

East Staffordshire Local Plan

Planning for Change

Authority Monitoring Report

Covering April 2019 to March 2020
Monitoring Period



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1 Introduction

- 1.1** This Authority Monitoring Report (previously known as an Annual Monitoring Report) (AMR) covers the 2019-2020 monitoring period (1st April 2019 to 31st March 2020). 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 in 2019/20:
- Housing Choice SPD
 - Shopfronts
 - Separation Distances and Amenity
 - Planning Obligations

3 Neighbourhood Plans Progress

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

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

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

- **Abbots Bromley:** In this monitoring period the steering group has continued to gather evidence with residents and have now drafted a plan. This draft plan is due to go out for consultation under regulation 14 in the very near future.
- **Branston:** The Neighbourhood Plan was modified and made in February 2020
- **Horninglow and Eton:** The Neighbourhood Plan was modified and made in February 2020
- **Rolleston on Dove:** The draft Neighbourhood Plan regulation 16 consultation took place for 6 weeks in May 2019. The Neighbourhood Plan was independently examined in the Summer of 2019 and the Examiner recommended that, subject to some modifications, the Plan should proceed to Referendum. The Borough Council agrees with the examiner's report and agreed to progress the Plan to Referendum via an executive Decision in March 2020. The referendum was planned for May 2020 but has been postponed due to the Covid 19 Pandemic.
- **Tatenhill and Rangemore:** The Neighbourhood Plan was modified and made in October 2019

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 2019 and 31st March 2020;
- 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

4.3 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: 01.04.2019 to 31.03.2020

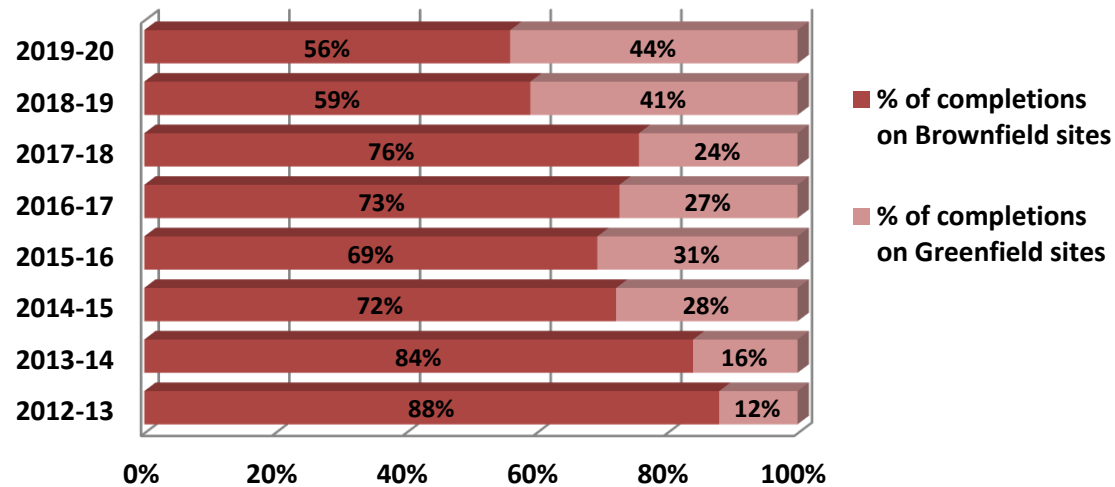
Strategic Policies 1 – 6 are the key policies which relate to the development strategy set out in the Local Plan. Housing completions, which are monitored and published as part of the Councils 5 year land supply, are increasing with the delivery of the Strategic Urban Extensions underway.

The number of completions have continued to increase in 2019/20.

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

Brownfield land completions continue to be over 50% as set out below. It is likely that this figure will reduce as the strategic greenfield sites are being built out.

Percentage of Completions on Brown/Greenfield Land.



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

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

A breakdown of this overall figure is set out below:

Completions	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
A2 (i.e. Financial Services)	~	0	0	193	0	0	0	0
B1 (i.e. Offices)	~	0	16	1,545	3,751	600	1,431	36
B1 & B8 (m ²)	~	3,795	1,107	375	279	1,486	0	5111
B1, B2 & B8	~	0	0	15,188	0	1,366	6,787	0
B2 (i.e. General Industry)	~	2,462	0	213	465	-6,126	296	6,600
B8 (i.e. Storage & Distribution)	~	1,711	3,900	11,032	1,400	30,421	0	920
B2 & B8	~	0	0	9,113	0	0	116,326	9569
C1 (Hotels)	~	0	0	12,664	6,707	2,434	1,468	3682
C2 (i.e. Nursing Homes)	~	0	0	393	594	520	721	1042
C3 (i.e. Dwelling Houses)	~	0	2,400	1,839	11,586	882	3,662	22,930
D1 (i.e. Health Centres)	~	942	755	1,796	1,684	509	1,742	1659
D2 (i.e. Cinemas)	~	0	276	366	7,379	1,425	281	1,614
Sui Generis (i.e. Taxi Office)	~	0	2,039	3,672	2,089	192	3,181	1930
Other Mixed Uses	~	0	0	770	806	783	0	43,678
Retail Uses (A1,A3, A4 & A5)	~	6,528	5,704	6,834	1,647	2,547	15,607	3,333
Net Completions (Total m²)	~	15,437	16,198	65,992	38,385	37,040	151,501	102,105

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.

Overall, the development strategy is being delivered, with housing completions increasing and delivery of the majority of strategic sites under way. In terms of Strategic Policy 6, which sets out how the release of housing and employment land is to be managed, it is considered that the housing and employment supply meets the Local Plan expectations and requirements.

SP7: Sustainable Urban Extensions (SUE's)

Indicator > Commitments and completions on the Sustainable Urban Extensions.

