

East Staffordshire Local Plan

Planning for Change

Authority Monitoring Report

Covering April 2021 to March 2022
Monitoring Period



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Contents

1.	Introduction	1
2.	Local Plan Milestones	1
3	Neighbourhood Plans Progress	2
4.	Local Plan Monitoring	3
	- Strategic Policies	4
	- Detailed Policies	36
5.	Action taken under the Duty to Co-operate	41
6.	Appendix - Glossary	41
7.	Contact Details	44

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1 Introduction

- 1.1** This Authority Monitoring Report (previously known as an Annual Monitoring Report) (AMR) covers the 2021-2022 monitoring period (1st April 2021 to 31st March 2022). Local Planning Authorities (LPAs) no longer have to produce data for national indicators that were outlined in former guidance. This has given LPAs greater freedom on reporting the data and trends which they consider to be most relevant and appropriate for their local authority and local circumstances.
- 1.2** This report focuses on progress in relation to the indicators prescribed in the adopted Local Plan and provides data on the core elements of planning including; housing, employment and retail, data which is generally requested by stakeholders.

2 Key Local Plan Milestones

- 2.1** The Council submitted the Local Plan for examination in April 2014 and it was adopted in October 2015.
- 2.2** A new Local Development Scheme (LDS) will be published prior to any Local Plan review.
- 2.3** The Council adopted the following SPD's and Guidance notes in 2021/22:
- First Homes Planning Advice Note (September 2021)
 - Tourism Technical Guide - Overnight Visitor Accommodation Planning Note (September 2021)

3 Neighbourhood Plans Progress

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

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

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

- **Abbots Bromley:** In this monitoring period the draft plan went out for consultation under regulation 14 on the 7th February 2022 until 21st March 2022. This is now awaiting an independent review with the aim to progress to Regulation 16 before the end of 2022.
- **Rolleston on Dove:** The Neighbourhood Plan was 'MADE' (adopted) 24th May 2021.

3.3 Future AMRs will continue to monitor the progress of Neighbourhood Plans, including the designation of new areas, formal consultation/examination and the subsequent 'making' of plans and any reviews.

3.4 Currently no Neighbourhood Development Orders have been made by Town or Parish Councils within East Staffordshire Borough.

4 Local Plan Monitoring

4.1 Data has been collected using the following methods:

- Planning applications granted permission between 1st April 2021 and 31st March 2022;
- Information from site visits of developments and building control records to confirm commencement or completion of a site in the monitoring year. This 'rolling database' includes sites not started and those larger sites which are still under construction, having commenced in previous years
- Employment land data – this is also a 'rolling database' of employment land applications.
- Using Geographical Information Systems (GIS) to pull out mapped applications within particular boundaries such as town centre boundaries.
- Information from other sources and organisations such as: the Environment Agency, Natural England and The National Forest Company (NFC)
- Information from other Council departments

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

Strategic Policies (SP) – Monitoring Period: 01.04.2021 to 31.03.2022

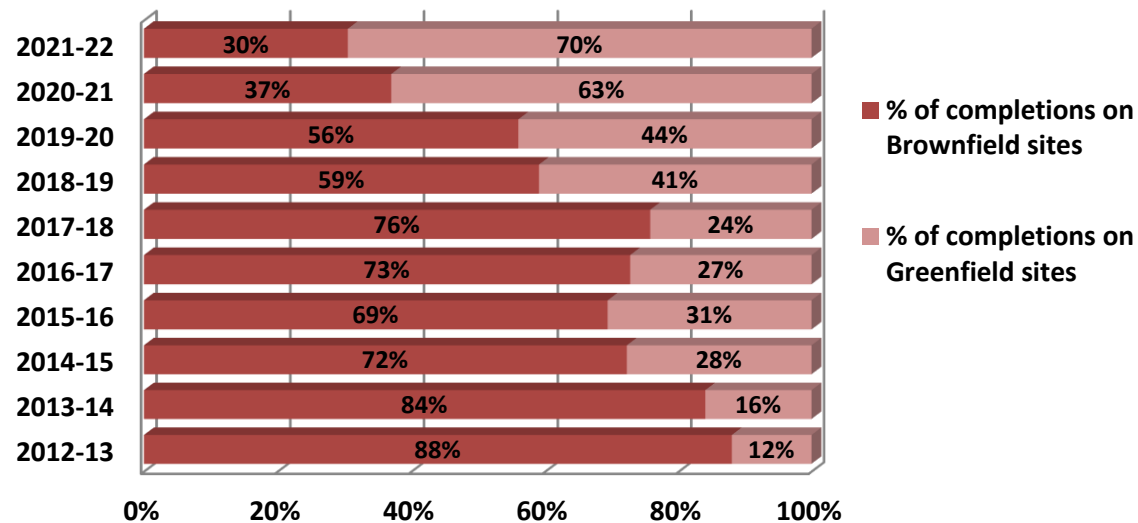
Strategic Policies 1 – 6 are the key policies which relate to the development strategy set out in the Local Plan. Housing completions, which are monitored and published as part of the Councils 5 year land supply twice a year.

The number of completions have remained broadly consistent in 2021/22, despite the effects of the pandemic.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Completions (Gross Units)	290	244	369	468	564	698	793	791	723	743
Demolitions/Losses	20	10	17	9	29	18	37	48	34	38
Net Completions (Total)	270	234	352	459	535	680	756	743	689	705

Brownfield land completions have continued to reduce as expected, this is due to the strategic Greenfield sites being well underway.

Percentage of Completions on Brown/Greenfield Land.



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

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Completions (Site Area ha)	2.91	14.34	22.80	6.80	20.96	20.34	137.25	15.38	33.07
Completed Floor Space (m) ¹	15,437	16,198	65,992	38,385	37,040	151,501	102,105	42,259	205,855

A breakdown of this overall figure is set out below:

Completions	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
A2 - now Class E (i.e. Financial Services)	0	0	193	0	0	0	0	0	0
B1 - now Class E (i.e. Offices)	0	16	1,545	3,751	600	1,431	36	225	965
B1 & B8 - now Class E & B8	3,795	1,107	375	279	1,486	0	5,111	130	0
B1, B2 & B8 - now Class E, B2 & B8	0	0	15,188	0	1,366	6,787	0	0	3,272
B2 (i.e. General Industry)	2,462	0	213	465	-6,126	296	6,600	5,633	739
B8 (i.e. Storage & Distribution)	1,711	3,900	11,032	1,400	30,421	0	920	3,780	1,065
B2 & B8	0	0	9,113	0	0	116,326	9,569	0	1,280
C1 (i.e. Hotels)	0	0	12,664	6,707	2,434	1,468	3,682	305	7,205
C2 (i.e. Nursing Homes)	0	0	393	594	520	721	1,042	11,549	1,130
C3/C4 (i.e. Dwelling Houses/HMO)	0	2,400	1,839	11,586	882	3,662	22,930	7,098	11,258
D1 - now Class E or F.1 (i.e. Health Centres/Public Halls)	942	755	1,796	1,684	509	1,742	1,659	1,475	614
D2 - now Class E or Sui Generis (i.e. Cinemas/Gyms)	0	276	366	7,379	1,425	281	1,614	1,086	162,828
Sui Generis (i.e. Taxi Office)	0	2,039	3,672	2,089	192	3,181	1,930	7,515	9,896
Other Mixed Uses	0	0	770	806	783	0	43,678	0	507
Retail Uses (A1,A3, A4 & A5) – (Now F.2, Class E or Sui Generis)	6,528	5,704	6,834	1,647	2,547	15,607	3,333	3,463	5,097
Net Completions (Total m²)	15,437	16,198	65,992	38,385	37,040	151,501	102,105	42,259	205,855

Overall, the development strategy is being delivered, with housing completions continuing to be over the annual requirement and delivery of the majority of strategic sites under way. The completed D2 floorspace has increased due to the relocation and development of Burton

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

Rugby Club. The new site is around 14ha larger than the previous site which was situated within Burton Town Centre. In terms of Strategic Policy 6, which sets out how the release of housing and employment land is to be managed, it is considered that the housing and employment supply meets the Local Plan expectations and requirements

SP7: Sustainable Urban Extensions (SUE's)

Indicator > Commitments and completions on the Sustainable Urban Extensions.

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

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

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

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2012/01467	Branston Locks Lawns Farm Branston Road Tatenhill Staffordshire DE13 9SB	Outline planning application with all matters reserved for a mixed use development comprising the erection of: * up to 2500 dwellings * up to 92,900sqm (1,000,000 sq ft) of employment floorspace (Classes B1, B2 and B8). * a local centre providing up to 3,716 sqm (40,000 sq ft) of retail floorspace (Classes A1, A2, A3, A4 and A5). * up to 929sqm (10,000 sq ft) of health care and associated community uses (Class D1). * a residential care home of up to 160 bed spaces (Classes C2 and C3). * up to 555sqm (6,000 sq ft) of pub and restaurant floorspace (Classes A3 and A4). * a primary school, and a hotel of up to 80 bedrooms (Class C1). * green infrastructure of public open space. * sports and recreation facilities and a network of walking and cycling routes.	FINAL DECISION Conditional Approval - Committee (14/04/2015)	Phase 1 (70 units) - Complete as at September 2021 Phase 2 & 3 under construction with 255 left on to be completed Three developers now on site. Phase 4 expected to commence shortly.	Reserved Matters application for phase 1 (70 units) approved 24/04/2018. Reserved Matters Application for phase 2 (201 units) approved 26/10/2018. Reserved Matters Application for phase 3 (244 units) approved 17/12/2019 Reserved Matters for phase 4 (190 units) Approved 25/02/21

