Former Youth & Community Centre, Berry Hedge Lane, Winshill	Burton Upon Trent	16
50, Berry Hedge Lane, Burton Upon Trent	Burton Upon Trent	2
Arden House, 6 High Street, Tutbury	Tutbury	1
19, Derby Street, Burton Upon Trent	Burton Upon Trent	1
126, Field Lane, Burton Upon Trent	Burton Upon Trent	1
2-4 Lichfield Street, Burton Upon Trent, Staffordshire, De14 3qz	Burton Upon Trent	1
97 High Street, Uttoxeter, Staffordshire, St14 7jj	Uttoxeter	1
Black Horse Inn, Stanton Road, Stapenhill, Burton Upon Trent Staffordshire De15 9sg	Burton Upon Trent	14
Harts Farm Pinfold Lane Bromley Hurst Abbots Bromley Staffordshire Ws15 3af	Abbots Bromley	1
Callingwood Gate Farm Burton Road Needwood Staffordshire De13 9pu	Needwood	2
Woodland Barn Lichfield Road Abbots Bromley Staffordshire Ws15 3dn	Abbots Bromley	1
Post Office House Main Road Mayfield De6 2le	Mayfield	1
18 Russell Close, Uttoxeter, Staffordshire	Uttoxeter	1
Bell House Gate Bell House Lane Anslow Gate Staffordshire De13 9pa	Anslow	1
263 Shobnall Street Burton Upon Trent Staffordshire De14 2hr	Burton Upon Trent	1
20-21 Derby Street Burton Upon Trent Staffordshire De14 2la	Burton Upon Trent	2
Walpole House 50 Lichfield Street Burton Upon Trent Staffordshire De14 3rh	Burton Upon Trent	4
191a Horninglow Street Burton Upon Trent Staffordshire De14 1ng	Burton Upon Trent	1