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

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

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

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2012/01467	Branston Locks Lawns Farm Branston Road Tatenhill Staffordshire DE13 9SB	Outline planning application with all matters reserved for a mixed use development comprising the erection of: * up to 2500 dwellings * up to 92,900sqm (1,000,000 sq ft) of employment floorspace (Classes B1, B2 and B8). * a local centre providing up to 3,716 sqm (40,000 sq ft) of retail floorspace (Classes A1, A2, A3, A4 and A5). * up to 929sqm (10,000 sq ft) of health care and associated community uses (Class D1). * a residential care home of up to 160 bed spaces (Classes C2 and C3). * up to 555sqm (6,000 sq ft) of pub and restaurant floorspace (Classes A3 and A4). * a primary school, and a hotel of up to 80 bedrooms (Class C1). * green infrastructure of public open space. * sports and recreation facilities and a network of walking and cycling routes.	FINAL DECISION Conditional Approval - Committee (14/04/2015)	Phase 1 & 2 under construction with 34 left to be completed on phase 1 at March 2020 Expected Delivery Correspondence - Two developers now on site. Expect the next phase to be submitted 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

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) is well underway with 12 left to be completed to date. Phase 3 & 4 (392 units) is under construction with 361 left to be completed on site.	Reserved Matters application for phase 3&4 (392 units) approved 13/09/2018. Additional Outline application for a further 120 units submitted - Awaiting determination at Committee
P/2015/00012	Land Adjacent To Burton Gateway Lichfield Road Branston Staffordshire	Outline planning application for up to 21,500 sq m of employment floorspace (comprising 17,200 sq m of Class B8 (Storage and Distribution) and 4,300 sq m of Class B2 (General Industrial) with ancillary offices	FINAL DECISION Conditional Approval - Committee (05/11/2015)	Expected commencement end 2020/21 monitoring period.	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)	The agent confirmed commencement of phase 1 in mid-2019 with a completion rate of 50dpa increasing to 100-150 thereafter. Completion expected within 10 years	Reserved matters application for Phase 1 to include details of means of access and landscaping has been Approved 23/02/2017. Reserved Matters application (P/2020/00184) for 326 units of the original 950 (phase 1) – awaiting determination
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) & Phase 1b (40 units) = Site complete at September 2018 Phase 1c (119 units) = Site under construction with 27 left to be completed on site Phase 1d (44 units) = Site complete at September 2019 Phase 2 (450 units) = 425 left to be completed on site.	Reserved matters application for phase 2 (450 units) - approved 24/10/2018
P/2015/00202	Glenville Farm Tutbury Road Burton Upon Trent Staffordshire DE13 0AW	Outline application with all matters reserved except access, for a mixed use development including up to 500 dwellings (use class C3). * local centre providing up to 500 sq metres of floor space (use class A1), or public house (use class A4). * specialist care housing (use Class C2). * public open space; structural landscaping and provision of drainage.	P/2015/00202 - FINAL DECISION Conditional Approval - Committee (10/12/2015)	Agent confirmed that the site is expected to commence in 2021, with delivery of the Reserved Matters application in the next 5 year.	Farmhouse and buildings demolished. Reserved matters application (phase 1) for 110 units approved 16/01/2019

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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	Full permission with two developers expected to deliver site.	Access created and ground cleared. Discharge of condition applications submitted.
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
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	Construction well underway, 12 left to be completed on site.	

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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
P/2017/01307	JCB, Pinfold Road Uttoxeter	Outline application for the erection of up to 148 dwellings, formation of town park and re-naturalisation of Picknall Brook and alteration of existing vehicular access off Hockley Road, Pinfold Street and Old Knotty Way including details of access	P/2017/01307 – Outline application for 148 units, Resolution to Approve – 24/04/2019	Reserved matters to be submitted in the near future	S106 awaiting signatories Site cleared and being marketed.
P/2014/00200	Efflinch Lane, Barton Under Needwood	Allocated for 130 dwellings	N/A	Site Complete as at March 2018	
P/2012/00636	College Fields, Rolleston	Allocated for 100 dwellings	Reserved Matters approved September 2018	As at March 2020, the developer confirmed they would expect the site to be completed within three years.	Site under construction
P/2011/00546	Burton Road, Tutbury	Allocated for 224 dwellings	Application for 212 dwellings Approved 10/05/2012	Site Complete as at March 2019	Additional 12 self build allocated on site has now been superseded by a newer application (P/2017/01058) for 21 units approved 12/06/2018 (Complete at March 2020)

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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 2020	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination
P/2018/01451	Fiveland Allotment	Outline application for the construction of up to 49 dwellings including details of access	Resolution to Approve – 29/05/2019. S106 signed in 20/21 period (06/04/20) Detailed application (P/2019/01465) submitted for 64 affordable units – awaiting determination	Agent confirmed that they anticipate the site will be delivered in the next 5 years	S106 awaiting signatories
P/2019/00056	Imex Business Centre	Outline application for residential development for up to 144 dwellings including details of access	Resolution to Approve – 16/07/2019. S106 signed in 20/21 period (06/04/20)	Agent confirmed that they expect the site will be developed within the next 5 years	S106 awaiting signatories

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
Jet Petrol Station, Newborough Road, Needwood, DE13 9PD	Change of use from ground floor residential living accommodation to form an extension to existing commercial retail premises and formation of first floor self-contained apartment	Conversion in line with SP8
Manor Farm, Newton Lane, Newton, Rugeley, WS15 3PE	Outline application for the erection of agricultural workers dwelling including details of access	In line with SP8
Land adjacent to Smallwood Manor, Uttoxeter Road, Netherland Green, Uttoxeter, ST14 8NR	Siting of a mobile home as an agricultural worker's dwelling for a period of 3 years and installation of a septic tank	Application refused
Cana Family House, Radmorewood Lane, Abbots Bromley, WS15 3AS	Conversion of existing office and agricultural building to form a 2-bed dwelling house, including 2 dormer windows and gable feature on north-west facing roof slope, formation of driveway and associated works.	Conversion in line with SP8
The Brambles, 2 Cherry Tree Lane, Fauld Lane, Fauld, DE13 9GR	Subdivision of existing dwelling to form two dwellings	In line with the NPPF
The Robin Hood, Leigh Lane, Bramshall, ST14 5BH	Change of use of Public House to form 3 no. dwelling houses (to include repair and re-instatement of building following fire)	Application refused
Land off Aviation Lane, Burton upon Trent, Staffordshire,	Erection of 128 no. affordable dwellings and construction of vehicular access (Description and Plans Revised)	Application refused - no appeal decision yet
Birchwood Kennels, Bow Meadow Lane, Newborough End, Newborough, DE13 8SR	Conversion and alterations to outbuilding to form a dwelling including raising of ridge height	Conversion in line with SP8
Residential unit adjacent to 3 Cherry Tree Cottages, Fauld Lane, Fauld, DE13 9GR	Change of use to form new dwelling from existing garage including single storey side extensions	Conversion in line with SP8