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2013/00432	Land South of Lichfield Road Branston Staffordshire	Outline planning application for a mixed use development scheme comprising demolition of existing buildings and structures, up to 660 dwellings (Use Class C3 Residential). *up to 71,533 sq. metres (770,000 sq. ft) of employment floorspace (Use Classes B2 General Industry and B8 Storage and Distribution). * a local centre providing up to 600 sq. metres (6,459 sq. ft) of floorspace (Use Classes A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments and A5 Hot Food Takeaway). * landscaping, public realm works and works to the highway, public open space, sports and recreation facilities, structural landscaping. * re-profiling of the River Trent and Tatenhill Brook and provision of drainage ponds and flood alleviation works.	FINAL DECISION Conditional Approval - Committee (17/07/2013)	1st phase (64 units) complete at March 2017. Phase 2 (204 units) completed as at September 2020. Phase 3 & 4– under construction with 213 left to be completed on site. Two developers on site	Reserved Matters application for phase 3&4 (392 units) approved 13/09/2018. Additional Outline application for a further 120 units with - Approved 07/10/2021
P/2015/00012	Land Adjacent To Burton Gateway Lichfield Road Branston Staffordshire	Outline planning application for up to 21,500 sq m of employment floorspace (comprising 17,200 sq m of Class B8 (Storage and Distribution) and 4,300 sq m of Class B2 (General Industrial) with ancillary offices	FINAL DECISION Conditional Approval - Committee (05/11/2015) Reserved Matters Application (P/2021/00399) - awaiting determination	Reserved matters for this phase valid 19/04/2021 and awaiting determination	Extension to the employment element to Land South of Branston application above.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2013/00429	Land at Upper Outwoods Farm Beamhill Road Burton Upon Trent DE13 9QW	Outline application for the erection of 950 dwellings. * primary school and children's day nursery. * 5,000 square metres retail, health centre and community facilities. * open space, landscape, drainage, play areas.	FINAL DECISION Conditional Approval - Committee (06/08/2013)	Phase 1 under construction with 305 left on to be completed. Two developers across the site. As at March 2017, the agent confirmed completion rate of 50dpa increasing to 100-150 thereafter. Completion expected within 10years	Reserved Matters application (P/2020/00184) for 322 units of the original 950 (phase 1) – Approved at Committee 28/08/2020 Reserved Matters application (P/2020/00591) for 70 units (phase 1b) – Approved 24/11/2020 Reserved Matters application for 270 units (ph3b, 3c & 4a) – Approved 02/11/2021 Reserved Matters application for the final 288 units of the original 950 approved on the Outline application.– Approved 03/03/2022
P2013/00882	Land to the west of Uttoxeter A50 Bypass Uttoxeter Staffordshire	Outline application to develop 50.7 ha of land for up to 700 dwellings. * 10ha of employment use (Classes B1, B2, B8). * a first school. * a mixed use local centre incorporating retail, leisure, social, cultural community and health facilities. * green infrastructure.	FINAL DECISION Conditional Approval - Committee (13/11/2015)	Phase 1 (47 units) = Site complete at September 2018 Phase 1b (40 units) = Site complete at September 2018 Phase 1c (119 units) = Site complete at September 2021 Phase 1d (44 units) = Site complete at September 2019 Phase 2 (450 units) = 347 left to be completed on site.	Reserved matters application for phase 2 (450 units) - approved 24/10/2018

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2015/00202	Glenville Farm Tutbury Road Burton Upon Trent Staffordshire DE13 0AW	Outline application with all matters reserved except access, for a mixed use development including up to 500 dwellings (use class C3). * local centre providing up to 500 sq metres of floor space (use class A1), or public house (use class A4). * specialist care housing (use Class C2). * public open space; structural landscaping and provision of drainage.	P/2015/00202 - FINAL DECISION Conditional Approval - Committee (10/12/2015) - Since Expired	Reserved Mattes application in the next 5 year.	Revised application (P/2021/00868) following the previous permissions (P/2015/00202 & P/2017/01556) submitted 02/07/2021 – Awaiting determination
P/2015/01497	Hazelwalls Uttoxeter	Erection of 429 dwellings. * public open space. * landscaping. * drainage.	P/2015/01497 - Detailed Application with Resolution to Approved at Committed - 19/06/2018	Construction well underway, 368 left to be completed on site.	Full permission with two developers expected to deliver site.
Other Strategic and Permitted sites					
P/2012/00920	Branston Depot	Outline planning application for up to 483 dwellings (excluding conversion), with 1.09 HA (10,900 sqm) of land provision for a one-form primary school, with associated car parking, access off Burton Road and Heather Close, infrastructure provision and open space	Resolution to Approve 21/10/2013	Expect delivery of site to be later in the plan period	Site still occupied.
N/A	Molson Coors, Middle Yard	No current planning application	N/A	Expect delivery of site later in the plan period.	Up to 300 units allocated

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2014/01264	Land at Pirelli, Burton	Reserved Matters application for the erection of 299 dwellings including details of appearance, scale and layout	Approved 13/02/2015	Site Complete as at September 2019.	
P/2016/00331	Guinevere Avenue	Reserved Matters application relating to P/2013/00406 for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale	Reserved Matters Application Approved at Committee 21/07/2016	Site Complete as at September 2020.	
P/2015/00299	Brookside, Uttoxeter	Outline application for a mixed use development for up to 90 residential dwellings, 6 employment units and 4 trade units, including details of access	Resolution to Approve – 22/09/2015	No delivery expected on this site	Application was withdrawn 26/06/2020 and part of the site now redeveloped for retail use
P/2017/01307	JCB, Pinfold Road Uttoxeter	Outline application for the erection of up to 148 dwellings, formation of town park and re-naturalisation of Picknall Brook and alteration of existing vehicular access off Hockley Road, Pinfold Street and Old Knotty Way including details of access	P/2017/01307 – Outline application for 148 units, Resolution to Approve – 24/04/2019	Reserved matters to be submitted in the near future	S106 awaiting signatories Site cleared and being marketed.
P/2014/00200	Efflinch Lane, Barton Under Needwood	Allocated for 130 dwellings	N/A	Site Complete as at March 2018	

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2012/00636	College Fields, Rolleston	Allocated for 100 dwellings	Reserved Matters approved September 2018	As at March 2020, the developer confirmed they would expect the site to be completed within three years.	Construction well underway, 54 left to be completed on site
P/2011/00546	Burton Road, Tutbury	Allocated for 224 dwellings	Application for 212 dwellings Approved 10/05/2012	Site Complete as at March 2019	Additional 12 self build allocated on site now superseded by application (P/2017/01058) for 21 units approved 12/06/2018 (Complete at March 2020)
P/2017/00667	Land South of Rocester	Allocated for 90 dwellings. Two applications submitted	Awaiting determination	Agent confirmed delivery of 90 units within the next 5 years. Expected to go to committee in 2022	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination
P/2018/01451	Fivlands Allotment	Outline application for the construction of up to 49 dwellings including details of access	Resolution to Approve – 29/05/2019. S106 signed 06/04/20 Detailed application (P/2019/01465) submitted for 64 affordable units – Approved 06/11/2020	Agent confirmed that they anticipate the site will be delivered in the next 5 years	Construction well underway, 43 left to be completed on site

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2019/00056	Imex Business Centre	Outline application for residential development for up to 144 dwellings including details of access	Resolution to Approve – 16/07/2019. S106 signed 6/04/20	Agent confirmed that they expect the site will be developed within the next 5 years	Construction underway, 108 left to be completed on site.
P/2019/0058	Branston Leas - Phase 5	Outline application for erection of up to 120 dwellings and associated works including details of access (Phase 5)	Resolution to Approve – 02/09/2020. S106 signed Approved 07/10/2021.	Expect the Reserved Matters to be submitted shortly	Application in addition to the original outline application for 660 units
P/2020/00253	Land to the West of Uttoxeter	Outline planning application for residential development (C3), employment uses (B1 (Business), B2 (General Industrial),(B8 (Storage and Distribution)), residential care home (C2) and local centre (A1) (Retail), (A2) (Financial and Professional Services), (A3) (Restaurants and Cafes), (A4) (Drinking Establishments) and (A5) (Hot Food Takeaways), (D1) (Non-residential institutions) with associated green infrastructure, engineering works and means of access from the A50 and all other matters reserved.	Resolution to Approve – 27/10/2020. S106 signed after March 2022 period	Expect the Reserved Matters to be submitted shortly	Application in addition to the original outline application for 700 units Number of units to be confirmed at the Reserved matters stage

SP8: Development Outside Settlement Boundaries

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

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

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

Site Address	Application Description	Monitoring Comments
Agricultural Building, Church Farm, Sudbury Road, Newchurch, Staffordshire	Alterations and conversion of agricultural building to form two dwellings, formation of a new access and installation of two septic tanks	Conversion in line with SP8
The Stud Farm, Needwood Road, Needwood, Staffordshire, DE13 9RF	Conversion of former stallion boxes to form a dwelling with external alterations, associated garden and parking area and erection of a single storey rear extension (REVISED SCHEME)	Conversion in line with SP8
Woodford Park Farm, Moisty Lane, Marchington, ST14 8JY	Erection of an agricultural workers dwelling to replace existing temporary dwelling	In line with SP8
Hoar Cross Day Nursery, Abbots Bromley Road, Hoar Cross, DE13 8RB	Conversion and alterations from a Day Nursery (Class E(f)) to form dwelling and Offices (Class (E(g)(i))) and erection of detached garage block	Conversion in line with SP8.
Home Farm, Dunstall Road, Rangemore, DE13 9DF	Subdivision and alterations to existing farmhouse to form 2 dwellings	In line with SP8
Twichills Farm, Wychnor Lane, Wychnor, DE13 8BT	Conversion and alterations of existing barns to form two dwellings, erection of a single storey side extension and single storey link extension to barn 2 and a loft conversion to barn 1 to form additional loft space.	Conversion in line with SP8
Ashbrook Farm, Orange Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AX	Conversion of redundant agricultural building to form a dwelling, erection of detached garage and change of use of land to form domestic curtilage	Conversion in line with SP8
Former Stable at Dagdale Lane, Dagdale, Bramshall, Uttoxeter, ST14 5BJ	Conversion and alterations of existing stables to form dwelling (Revised Scheme)	Conversion in line with SP8
The Stables, Withington Green, Nr. Uttoxeter, Staffordshire, ST10 4SX	Conversion and alterations of existing barn to form a dwelling	Conversion in line with SP8

Birchwood Kennels, Bow Meadow Lane, Newborough End, Newborough, DE13 8SR	Conversion and alterations to outbuilding to form a dwelling including raising of ridge height and associated demolition of several outbuildings	Amendments to previously approved scheme
Barns at Forest Thorn Farm, Scotch Hills Lane, Barton Under Needwood, Burton Upon Trent, DE13 8BP	Demolition of existing agricultural buildings and conversion of barn, including installation of roof lights, to form 3 dwellings including erection of a detached garage and installation of a septic tank	Conversion in line with SP8
Holly Hayes Farm, Holly Lane, Kingstone, Staffordshire, ST14 8QD	Conversion and alterations of 2 No. existing agricultural buildings to form 2 No. dwellings (including raising of ridge height to Barn A) and construction of new vehicular access.	Conversion in line with SP8
Rose And Crown Public House, Main Road, Middle Mayfield, DE6 2JT	Conversion of existing public house to form a dwelling (Class C3)	Conversion in line with SP8
Flats 1 & 2, Top House Farm, Quixhill Lane, Prestwood, Staffordshire, ST14 5DD	Internal works to facilitate the conversion of 2 flats to form 1 dwelling	In line with SP8
The Cedars, Hollington Lane, Stramshall, Staffordshire, ST14 5AJ	Conversion and alterations of existing coach house to form a dwelling	Conversion in line with SP8
Reeves End Farm, Sandpits Lane, Yoxall, DE13 8NB	Conversion and alteration of agricultural buildings to form 2no. dwellinghouses (Use Class C3), refurbishment of agricultural building to create domestic store, and erection of single storey garage/car port	Conversion in line with SP8
Land off School House Lane, Abbots Bromley, Rugeley, WS15 3BT	Retention of a static mobile home to be used as a temporary dwelling and septic tank for a period of 3 years	Application refused
Hollytree Cottage, Lucepool Lane, Woodhouses, Yoxall, DE13 8NR	Retention of change of use of part of land from agricultural to domestic curtilage, conversion of existing agricultural building to form an ancillary annexe to the main dwelling house (Class C3) including the retention of the existing cladding and window	In line with SP8
Wrens Park House, Annexe, Tobys Hill, Draycott In The Clay, DE6 5BT	Change of use of ancillary annexe to a dwelling	In line with SP8
The Hunting Box, Steenwood Lane, Admaston, WS15 3NG	Subdivision of existing residential dwelling to form additional dwelling including formation of new access	In line with SP8
Wrens Park House Annexe, Tobys Hill, Draycott In The Clay, DE6 5BT	Change of use of a redundant annex to form a dwelling, single storey extension to form living room including demolition of outbuilding and alterations to access (Revised Scheme)	In line with SP8
Hillbrow, Highwood, Uttoxeter, Staffordshire, ST14 8NN	Permission in Principle of one dwelling	Application refused
Land South of the Junction of, Small Meadows and Dunstall Road, Barton Under Needwood, Staffordshire	Permission in Principle application for two dwellings	Application refused
Land off Yoxall Road, Morrey Lane, Morrey, Yoxall, Staffordshire, DE13 8PE	Prior Approval for the conversion of agricultural building to form a dwelling	Application refused

Larkhill Farm, Bell House Lane, Anslow Gate, Staffordshire, DE13 9PA	Prior Approval for the conversion of agricultural building to form five dwellings	Conversion in line with SP8
Land off Yoxall Road, Morrey Lane, Yoxall, Burton upon Trent, Staffordshire, DE13 8PE,	Prior approval for the conversion of agricultural barn to form a dwelling	Application refused
Gibbs Leasows Farm, Stafford Road, Uttoxeter, Staffordshire, ST14 8QA	Prior Approval for the conversion of one agricultural building to form a dwelling house.	Conversion in line with SP8
Hurds Farm, Pinfold Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AD	Prior Approval for the conversion of existing barn to form a dwelling.	Conversion in line with SP8
Barn next to Gravelly Bank Farm, Hollington Lane, Hollington, Staffordshire, ST10 4HJ	Prior Approval - Class Q for the conversion of agricultural barn to form a dwelling	Conversion in line with SP8
Field House Farm, Parkgate Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AH	Prior Approval for the conversion of agricultural barn to form two dwellings	Conversion in line with SP8
Moat Hall Farm, Moat Lane, Newborough, Staffordshire, DE13 8SS	Prior Approval for the conversion of agricultural building to form two dwellings	Conversion in line with SP8
Blythe Meadows Farm, Mill Lane, Gratwich, ST14 8SE	Prior approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
The Boskins, Pinfold Lane, Bromley Hurst, Abbots Bromley, Staffordshire, WS15 3AF	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Moat Hall Farm, Moat Lane, Newborough, Staffordshire, DE13 8SS	Prior Approval for the conversion of part of agricultural building to form a dwelling	Application refused
Land off, Thatchmoor Lane, Yoxall, Staffordshire	Prior Approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Redbank Farm, Maker Lane, Hoar Cross, Staffordshire, DE13 8PG	Prior approval for the conversion of agricultural building to form three dwellings	Conversion in line with SP8
Proposed Barn Conversion, Dodsleigh Lane, Dodsleigh, Staffordshire	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
The Former Robin Hood, Leigh Lane, Bramshall, ST14 5BH	Outline application for the erection of two dwellings with all matters reserved	Application refused
The Former Robin Hood, Leigh Lane, Bramshall, ST14 5BH	Outline application for the erection of a dwelling with all matters reserved	Application refused
1.2 Acre Field, Stubwood Lane, Denstone, Staffordshire	Outline planning permission for the erection of a dwelling with all matters reserved	Application refused

SP9: Infrastructure Delivery & Implementation

Indicator > Number of developments with legal agreements for infrastructure contributions and what the contributions deliver.

Target > Contributions in line with the Infrastructure Delivery Report (IDP).

- See individual policy results for the relevant Section 106 agreements.

SP10: Education Infrastructure

Indicator > Delivery of schools as set out in the policy.

Target > Education infrastructure provision as set out in the policy

There have been three applications for education infrastructure during the 2021/22 period. One for the provision of additional classrooms at Scientia Academy in Burton and one to improve existing facilities at Denstone College. The third is to provide additional nursery floor space to accommodate up to 15 additional children in Rolleston on Dove.

The following Sustainable Urban Extensions (SUE's) in Burton also include education provision, will their delivery reported in a future AMR:

- Branston Depot
- Land at Outwoods
- Branston Locks

SP11 & SP12: Bargates/Molson Coors Strategic Allocation & Derby Road, Burton Regeneration Corridor

Indicator > Delivery of development on the site.

Target > Development delivered.

- A new Hybrid planning application was submitted in relation to the Bargates site. This is seeking full planning permission for 72 unit sheltered housing scheme, 10 dwellings, 13 apartments, 2 Office units and associated landscape, parking and external works and an Outline planning permission to include up to 5150 sq. m of Hotel, Apartment and public houses/drinking establishments with associated parking and up to 4 dwellings and 8 apartments with all matters reserved. The application went to committee in September 2021 with a resolution to permit, awaiting a S106.
- There have been various applications along the Derby Road Corridor which when implemented will provide an enhancement to this large brownfield site and bring vacant parcels into use. One of which is for the conversion of vacant offices into 10 flats.

SP13: Burton & Uttoxeter Existing Employment Land

Indicator > Available employment land

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

The previously approved applications shown below have been fully completed in the monitoring period and have resulted in a loss of B1, B2, B8 and other employment uses. In some cases there has been a change to the employment use. Most of these applications are within Burton upon Trent or Uttoxeter. However there remains approximately 100 ha of good quality employment land still available as set out in the Employment Land Review (ELR) 2013 and the approvals as set out below.