Radmorewood Farm, Radmorewood Lane, Abbots Bromley, WS15 3AS	Conversion of existing (south-eastern) barn to a 2 No. bedroom dwelling and erection of attached garage and workshop/store extension along with associated demolition of (north-eastern) barn and installation of septic tank.	Conversion in line with SP8
1 Derby Road, Stretton, Staffordshire, DE13 0DF	Erection of a pair of semi-detached dwellings	In line with permission previously granted at appeal
Former Stables, Church Lane, Wychnor, DE13 8BY	Conversion and alterations of former stables to create single storey dwelling including alterations to roof	Application refused - Appeal Dismissed
The Alders, Old Uttoxeter Road, Crakemarsh, Staffordshire, ST14 5BL	Retention of hardstanding and static caravan	In line with SP8
Moat Hall Farm, Moat Lane, Newborough, DE13 8SS	Partial demolition of 4 existing barns to facilitate the conversion and alterations of 3 existing barns to form 2 dwellings and a separate annexe building including a glass link between Barn 1 and 2 and glass screen to Barn 3 and installation of package	Conversion in line with SP8
Riddings Farm, Moisty Lane, Marchington, Staffordshire, ST14 8JY	Conversion of existing barn to form dwelling including external alterations, erection of detached garage and installation of septic tank	Conversion in line with SP8
Oak Farm (Cross Hayes), Maker Lane, Hoar Cross, DE13 8QR	Erection of an agricultural workers dwelling (Revised Scheme)	In line with SP8
Dagdale Farm, Dagdale Lane, Dagdale, ST14 5BJ	Conversion of agricultural building to dwelling house and formation of new vehicular access	Conversion in line with SP8
Anslow Eggs, Main Road, Anslow, DE13 9QE	Erection of an agricultural workers dwelling including farm workshop/training room and office and monitoring equipment room (amended scheme) including alterations to proposed access	In line with SP8
Brookhouse Farm, Dagdale lane, Dagdale, Staffordshire,	Conversion of two redundant former agricultural buildings into six dwellings including car ports and associated car parking	Conversion in line with SP8
Forest Gate, Wood Lane, Uttoxeter, Staffordshire, ST14 8JR	Erection of a dwelling with link extension and retention of extension to existing annexe (revised design)	Conversion in line with SP8
Land off Scotch Hills Lane, Newchurch, Staffordshire	Erection of an agricultural workers dwelling and detached garage	In line with SP8
Land off Dark Lane, Main Street, Tatenhill, Staffordshire, DE13 9SD	Demolition of existing buildings and erection of new dwelling and garage (amended plans)	In line with the Neighbourhood Plan
adj to Dagdale, Dagdale, Bramshall, Uttoxeter, ST14 5BJ	Conversion and alteration to existing stables to form dwelling including demolition of existing shed and erection of a single storey side extension	Conversion in line with SP8
Red Barn, Riddings Farm, Moisty Lane, Marchington, Staffordshire, ST14 8JY	Conversion and alterations of existing barn to form dwelling, including pitched roof over existing flat roofed extension, satellite dish and air source heat pump, erection of a detached garage/workshop and installation of sewage treatment plant	Conversion in line with SP8

Land South of Forest Road, Burton upon Trent , Staffordshire	Construction of 29 dwellings - replan of previously approved houses with one additional plot and associated landscaping	In effect like a RM's -do not include as would have included outline at some point
Field House Farm, Parkgate Lane, Bromley Wood, Abbots Bromley, WS15 3AH	Conversion and alterations to barn to form two dwellings and installation of package treatment plant	Conversion in line with SP8
Orchard Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, WS15 3AL	Alterations and conversion of existing detached garage block to form a dwelling	Application refused
The Lont, Stubby Lane, Draycott In The Clay, Staffordshire, DE6 5BU	Erection of a farmhouse (revised scheme)	Conversion in line with SP8
Grange Farm (Plot 1 Barn B), Ashbrook Lane, Bromley Wood, Abbots Bromley, WS15 3AL	Demolition of part of existing barn and conversion of two barns including single storey link extension to form one dwelling (Class C3)	Conversion in line with SP8
Spath Farm, Ashbourne Road, Spath, ST14 5AP	Erection of an agricultural worker's dwelling and removal of a temporary mobile home	In line with SP8
Land South of Honeywall Lane, Stanton, Ashbourne, DE6 2DD	Erection of a detached dwelling, installation of septic tank and construction of vehicular access	In line with the NPPF
Field north of Sallyfields Lane, Stanton, Staffordshire	Erection of a detached dwelling, construction of vehicular access and installation of septic tank	In line with the NPPF
Town End Farm, Piccadilly Lane, Upper Mayfield, DE6 2HP	Retention of detached dwelling and septic tank	Retention of existing dwelling
Land adjacent Dark Lane, Main Street, Tatenhill, Staffordshire, DE13 9SD,	Erection of a bungalow with associated parking and formation of parking spaces for Dark Lane Cottage, Jasmine & Old Post Cottage	In line with the Neighbourhood Plan
1 and 2 Brookside Cottages and Park Cottage, Main Street, Tatenhill, Staffordshire, DE13 9SQ	Erection of a dwelling in place of existing garage, replacement porches to existing dwellings and single storey rear extension	In line with the Neighbourhood Plan
Land North of Meadow Lane, Woodhouses, Yoxall, Staffordshire	Re-siting of existing caravan and proposed alterations to include external timber cladding to enable use as an amenity/storage building and installation of septic tank	Application refused
Dagdale Farm, Dagdale Lane, Dagdale, ST14 5BJ	Conversion and alterations of an existing agricultural building to form dwelling including an extension to provide a garage	Conversion in line with SP8
Blacksmiths Arms, Birch Cross, Marchington, ST14 8NX	Conversion and alteration to existing public house to form 2 dwellings including partial demolition, installation of front and rear dormer windows, raising of the roof height, erection of a first floor extension and installation of insulated render, ere	Application refused
Unit 2, Grange Farm, Ashbrook Lane, Bromley Wood, Abbots Bromley, Staffordshire, WS15 3AL	Demolition of part of existing agricultural building to facilitate the conversion of existing barn to form dwelling including rear extension to form porch and garage and installation of septic tank	Conversion in line with SP8
The Gables, Needwood Road, Needwood, DE13 9RF	Retention of dwelling following subdivision of existing dwelling including alterations to the elevations and frontage of the site.	Retention of existing dwelling