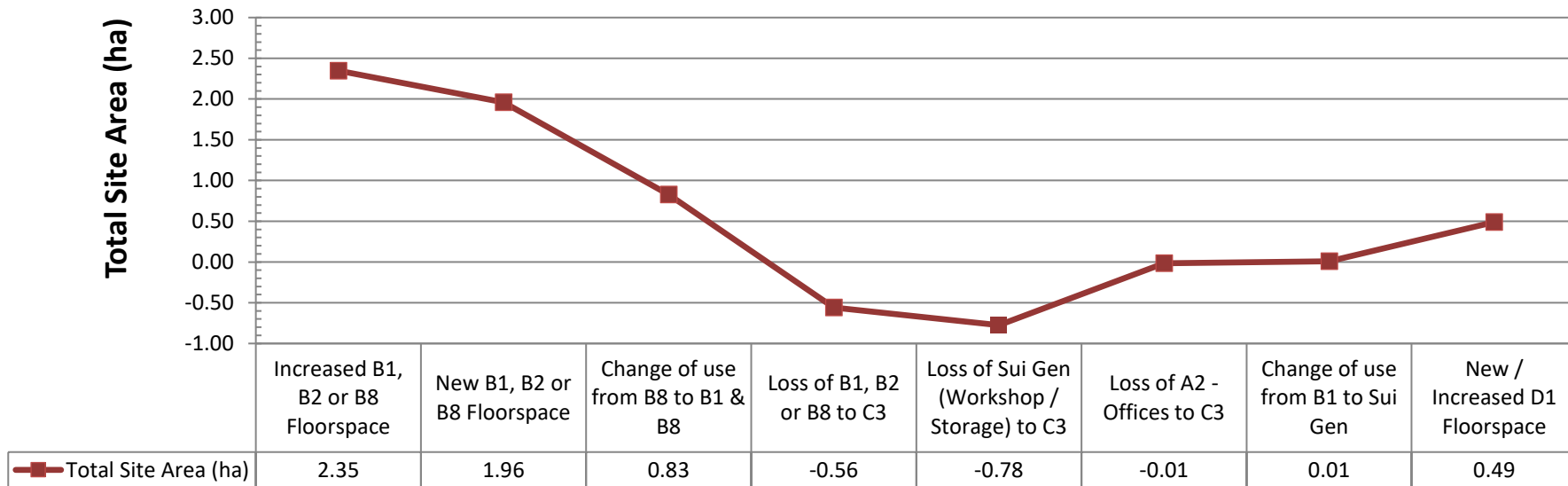
Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
6 Victoria Road Burton Upon Trent Staffordshire DE14 2LU	0.04	Loss of B1 Office use to C3 use
Mead Works 137 Horninglow Street Burton upon Trent DE14 1PG	0.26	Loss of B2 use to C3
Former Highways Depot Stafford Road Uttoxeter ST14 8DS	0.78	Loss of Sui Gen (Workshop & Storage) to C3
Electrical Wholesale Derby Road Uttoxeter Staffordshire ST14 8EB	0.20	Loss of B1 Office use to C3 use
45 Main Street Barton Under Needwood Staffordshire DE13 8AA	0.01	Loss of B1 Office use to C3 use
30-31 High Street Burton Upon Trent DE14 1JN	0.01	Loss of A2 Office use to C3 use
157 High Street Burton Upon Trent Staffordshire DE14 1JE	0.02	Loss of B1 Office use to C3 use
121 Branston Road Burton upon Trent Staffordshire DE14 3DD	0.02	Loss of A1 & B2 to C3 use
Office Park Grange Bramshall Road Uttoxeter Staffordshire ST14 5BD	0.01	Loss of B1 Office use to C3 use

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

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Council Yard Newborough Road Staffordshire DE13 8PD	0.15	New B1 floorspace
Meachen & Bevan Uttoxeter Road Beamhurst Uttoxeter ST14 5EA	0.16	Additional B1 floorspace
Healthcare At Home Ltd Fifth Avenue Burton Upon Trent DE14 2WS	0.07	New B1, B2 & B8 floorspace
Postern House Farm National Forest Adventure Farm Postern Road Tatenhill DE13 9SJ	0.48	New D1 floorspace
Marchington Industrial Estate Land At Stubby Lane Marchington ST14 8LP	0.87	New B1, B2 & B8 floorspace
Sure Store Ninth Avenue Burton-Upon-Trent DE14 3JZ	0.84	Additional B8 Floorspace
Commercial Development Ninth Avenue Burton upon Trent Staffordshire DE14 3JZ	0.46	New B1, B2 & B8 floorspace

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Units 316, 316B, 316C, 316G and Units 317, 317B, 317C, 317G Fauld Industrial Estate Fauld Lane Fauld DE13 9HS	0.83	Change of use from B8 to B1 & B8
Longcroft Farm Longcroft Lane Yoxall DE13 8NT	0.15	New B8 floorspace
Willpower Hire Ltd Castle Point Business Park Fauld DE13 9BA	0.39	Increased B2 floorspace
Anderstaff Industrial Estate, Unit 17 Hawkins Lane Burton upon Trent DE14 1QH	0.01	Change of use from B1 to Sui Gen
Unit 316 Part, Fauld Industrial Estate, Fauld Lane Fauld DE13 9HS	0.95	Increased B2 / B8 floorspace
Unit 19 Bramshall Industrial Estate Bramshall Staffordshire ST14 8TD	0.26	New B8 floorspace
Rolleston Kindergarten 4 The Lawns Rolleston On Dove DE13 9BZ	0.01	Increased D1 floorspace

Total Employment Lost/Gained



SP14: Rural Economy

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

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

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

Site Address	Development Description	Monitoring Comments
Loxley Layby, Stafford Road, Uttoxeter, Staffordshire	Retention of a portable building for hot food cafe	Continued use as A3 Floorspace (Class E)
Unit 117, Fauld Industrial Park, Tutbury, Staffordshire, DE13 9HS	Siting of two portable buildings to be used for cafeteria facilities	New A3 Floorspace (Class E)
JCB World Headquarters, Lakeside Works, Rocester, ST14 5JP,	Change of use and alterations to boathouse to form staff canteen collection point and formation of timber decking	Improvement to existing business
Land to the rear of former New Inn, Burton Road, Needwood, Staffordshire, DE13 9PB	Erection of a two storey building for light industrial use and ancillary offices (Class E) with associated parking	New B1 Office & light industrial Unit (Class E)
Yoxall Meadows Woodland, Off Meadow Lane, Yoxall, DE13 8FJ	Improvements to existing field access by providing a hard surface to an existing grass ride with a turning area to allow lorries to deliver forestry harvesting and extraction equipment and for the collection of timber.	Improvement to existing business
Strawberry Garden Centre, Bramshall Road, Uttoxeter, ST14 5BE	Formation of an access and driveway including gates and walling	Improvement to existing business
Mayfield Snuggery, 1 Slack Lane, Mayfield, Staffordshire, DE6 2JX	Demolition of existing outbuilding and erection of a new storage and laundry building in connection with holiday lodges	Improvement to existing business
Lakeside Business Park, Coton Lane, Draycott In The Clay, DE6 5GZ	Conversion and alteration of 2 x agricultural storage units to form 2 x business storage units (Class B8)	Change of use as B8 Storage
Hoar Cross Hall, Maker Lane, Hoar Cross, DE13 8QS	Formation of an external restaurant terrace with associated pergola and external staircase	Improvement to existing business
Errisbeg House, Barton Turn, Barton Under Needwood, Burton On Trent, DE13 8EB	Erection of a cabin to be used as a dog grooming salon (Sui Generis)	New Rural Business (Sui Generis)
Roebuck Inn, Tobys Hill, Draycott In The Clay, DE6 5BT	Erection of a rear extension to form additional indoor dining and seating space with external roof terrace incorporating outdoor seating above together with external staircase and glass balustrade	Increased A4 floorspace (Sui Generis)
Hi Range Ltd, Lichfield Road, Wychnor, DE13 8BZ	Erection of a single storey extension to existing unit	Improvement to existing business
Hoar Cross Hall, Maker Lane, Hoar Cross, DE13 8QS	Formation of an external restaurant terrace with associated pergola and external staircase (Revised Scheme)	Improvement to existing business

Site Address	Development Description	Monitoring Comments
Land Lying To The South Of, Far Hoar Cross Farm, Lower Hoar Cross Road, Hoar Cross, Staffordshire	Change of use of land from agricultural to a dog exercise area (Sui Generis) with associated car parking and retention of a 2m high fence & gate	New Rural Business (Sui Generis)
Unit 19, Bramshall Industrial Estate, Bramshall, Staffordshire, ST14 8TD	Retention of a detached industrial unit for storage & distribution (Class B8)	Change of use as B8 Storage
Rylance Farm, Walton Lane, Barton Turn, Barton Under Needwood, DE13 8EJ	Erection of a warehouse extension to expand and improve their cold store/ refrigeration capacity (Class B8 Storage and Distribution)	Increased B8 floorspace
Hoar Cross Hall, Maker Lane, Hoar Cross, DE13 8QS	Conversion and alteration of existing building to accommodate 3 no. biomass boilers and associated works, and construction of storage bay (amended plans received showing amendments to external elevations of storage bay to reflect noise assessment required)	Improvement to existing business
Vacant Land at , Lancaster Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Erection of two industrial units for use as (Class B2) Industrial and (Class B8) Storage or Distribution with associated car parking	New B2 & B8 Units
Bramshall Boarding Kennels, Oak Tree Farm, Stone Road, Bramshall, ST14 5FP	Erection of a detached building to form dog kennels (Revised scheme)	New Rural Business (Sui Generis)
Hanbury Wedding Barn, Parsons Brake Farm, Burton Road, Hanbury, DE13 8TN	Siting of 14 chalets to provide overnight accommodation and 1 chalet to provide a meeting room	Improvement to existing business
Annexe, Mill House, Cornmill Lane, Tutbury, Staffordshire, DE13 9HA	Retention of partial use of ground and first floor of annexe as beauty and nail salon (Sui generis)	Change of use as beauty and nail salon (Sui generis)
Unit 316 Part,, Fauld Industrial Estate, , Fauld Lane, Fauld, DE13 9HS	Erection of a single storey rear extension to the existing unit	Increased B2 & B8 floorspace
Hayes House Farm, Stone Road, Bramshall, Staffordshire, ST14 8SQ	Conversion of agricultural building to bakehouse	Improvement to existing business
Gate Farm, Hanbury Road, Anslow Gate, DE13 9QT	Change of use of existing garage to cafe with ancillary takeaway and construction of decking area	New A3 /A5 floorspace (Class E)
Roebuck Inn, Tobys Hill, Draycott In The Clay, DE6 5BT	Erection of a detached oak storage building for the storage of materials associated with the brewing process	Increased A4 floorspace (Sui Generis)
Land Used For Storage Of Gas, Catholme Lane, Catholme, DE13 8DA	Increase in permitted storage to 110 tonnes of Liquefied Petroleum Gas (LPG) in an above ground mounded pressure vessel, together with overnight parking provision for 5 tankers	Essential infrastructure
Woodlane Hall Farm, Dunstall Lane, Yoxall, DE13 8PH	Change of use of egg production unit to eight storage units (Class B8) including installation of new doors and timber cladding, and formation of a servicing yard – Additional Information	Change of use as B8 Storage

SP15: Tourism, Culture & Leisure Development

Indicator > 1. Number of applications approved for tourist accommodation.

2. Number of applications for new and improved tourism/cultural and leisure related development.

Target > Encourage more activity within the Borough, diversify the tourism offer and support initiatives within the National Forest.

A summary of relevant permitted applications is below. Monitoring this policy has clarified that the applications adhere to the principles of strategic policy 15, or the NPPF where relevant. There has also been an increase in visitor accommodation in the Borough over the last few years, recognising East Staffordshire as a tourism destination and the increased interest in UK holidays following the Covid pandemic.



Holiday Lets, B&Bs, Hotels

- 4 x New holiday lets across the borough
- 1 x New 81 bed roomed hotel within the Burton area



New/Improved Sports, Leisure & Tourism Facilities

- New mini golf and foot golf course near Uttoxeter



Caravan and Camping

- 1 x New Glamping site and associated facilities
- 5 x additional Caravan pitches at an existing site
- Improvement at existing holiday lodge site

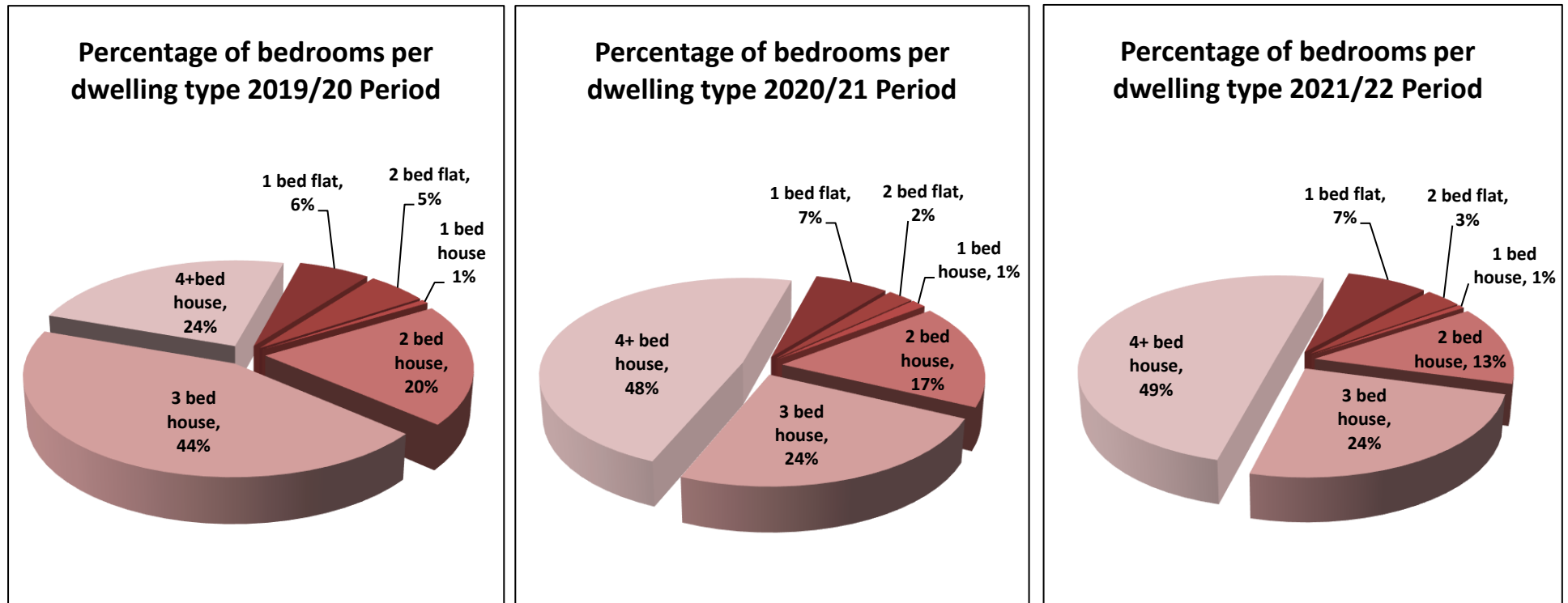
SP16: Meeting Housing Needs

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

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

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

The number of bedrooms are captured within the monitoring, with the results for the sites which were fully completed only within the period shown below. Please note there are 15 other applications which have not been included in the 2021/22 graph as the completions are split across numerous monitoring periods and will therefore be included into a future AMR when the site has been fully completed.



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



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

There has been one completed scheme relating to specialist housing needs within the monitoring period. This was for a new residential care homes in Burton upon Trent for up to six residents.

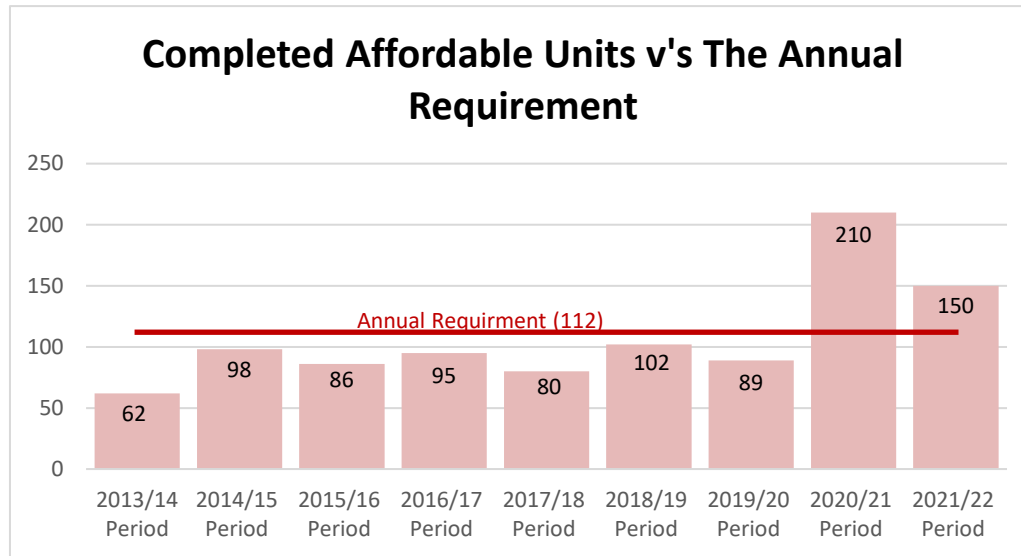
Indicator > 3. Number of homes built to Building Regulations requirement M4(2).
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

A number of the major applications have made provision for M4(2)/Lifetime homes standard dwellings across the Borough. Five of which were completed within the monitoring period. Four applications provided the agreed percentage of dwellings constructed to meet building regulation M4(2) standard and one application which provided the agreed percentage of dwellings constructed to Lifetime Homes Standards.

SP17: Affordable Housing

Indicator > Number of affordable houses built each year.

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



Fourteen completed schemes included Affordable Housing units within the monitoring period providing 150 affordable homes within the Borough, mostly within Burton upon Trent.

Major sites, including two that are 100% affordable housing schemes are now well underway.

SP18: Residential Development on Exception Sites

Indicator > Number of houses granted permission on exception sites.

Target > 90 units across the plan period.

- No applications for residential developments on an exception site were determined within the monitoring period.

SP19: Gypsy and Traveller

Indicator > Number of additional pitches (net).

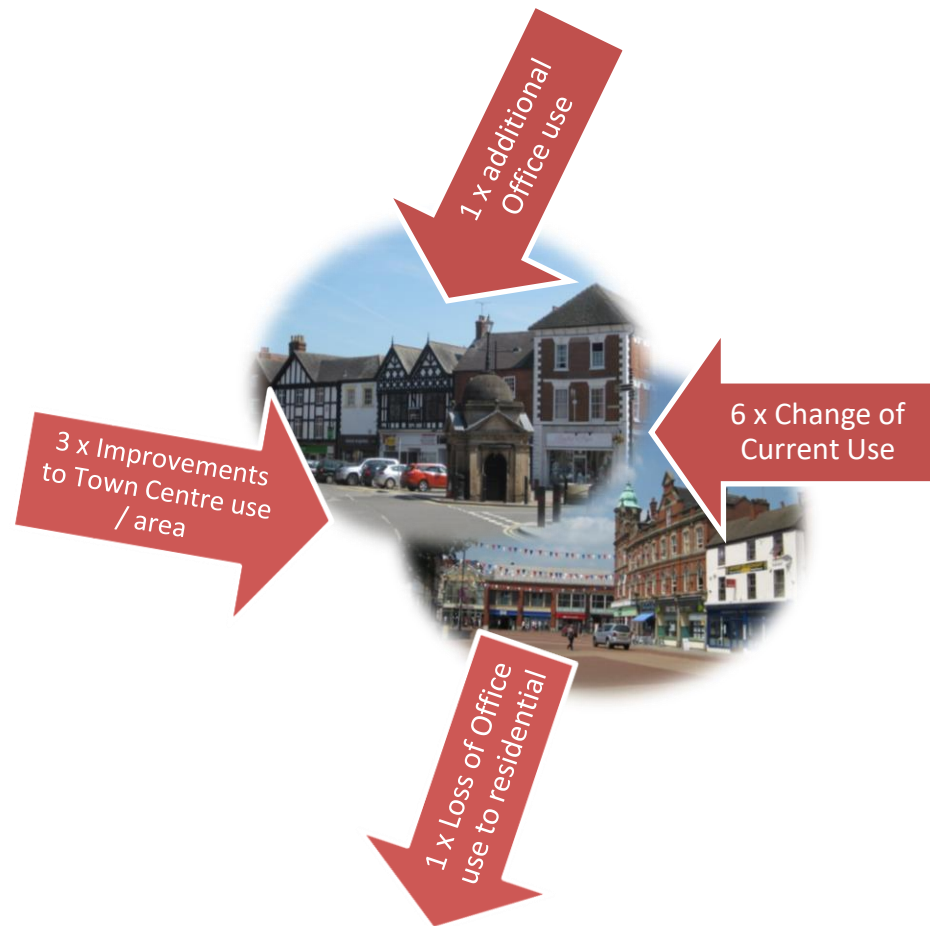
Target > Requirement set out in evidence.