The Green, Main Street, Tatenhill, DE13 9SD	Erection of a detached bungalow and construction of vehicular access	Application refused
Pipers Croft, Wood Lane, Uttoxeter, ST14 8JR	Erection of a replacement dwelling and detached garage and installation of package treatment plant	Application refused - Appeal Dismissed
Spath Farm, Ashbourne Road, Spath, Stramshall, ST14 5AP	Re-siting of an unauthorised agricultural worker's mobile home for a temporary period of 2 years	In line with SP8
Gibbs Leasows Farm, Stafford Road, Uttoxeter, Staffordshire, ST14 8QA	Prior Approval for the conversion of one agricultural building to form a dwelling house (revised description and plans)	Conversion in line with SP8
Chapel Farm, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire, ST14 5DY	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Proposed Barn Conversion, Lodgehill Farm, Lodge Lane, Yoxall, Staffordshire, DE13 8PJ	Prior approval for the conversion of an agricultural building to a dwelling	Conversion in line with SP8
The Elms Farm, Bramshall Road, Uttoxeter, Staffordshire, ST14 5BE	Prior Approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Proposed Barn Conversion, Ashbrook Farm Orange Lane, Bromley Hurst, Abbots Bromley, Staffordshire	Prior Approval for the conversion of barn to form single dwelling (Amended Plans and Description)	Conversion in line with SP8
Proposed Conversion, 58 Barton Gate, Barton Under Needwood, Staffordshire	Prior approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Blythe Bridge Mill, Mill Lane, The Blythe, Stowe By Chartley, Staffordshire, ST18 0LT	Prior Approval for the conversion of agricultural outbuilding to a dwelling	Application refused - Appeal Dismissed
Barn at Pumpfields Farm, Stubby Lane, Draycott In The Clay, Staffordshire	Prior Approval for the conversion of agricultural barn to form dwelling	Application refused - Appeal Dismissed
Field Barn at Sprinks Barn Farm, Dunstall, Burton Upon Trent, DE13 8BG	Prior Approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Field House Farm, Parkgate Lane, Bromley Wood, Abbots Bromley, WS15 3AH	Prior Approval for the conversion of barn to dwelling	Conversion in line with SP8
Madeley Park Farm, Long Close, Hollington, Staffordshire, ST10 4HJ	Prior Approval for the conversion of an agricultural building to form a dwelling	Application refused - Appeal Allowed 29/01/2020
Smithy Moor Farm, Honey Wall Lane, Stanton, Staffordshire, DE6 2DD	Prior Notification for the conversion of agricultural building to form a dwelling.	Conversion in line with SP8
Loxley Bank Farm, Loxley Lane, Loxley Green, ST14 8QB	Prior approval for the conversion of an agricultural building to a dwelling	Conversion in line with SP8

SP9: Infrastructure Delivery & Implementation

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

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

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

SP10: Education Infrastructure

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

Target > Education infrastructure provision as set out in the policy

There have been two applications for education infrastructure during the 2019/20 period. Including a two classroom extension with new access ramp and relocation of canopy for cycle storage at Winshill Village Primary School in Burton and the erection two detached buildings to form a classroom at an existing tourist attraction in Burton.

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.

- An application has been submitted in relation to the Bargates site for the erection of 133 dwellings including 1 commercial unit and car parking for the existing leisure centre. The application has not yet been determined.
- There have been various applications along the Derby Road Corridor which when implemented will provide an enhancement to this large brownfield site and bring vacant parcels into use.