- No applications relating to gypsy and traveller pitches have been determined within the Borough during this monitoring period.

SP20: Town & Local Centres Hierarchy

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

The following diagram summarises applications approved within the monitoring period. Some of these have come via prior approval applications rather than planning applications.



SP21: Managing Town and Local Centres

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

Target > All developments qualifying to undertake a retail assessment.

The purpose of monitoring this policy is to ensure that retail assessments have been undertaken on qualifying developments to make certain that there is no negative impact on the town centre. No major retail applications were approved within the monitoring period.

SP22: Supporting Local Communities

Indicator > Number of community facilities lost.

Target > Loss of facilities contrary to policy.

Nine applications determined in the monitoring period related to the regeneration of long term vacant facilities or the loss of community facilities to housing.

Site Address	Development Description	Monitoring Comments
104-105 Wellington Street Burton Upon Trent DE14 2DP	Conversion of existing ground floor retail shop (Class E) to form a 5 bedroom HMO (Class C4) and alterations to the front and side elevations	Loss of A1 unit to C4 (HMO) in Burton
Formerly the Burton Museum and Art Gallery 160 Station Street Burton Upon Trent Staffordshire	Conversion and alterations of building to form 13 apartments including installation of new windows and doors (amended plans received)	Regeneration of a vacant museum & art Gallery (D2) in Burton which has been vacant for a number of years
Hoar Cross Day Nursery Abbots Bromley Road Hoar Cross DE13 8RB	Conversion and alterations from a Day Nursery (Class E(f)) to form dwelling and Offices (Class (E(g)(i))) and erection of detached garage block	Loss of D1 unit in Tier 3 village to a C3 dwelling
Rose And Crown Public House Main Road Middle Mayfield DE6 2JT	Conversion of existing public house to form a dwelling (Class C3)	Loss of Public House (A4) with B&B rooms above to a C3 dwelling in a Tier 2 village
Ground Floor 34 Bridge Street Uttoxeter Staffordshire ST14 8AP	Change of use of ground floor shop (Class E) to a one bedroom flat (Class C3)	Loss of A1 unit to a C3 dwelling in Uttoxeter
Derby Inn 17 Derby Road Burton Upon Trent Staffordshire DE14 1RU	Change of Use from Public House to C3 Dwelling, including single storey front extension, part single storey part two storey side and rear extension, single storey rear extension installation of dormer windows to front and rear elevations to form additional accommodation, extension to existing garage including raising of ridge height to form storage and gym and formation of dropped kerb	Loss of Public House (A4) to a C3 dwelling in a Burton

Site Address	Development Description	Monitoring Comments
Rolleston On Dove Service Station Station Road Rolleston On Dove DE13 9AA	Demolition of existing service station and MOT Centre and erection of 3 detached dwellings and garaging	Loss of service station MOT garage (Sui gen) in tier 1 village to C3 dwellings
Riversholme High Street Rocester ST14 5JU	Change of use from hotel (Class C1) to residential care home (Class C2).	Regeneration of a former Hotel, which has been vacant for a number of years
Poplars Farm Yoxall Road Newborough DE13 8SU	Change use of farm house and piano barn from dwelling to C2 home for children in care (with no age restriction) and conversion of existing barn including alterations to the front elevation to form classrooms (Revised Scheme - corrected description)	Loss of two Holiday Lets to a C2 care home in a Tier 3 village

SP23: Green Infrastructure

Indicator > Major developments to provide green infrastructure and link to existing green corridors.

Target > Rural and urban development will provide green infrastructure and link existing green corridors.

Having reviewed completed major sites within the monitoring period, six applications specifically contribute to green infrastructure by providing play areas, natural greenspace, woodland planting and SUD's.

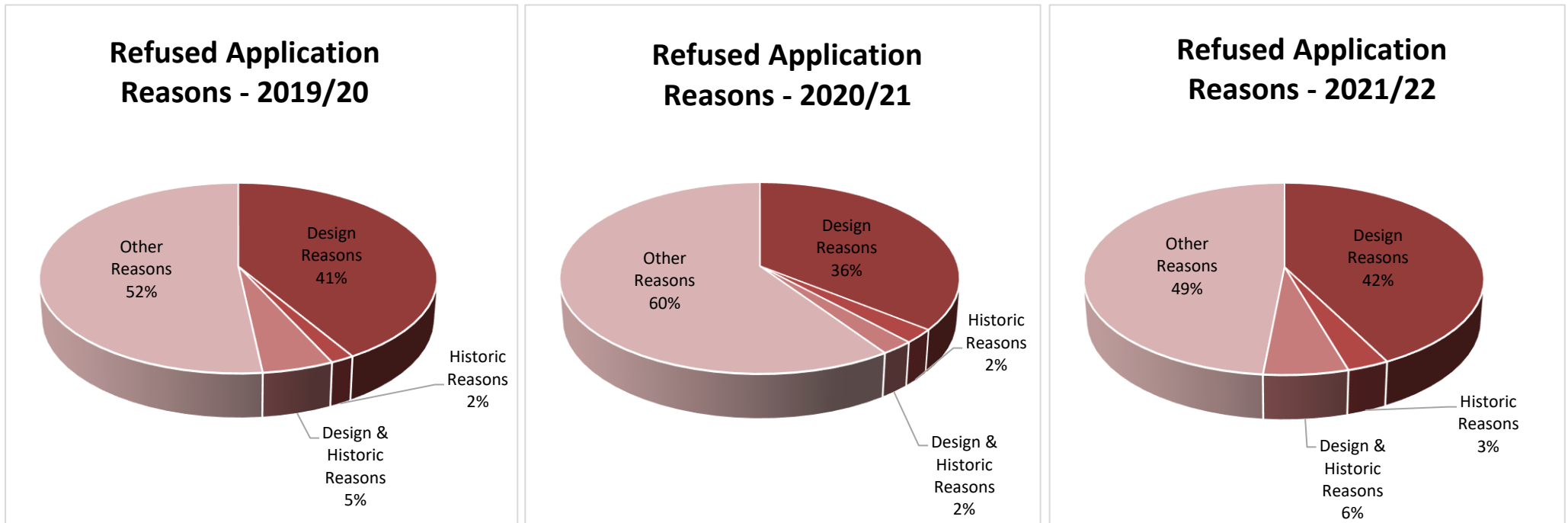
SP24 & SP25: High Quality Design & Historic Environment

Indicator > Number of proposals refused on design principles and historic environment impacts.

Target > 1. Ensure good design in decision making.

2. Ensure protection, conservation and enhancement of historic assets.

A number of applications were refused due to a conflict with design principles and/or historic environment impact. The following chart shows a comparison between the last three monitoring periods.



SP26: National Forest

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

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

Site Address	Development Description	Monitoring Comments	Application/Site Status
Nos 1 & 2 The Maltings Wetmore Road Burton Upon Trent Staffordshire DE14 1SF	Conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points.	Off-Site National Forest Planting contribution of £4,550.00 index linked	Not Commenced as at March 2021
Plot 4 Centrum West Callister Way Burton Upon Trent	Erection of two detached buildings to form 3 units for flexible Class B1(b/c)/B2/B8 commercial buildings with ancillary Class B1a office use, associated access, servicing, parking, landscaping and other ancillary works	Off-Site National Forest Planting contribution of £7,122.50 index linked	Not Commenced as at March 2021

During the 2020/21 period, the National Forest confirmed that there was 24.53 ha of Forest/ woodland planting across 6 sites within the East Staffordshire Borough area. The level of planting undertaken by the National Forest within the borough during the 2021/22 monitoring period will be reports on next year.

SP27: Climate Change, Water Body Management and Flooding

Indicator > 1. Developments permitted contrary to advice from Environmental Agency and Staffordshire County Council.
2. Developments permitted in flood risk areas.

Target > 1. No development is permitted contrary to advice from Environmental Agency and Staffordshire County Council
2. No development is permitted in flood risk areas.

The Environment Agency have provided the data for indicators 1 and 2 and the details are below. This also includes the data for the 2020/21 period as this was unavailable during the previous monitoring period.

Application Number	Application Description	Further Comments
P/2020/00255	Conversion of former hotel and coach house to create 10 residential units including the demolition of an existing conservatory and small section of hotel	Issues addressed through the application process and EA objection later removed.

Application Number	Application Description	Further Comments
P/2020/00569	Change of use from ground floor shop and workshop/store (Class A1) to additional residential living accommodation (Class C3) in connection with 101 Newton Road and associated external alterations	Issues addressed through the application process and EA objection later removed.
P/2020/00921	Erection of a storage building	Issues addressed through the application process and EA objection later removed.
P/2020/00936	Erection of a two storey building to form Offices with associated parking and access	Issues addressed through the application process and EA objection later removed.
P/2019/00501	Outline application for residential development for up to 60 dwellings including details of access (Amended Flood Risk Assessment Received 11/11/2020, Odour Assessment Received 13.01.2021)	Objection is currently being resolved through the application process
P/2020/00679	Conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points.	Issues addressed through the application process and EA objection later removed.
P/2020/00796	Erection of a storage container for a period of 15 years.	Issues addressed through the application process and EA objection later removed.
P/2020/01058	Erection of two new detached dwellings	Issues addressed through the application process and EA objection later removed.
P/2020/01097	Erection of an extension to the existing building to provide additional storage capacity and change of use of part of agricultural land to form relocated car parking area	Issues addressed through the application process and EA objection later removed.
P/2020/01110	Erection of a first floor extension and porch on the north elevation	Policy compliant with the NPPF
P/2020/01275	Erection of warehouse	Issues addressed through the application process and EA objection later removed.
P/2020/01325	Prior Approval for the conversion of office (Class E) to 20 apartments (Class C3)	Issues addressed through the application process and EA objection later removed.
P/2021/00429	Erection of a detached garden room, a cantilevered balcony and decked area to garden	Issues addressed through the application process and EA objection later removed.
P/2021/00583	Conversion and alterations of existing transport office to form two apartments	Issues addressed through the application process and EA objection later removed.
P/2021/00630	Outline application for the erection of a bungalow including details of access, appearance, layout and scale.	Application Refused
P/2021/00787	Erection of a detached two storey building containing 4 commercial units (Class E)	Application withdrawn
P/2021/00969	Change of Use to a Gypsy / Traveller Site to provide 3 no. family pitches including 3 x Amenity blocks, formation of earth bund, level changes across the site, package treatment plant and alterations to existing driveway (REVISED BOUNDARY, UPDATED FLOOD RISK ASSESSMENT AND NEW ECOLOGICAL ASSESSMENT)	Objection is currently being resolved through the application process

Application Number	Application Description	Further Comments
P/2021/01346	Change of use of land from car parking to open storage and the erection of 104 no. shipping containers for Class B8 (storage) use including CCTV, fencing, gates and lighting (REVISED PLANS RECEIVED)	Objection is currently being resolved through the application process
P/2021/01375	Proposed change of use to the ground floor from Class E(c)(iii) Offices to two Class C3a dwelling houses	Objection is currently being resolved through the application process
P/2021/01674	Conversion of ground floor from internet cafe (Class E) to form 1 x 2 bedroom flat (Class C3) including external alterations	Objection is currently being resolved through the application process

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

Indicator > 3. Developments incorporating sustainable urban drainage systems (SUDS)
Target > 3. All new development to incorporate SUDS where required.

Eleven applications where development proposals have included SUDS were determined within the monitoring period.

Site Address	Development Description	Monitoring Comments
Plough Maltings Rear of 143 Horninglow Street Burton on Trent DE14 1PA	Conversion and alterations to form 32 apartments including formation of internal courtyard together with metal staircase, parking, landscaping, erection of detached building to form cycle and garden store, conversion of boiler house to communal bin store	Condition in relation to flood mitigation measures
Formerly the Burton Museum and Art Gallery 160 Station Street Burton Upon Trent Staffordshire	Conversion and alterations of building to form 13 apartments including installation of new windows and doors (amended plans received)	Condition in relation to flood mitigation measures
Telephone Exchange Fleet Street Burton Upon Trent Staffordshire DE14 3RS	Prior Approval for the erection of two additional floors to create 16 new apartments	Condition in relation to flood mitigation measures
Land off Forest Road (left of site) Shobnall Burton upon Trent DE14 2BD	Application under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment for the demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond without complying with Condition 2 of planning permission P/2014/01304 relating to substitution of house types for 43 dwellings (revised plans and description)	Provision of SUDS feature
Land off Forest Road (right of site) Shobnall Burton upon Trent DE14 2BD	Erection of 64 affordable dwellings on eastern part of the site and construction of vehicular access and associated works	Provision of SUDS feature
Land South of Lichfield Road Branston DE14 3EQ (PH5)	Outline application for erection of up to 120 dwellings and associated works including details of access (Phase 5)	Provision of SUDS feature on this phase

Site Address	Development Description	Monitoring Comments
Nos 1 & 2 The Maltings Wetmore Road Burton Upon Trent Staffordshire DE14 1SF	Reserved Matters Application for the erection of 21 detached retirement living bungalows, a detached building to form Community facility on the ground floor with 2 first floor 1 bed maisonettes including details of appearance, landscaping, layout and scal	Condition in relation to flood mitigation measures
Land off Craythorne Road Rolleston on Dove DE13 9EF	Reserved Matters application relating to P/2013/00429 for the erection of 288 dwellings including details of access, appearance, landscaping, layout and scale	Provision of SUDS feature
Upper Outwoods Farm (ph3a, 4b & 5a) Beamhill Road Burton Upon Trent DE13 9QW	Reserved Matters application relating to P/2013/00429 for the erection of 288 dwellings including details of access, appearance, landscaping, layout and scal	Provision of SUDS feature
Land adjacent to, 97 Station Road, Rolleston On Dove, DE13 9AB	Construction of raised plateau and compensatory floodplain storage (new swale added to the scheme)	Flood mitigation measures
Land South of Lichfield Road Branston DE14 3EQ	Enabling Works for Phase 6 Employment: diversion of watercourse and associated earthworks to raise the level of the site ready for development	Flood mitigation measures

SP28: Renewable and Low Carbon Energy Generation

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

Target > In line with national targets for renewable energy generation

In this monitoring period there were two applications proposing roof mounted solar panels along with air source heat pumps.

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

SP29 & SP30: Biodiversity & Geodiversity and Locally Significant Landscape

Indicator > Number of developments impacting biodiversity or landscape.

Target > 1. Development will only be permitted where it delivers a net gain for biodiversity.

2. Development accords with landscape character type.

There were eleven applications approved within the period that have conditions attached to them which will ensure positive contributions to biodiversity or landscape, such as on site biodiversity mitigation which may include providing bird nesting and bat roosting facilities along with hedgehog boxes.

In addition, an application was approved to for the Burton Washlands Central Enhancements Project and another one was approved resulting in significant landscape restoration both providing biodiversity opportunities.

SP31: Green Belt and Strategic Green Gaps

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

Target > No application approved contrary to policy.

One application has been approved in one of the green gaps during the 2021/22 monitoring period however the development will not have a negative impact on the openness of the Green Gap. No applications have been approved in the green belt during the 2021/22 period.

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

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

2. Projects improved to increase spaces and facilities.

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

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

The following applications have been approved providing a new outdoor sports facility or improvements to existing recreation/sports facilities within the Borough.

Site Address	Development Description	Monitoring Comments
Land at Manor Golf Club Stafford Road Gratwich Staffordshire	Change of use of land to mini golf course and foot golf course (Class F.2).	New outdoor sports facility close to Uttoxeter
Washlands Sports Club Meadow Road Burton Upon Trent DE14 1TD	Erection of a storage container for a period of 15 years.	Improvement to current facilities in Burton
Holland Sports Club, Potters Way, Barton Under Needwood, DE13 8BB	The erection of 6 floodlight columns over the rugby pitch, and replacement of two existing floodlights over the training area	Improvement to current facilities in a Tier 1 village
Holland Sports Club Potters Way Barton Under Needwood DE13 8BB	Erection of a detached building for use as a function room and catering unit	Improvement to current facilities in a Tier 1 village
Burton Rugby Football Club Branston Road Tatenhill Burton on Trent DE13 9FF	Erection of detached building as a general purpose storage building for grounds maintenance and sports equipment	Improvement to current facilities in Burton
Oldfields Sports And Social Clubhouse Springfield Road Uttoxeter ST14 7JX	Erection of a spectator stand	Improvement to current facilities in Uttoxeter

SP34: Health

Indicator > 1. Number of planning permissions granted for development with secured Health Impact Assessment.

2. Applications providing community growing space.

Target >1. All major development applications to be supported by a Health Impact Assessment.

2. Major development to provide community growing space where possible.

Following a review of major applications determined within the monitoring period, seven provided a health impact assessment and/or air quality/acoustic/contamination assessments. There were no applications determined in the period providing new community growing space.

SP35: Accessibility and sustainable Transport

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

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

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

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Plough Maltings Rear of 143 Horninglow Street Burton on Trent DE14 1PA	Conversion and alterations to form 32 apartments including formation of internal courtyard together with metal staircase, parking, landscaping, erection of detached building to form cycle and garden store, conversion of boiler house to communal bin store,	Transport assessment submitted	Under Construction as at March 2022
Land off Forest Road (left of site) Shobnall Burton upon Trent DE14 2BD	Application under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment for the demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond without complying with Condition 2 of planning permission P/2014/01304 relating to substitution of house types for 43 dwellings (revised plans and description)	S106 Travel plan sum = £6300.00 index linked	Under Construction as at March 2022
Land off Forest Road (right of site) Shobnall Burton upon Trent DE14 2BD	Erection of 64 affordable dwellings on eastern part of the site and construction of vehicular access and associated works	Transport assessment submitted & S106 Travel plan sum = £6300.00 index linked	Under Construction as at March 2022

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Land South of Lichfield Road Branston DE14 3EQ (PH5 -Branston Leas)	Outline application for erection of up to 120 dwellings and associated works including details of access (Phase 5)	Transport statement submitted & S106 Travel Plan Framework (annexed to Deed) Sum = £12,138.00 index linked	Not commenced as at March 2022
Nos 1 & 2 The Maltings Wetmore Road Burton Upon Trent Staffordshire DE14 1SF	Conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points.	Transport statement submitted & S106 Travel Plan Sum = £12,138.00 index linked	Not commenced as at March 2022
Land Adjacent Uttoxeter Household Waste Centre Robert Bakewell Way Uttoxeter ST14 5AU	Erection of five industrial units comprising of use classes B1, B2 and B8 with associated car parking	Transport statement & Travel Plan submitted & S106 Travel Plan Sum = £6800 index linked	Not commenced as at March 2022
Field Head Farm Combridge Lane Combridge ST14 5JA	Continued use of land for glamping and retention of existing welfare pods and septic tank, and continued use of building as a function room and honesty shop with associated courtyard space and car parking	Transport statement submitted	Complete as at March 2022
Hanbury Wedding Barn Parsons Brake Farm Burton Road Hanbury DE13 8TN	Siting of 14 chalets to provide overnight accommodation and 1 chalet to provide a meeting room	Travel Plan submitted	Under Construction as at March 2022
Holiday Inn Express Second Avenue Centrum 100 Burton Upon Trent DE14 2WF	Erection of hotel (Class C1), extension and reconfiguration of car park, alterations to access and egress, and ancillary development	Transport statement & Travel Plan submitted	Not commenced as at March 2022
Plot 4 Centrum West Callister Way Burton Upon Trent	Erection of two detached buildings to form 3 units for flexible Class B1(b/c)/B2/B8 commercial buildings with ancillary Class B1a office use, associated access, servicing, parking, landscaping and other ancillary works	S106 Travel Plan Sum = £6760.00 index linked	Not commenced as at March 2022

Detailed Policies (DP)

DP1: Design of New Development

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

DP2: Designing in Sustainable Construction

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

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

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

DP4: Replacement Dwellings in the Countryside

Indicator > Percentage of permissions refused in accordance with policy.
Target > 1. Development should deliver a high quality, sustainable built environment.