SP13: Burton & Uttoxeter Existing Employment Land

Indicator > Available employment land

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

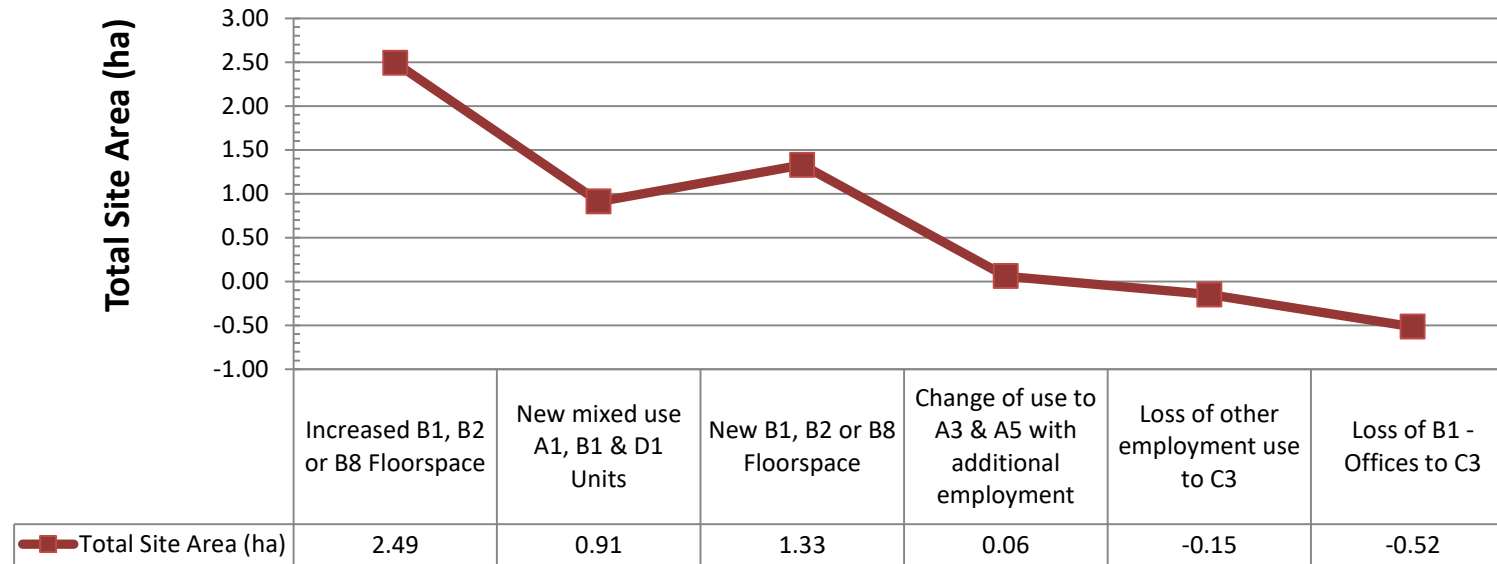
The previously approved applications shown below have been fully completed in the monitoring period and have resulted in a loss of B1, B2, B8 and other employment uses. In some cases there has been a change to the employment use. Most of these applications are within Burton upon Trent. However there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

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Offices at Cana Family House Radmorewood Lane Abbots Bromley Staffordshire WS15 3AS	0.02	Loss of B1 Office use to C3 use
Stonham 9 Derby Road Burton Upon Trent DE14 1RU	0.08	Loss of D1 Child day care nursery use to C4 use
135 Belvedere Road Burton Upon Trent DE13 0RF	0.02	Loss of D1 Child day care nursery use to C3 use
Burton Enterprise Centre Waterloo Street Burton Upon Trent Staffordshire DE14 2NB	0.25	Loss of B1 Office use to C3 use
Bell House Farm Bell House Lane Anslow Gate DE13 9PA	0.23	Loss of B1 Office use to C3 use
Mill House 4 Ashbourne Road Uttoxeter ST14 7AZ	0.03	Loss of Sui gen use to C3 use
Unit 2 Swannington Street Burton Upon Trent DE13 0RT	0.02	Loss of B1 Office use to C3 use
Highgate House 17 Carter Street Uttoxeter ST14 8EY	0.03	Loss of D1 to C3

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
Unit 2 Marchington Industrial Estate Stubby Lane Marchington ST14 8LP	0.02	Increased B2 & B8 floorspace
Land to the North of Wickes Derby Road Burton upon Trent DE14 1RY	0.91	3 x commercial units to provide new mixed use A1, B1 & D1 uses
Land off Wellington Road Burton upon Trent DE14 2TG	1.32	New B1 & B8 floorspace
25 Swan Walk Coopers Square Shopping Centre Burton Upon Trent DE14 1HL	0.06	Change of use to A3 & A5 with additional employment
Trentbridge Farm Bond End Yoxall DE13 8NJ	0.03	Increased B1 & B8 floorspace
County Court Building (Yoga Studio), 165 Station Street, Burton Upon Trent, DE14 1BN	0.01	New B2 floorspace
Unilever Best Foods Uk Ltd, Bovril Production Wellington Road Burton upon Trent DE14 2AB	2.45	Increased B2 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 a Children's nursery to the formation of industrial units 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
Meachen & Bevan, Uttoxeter Road, Beamhurst, Uttoxeter, ST14 5EA	Change of use of existing first floor flat to form offices	Increased B1 floorspace
Jet Petrol Station, Newborough Road, Needwood, DE13 9PD	Change of use from ground floor residential living accommodation to form an extension to existing commercial retail premises and formation of first floor self contained apartment	Increased A1 floorspace