Target >

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



Monitoring Comments:

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

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

Site Address	Development Description	Application/ Site Status
Scounslow Green Farm, Scounslow Green Road, Scounslow Green, ST14 8RE	Demolition of existing dwelling and erection of a replacement dwelling and septic tank	Conditional Approval - delegated
Sawmill House, Lodge Hill, Tutbury, DE13 9HF	Demolition of existing dwelling and erection of a replacement single storey dwelling	Conditional Approval - delegated
Yoxall Lodge, Scotch Hill Road, Newchurch, DE13 8RL	Erection of a replacement dwelling and detached triple garage and garden store and installation of package treatment plant and use of part of agricultural land to form the driveway (Revised Scheme)	Conditional Approval - delegated

Site Address	Development Description	Application/ Site Status
Woodlane Villa, Wood Lane, Uttoxeter, Staffordshire, ST14 8BD	Erection of a new replacement dwelling and creation of new vehicular access (REVISED SCHEME)	Conditional Approval - delegated
Lichfield Lodge, Lodge Lane, Yoxall, DE13 8PJ	Demolition of existing dwelling and workshop and erection of a detached replacement dwelling and detached double garage.	Refused - Delegated

DP5 & DP6: Protecting the Historic Environment

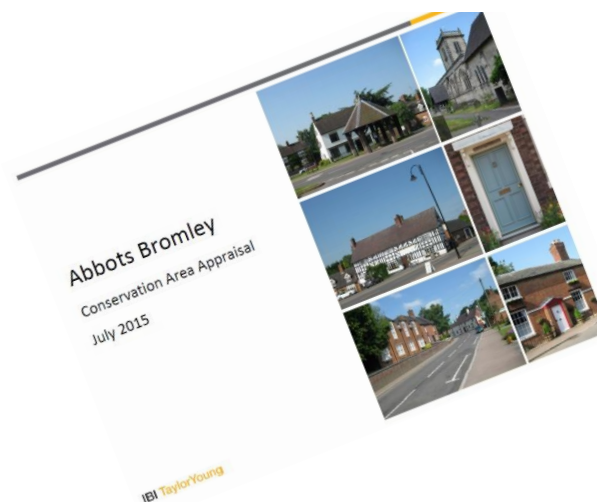
Indicator > Number of Conservation Area Appraisals and management plans.

Target > 1. Ensure development has a positive impact on the natural and historic environment

2. Protect and enhance the Borough's heritage assets, historic character and designated Conservation Areas.

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

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



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

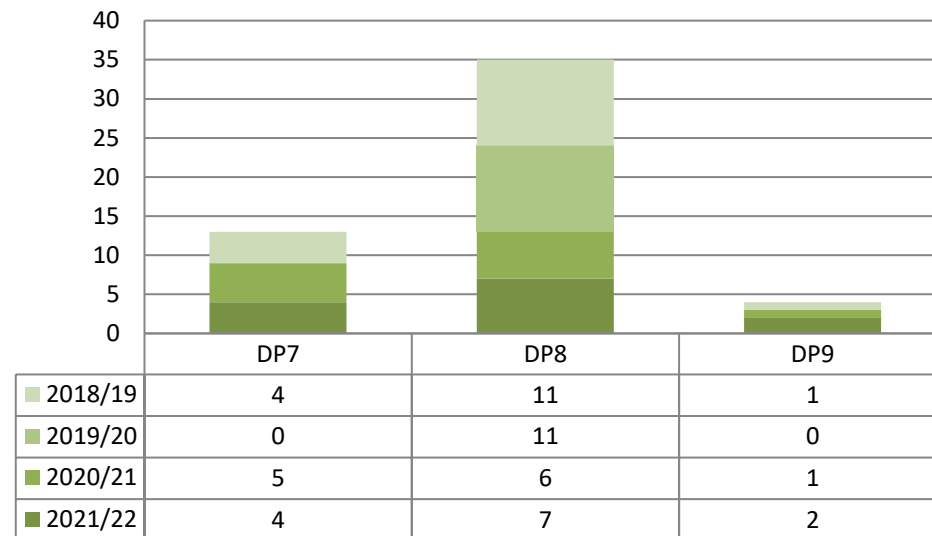
Indicator > Number of planning permissions approved contrary to policy.

Target > No permissions granted which would be contrary to policy.

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

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

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



DP10: Water recreation and Blue Infrastructure

Indicator > Number of proposals coming forward.

Target > Ensure development has a positive impact on the water environment.

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

DP11: European Sites

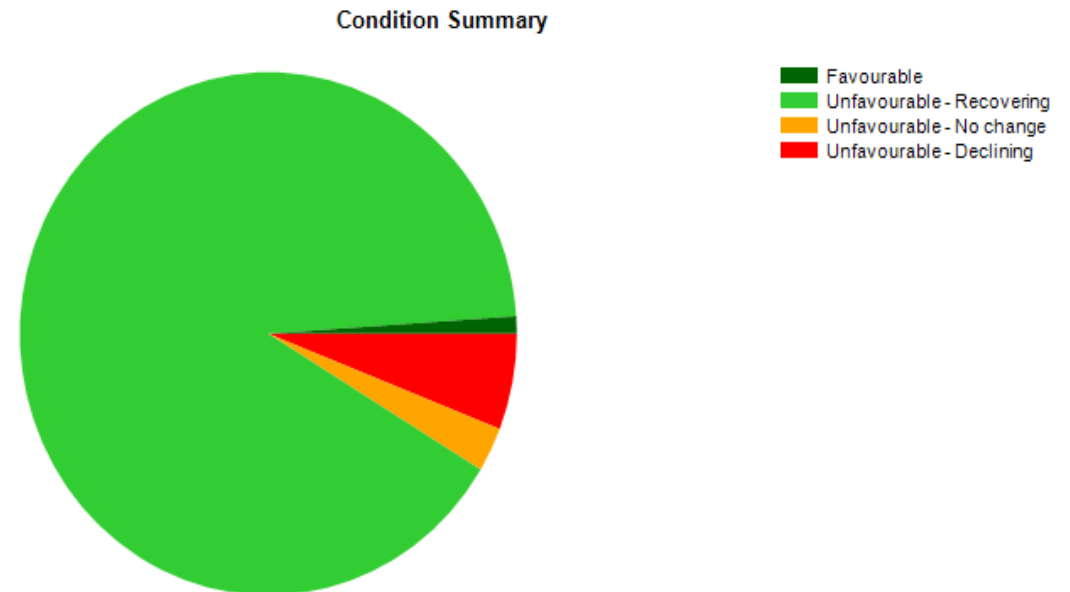
Indicator > Condition of the European sites.

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

Policy DP11 requires mitigation for residential developments within a 0–15km distance of Cannock Chase SAC. A guidance document has been adopted within a previous monitoring period which ensures mitigation will be provided in line with the policy.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 9th September 2022 the condition of the SSSI was as follows (source: Natural England):



DP12: St Georges Park

Indicator > Applications in relation to St Georges Park.

Target > Number of applications in accordance with policy.

There were two applications determined within the monitoring period at St Georges Park to improve the existing facilities and the operation of the site.

The council adopted a development brief for St Georges Park in September 2014. The document can be viewed via this [link](#).



5 Actions Taken under the Duty to Co-operate

The Duty to Co-operate requires councils and public bodies to 'engage constructively, actively and on an on-going basis' to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

With this in mind the Council has engaged proactively with stakeholders and the community during the monitoring period. Whilst the ESBC 2015 local plan is not currently undergoing formal review (see [Local plan \(2012-2031\) | ESBC \(eaststaffsbc.gov.uk\)](#)), amongst others, the planning policy team have met informally with Staffordshire County Council heads of department for education and transport, in relation to the latest information from their service areas.

During the monitoring year we have also regularly met with the partner councils of the Cannock Chase Special Area of Conservation Partnership, Councils and Stakeholders who form part of the working group for HS2 and also contacts with neighbouring authorities in Derbyshire in relation to minerals and gypsy and traveller needs assessment work

6 Appendix

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

Secretary of State: The secretary of state is the most senior Government minister responsible for the work of his or her department. The Government department responsible for planning is the Ministry of Housing, Communities & Local Government.

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

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

Supplementary Planning Documents (SPD): Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications or appeals if it is consistent with the Development Plan and has been subject to consultation.

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

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

7 Contact Details

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

Planning Policy Team

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

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

Email:
planningpolicy@eaststaffsbc.gov.uk

Authors of the Annual Monitoring Report

Philip Stephenson
Principal Planning Policy Officer
and
Rebecca Slinn
Planning Information
Officer

Tel: 01283 508613
Email:
Philip.Stephenson@eaststaffsbc.gov.uk
Tel: 01283 508616
Email:rebecca.slinn@eaststaffsbc.gov.uk

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