Site Address	Development Description	Monitoring Comments
Brankley Farm, Dunstall Lane, Stoneyford, Barton under Needwood, Staffordshire, DE13 8BN	Reserved Matters application relating to P/2017/00446 for the construction of an underground shooting range to provide 8 practice shooting lanes, car parking and landscaping	New rural business
Land at Fauld Industrial Estate,, Fauld Lane, Fauld, DE13 9HS	Outline application for B1, B2, & B8 uses including means of access	New B1, B2 & B8 units
139 Henhurst Hill, Burton upon Trent, Staffordshire, DE13 9SX	Retention of area of hardstanding, the siting of 3 shipping containers for storage use, a fuel store and a portacabin for use as a rest room all used in association with existing landscaping contractors business	Increased B8 floorspace
Sinai Park House, Shobnall Road, Burton upon Trent, DE13 0QJ	Erection of 2 detached buildings to form classroom and associated decking and composting WC, and erection of fencing and railings	New rural business and visitor attraction
Jcb (Excavators) Ltd Lakeside Works, Station Road, Rocester, ST14 5JP	Formation of car park	Improvement to existing business
Waterloo Park, JCB World Parts Centre, Uttoxeter Road, Beamhurst, Uttoxeter, ST14 5PA	Extension to existing service yard and re-profiling of existing bund	Improvement to existing business
Postern House Farm, National Forest Adventure Farm, Postern Road, Tatenhill, DE13 9SJ	Demolition of outbuildings and erection of single storey nursery building, provision of enclosed outdoor play space, car parking and associated infrastructure and landscaping, fencing and package treatment plant (amended siting)	New rural business
Unit 1A Marchington Industrial Estate,, Stubby Lane, Marchington, ST14 8LP	Erection of an extension to existing unit	Increased B1/B2/B8 floorspace
Hurst Farm, Pinfold Lane, Bromley Hurst, Abbots Bromley, WS15 3AF	Conversion and extension to two existing barns to form a boarding kennel and a cattery (Sui Generis) and installation of septic tank	New rural business
The Deer Park, Maker Lane, Hoar Cross, Staffordshire, DE13 8QR	Conversion of existing agricultural building to form farm shop and cafe (Class A1 and A3) and installation of solar panels on roof	New rural business
Chilton Int Trans Ltd, Potts Lane, Kingstone, ST14 8QS	Erection of a detached building for security control/storage building & erection of 2.4m high fence and gates	Increased B1/B2/B8 floorspace
Grain Store at Yeatsall Farm, Yeatsall Lane, Abbots Bromley, Staffordshire,	Continued use of former grain store for Storage and Distribution (Class B8)	Continued use as B8 storage
Postern House Farm, National Forest Adventure Farm, Postern Road, Tatenhill, DE13 9SJ	Demolition of outbuilding and erection of single storey nursery building, provision of enclosed outdoor play space, car parking and associated infrastructure and landscaping, fencing (Revised Scheme)	New rural business (revised scheme)
Vinewood House Farm, Marlpit Lane, Denstone, ST14 5HH	Erection of a joinery workshop and associated car parking	Increased B1/B2/B8 floorspace
Marchington Industrial Estate, Land At Stubby Lane, Marchington, ST14 8LP	Erection of two buildings to form three industrial units within Use Classes B1c (Industrial), B2 (General Industrial) and B8 (Storage and Distribution)) with service yards, vehicular accesses and associated works.	New B1, B2 & B8 units
Byrkley Garden Centre, Byrkley Drive, Rangemore, Staffordshire, DE13 9RN	Removal of timber covered walkway to facilitate the erection of two open sided canopies and enclose an existing canopy	Improvement to existing business

Site Address	Development Description	Monitoring Comments
JCB Golf and Country Club, Hollington Road, Rocester, ST14 5HY	Erection of 10 (four bedroomed) Golf Lodges to provide visitor accommodation, conversion and alterations to front elevation of Pinewood Cottage to provide visitor accommodation, golf office, meeting room and store	Improvement to existing business and facilities
Craythorne Farm, Craythorne Road, Stretton, Staffordshire, DE13 0AZ	Retention of outbuildings as restaurant/cafe (Class A3), shops (Class A1), hair salon/beauty and cattery (Sui Generis)	Retention of A3, A1 & Sui Gen
Longcroft Farm, Longcroft Lane, Yoxall, Staffordshire, DE13 8NT	Prior approval for the change of use of building from agriculture to the storage of privately owned motor cars (B8)	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.



Holiday Lets, B&Bs or Hotels

- 6 new holiday lets across the borough
- Extension to an existing hotel to provide 9 new bedrooms in Burton Town Centre
- 10 new golf lodges at existing tourist facility



Gym & other D2 uses

- 3 x New Gym/Exercise/Dance Studio in Burton
- New Martial Arts studio in Burton
- 2 x New Exercise/Dance Studio in Uttoxeter



New/Improved Sports, Leisure & Tourism Facilities

- New Children's Activity Centre in Burton area
- New building at an existing tourism facility in Burton
- Improvement at existing tourism facility to provide covered areas
- New Classroom in relation to new business & visitor attraction in Burton area

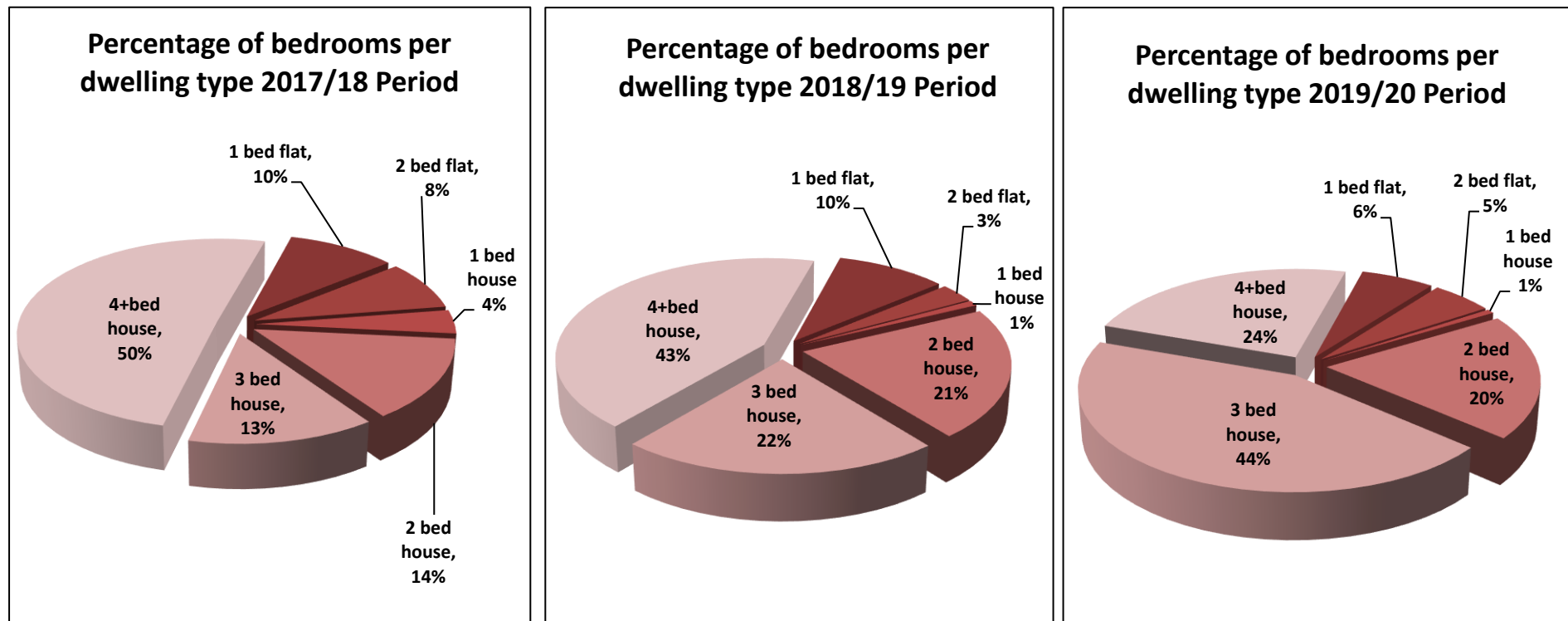
SP16: Meeting Housing Needs

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

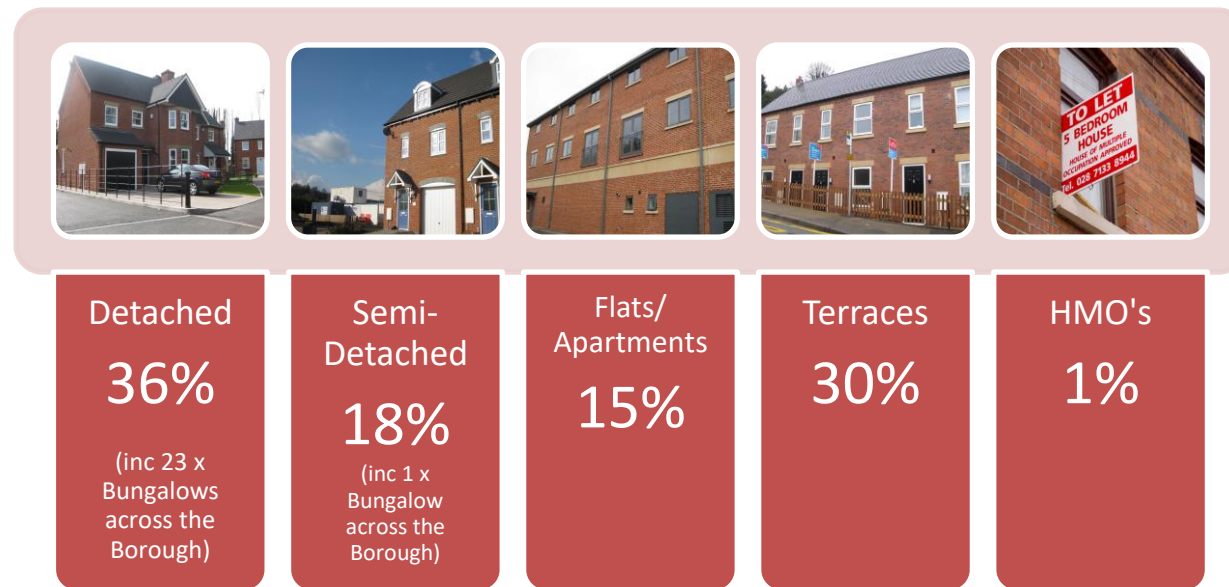
Target > 1. To deliver a diverse mix of dwellings which include smaller bed houses in accordance with the Councils evidence.

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 2019/20 graph as the completions are split across numerous monitoring periods and will therefore be included into a future AMR when the site has been fully completed.



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



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

There have been three completed schemes relating to specialist housing needs. Two are for new residential care homes in Burton upon Trent for up to six residents in each. One related to a loss of a residential care facility that had been vacant for a while into a HMO in Burton.

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.

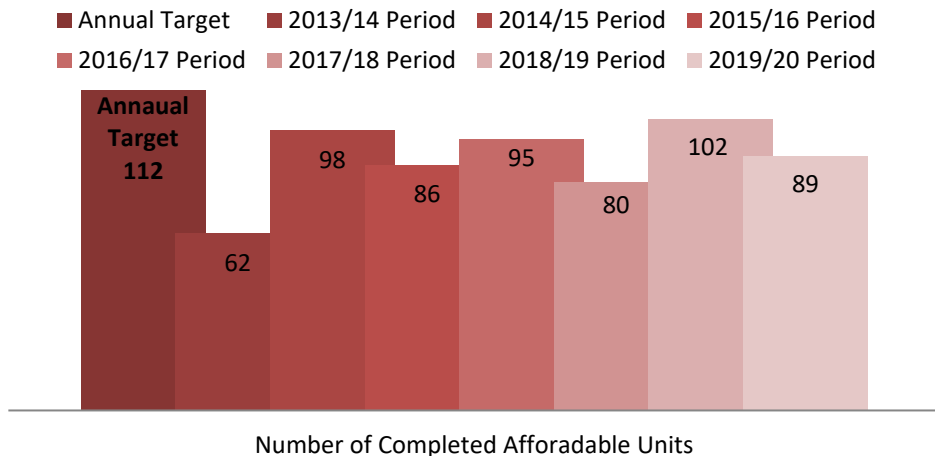
Four major applications were completed where a proportion of the total number of dwelling were completed to M4(2)/Lifetime homes standards.

SP17: Affordable Housing

Indicator > Number of affordable houses built each year.

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

Completed Affordable Units



Eleven applications were fully completed within the monitoring period providing 89 affordable homes within the Borough, mostly within Burton upon Trent.

SP18: Residential Development on Exception Sites

Indicator > Number of houses granted permission on exception sites.

Target > 90 units across the plan period.

- One application for residential development on an exception site was determined by appeal within monitoring period. The application was for the erection of seven dwellings in Draycott in the Clay, providing affordable and local needs housing.

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.

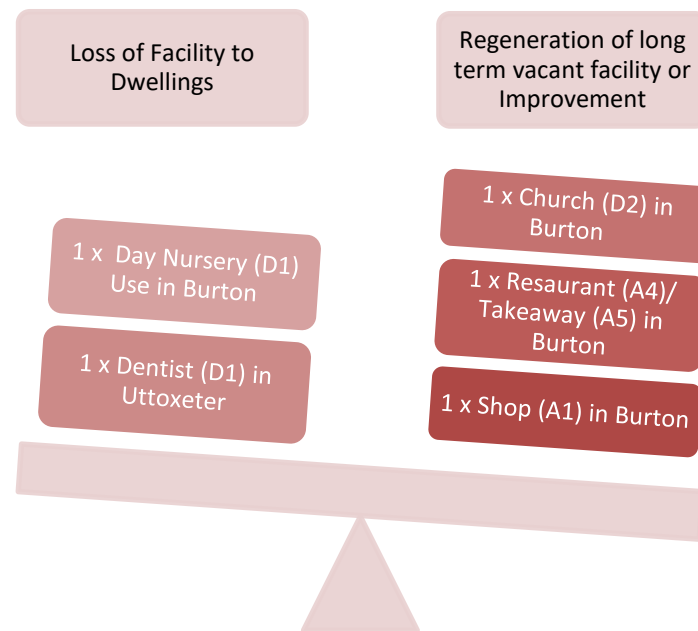
The purpose of monitoring this policy is to ensure that retail assessments have been undertaken on qualifying developments to ensure that there is no negative impact on the town centre. One major retail application was approved within the monitoring period, the application was accompanied by a sequential test and a town centre health check.

SP22: Supporting Local Communities

Indicator > Number of community facilities lost.

Target > Loss of facilities contrary to policy.

Five application determined in the monitoring period related to the regeneration of long term vacant facilities or the loss of community facilities to housing. In addition there was one application relating to the erection of a new day nursery and enclosed outdoor play space.



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 and SUD's. One additional application provided significant green infrastructure in the open countryside.

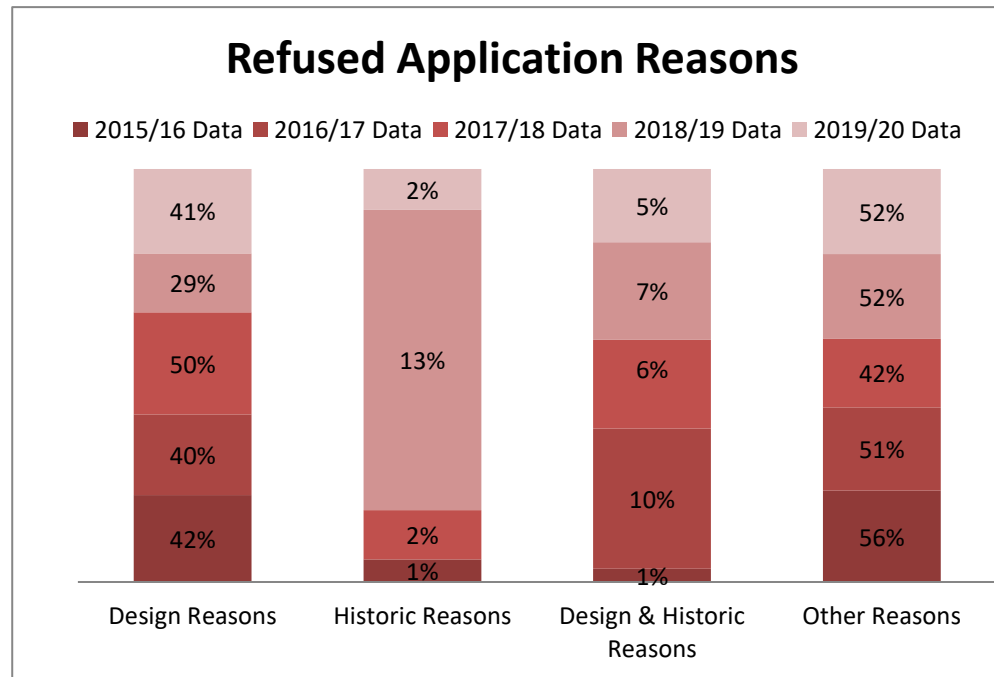
SP24 & SP25: High Quality Design & Historic Environment

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 five monitoring periods.



SP26: National Forest

Indicator > Contributions secured through Section 106 agreements.

Target > The planting of new woodland.

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

Site Address	Development Description	Monitoring Comments	Application/Site Status
Court Farm Lane Branston Staffordshire DE14 3HA	Erection of 18 dwellings and 6 apartments with associated landscaping and parking including demolition of the existing attached garage to 9 Court Farm Lane to facilitate the formation of a new access	Off-Site National Forest Planting contribution of £3850.00 index linked in lieu of the on-site national forest planting to be used towards the planting of trees in the National Forest.	Under Construction as at March 2020

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

SP27: Climate Change, Water Body Management and Flooding

Indicator > 1. Developments permitted contrary to advice from Environmental Agency and Staffordshire County Council.

2. Developments permitted in flood risk areas.

Target > 1. No development is permitted contrary to advice from Environmental Agency and Staffordshire County Council

2. No development is permitted in flood risk areas.

The Environment Agency have provided the data for indicators 1 and 2 and the details are below.

Application Number	Application Description	EA Reason for Objection	Further Comments
P/2018/01517	Demolition of the existing garage and erection of a part single and part two storey extension to provide 9 additional hotel rooms	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2018/01547	Demolition of redundant business units to facilitate the redevelopment of the site to provide Class B1, Class B2 & Class B8 units with trade counter and associated office space and conversion and extension of existing dwelling to provide office accommodation (REVISED FLOOD RISK ASSESSMENT)	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process

Application Number	Application Description	EA Reason for Objection	Further Comments
P/2019/00543	Conversion of two redundant former agricultural buildings into six dwellings including car ports and associated car parking	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2019/00544	Retention of use of former shop to form 1-bed studio flat	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2019/00588	Demolition of existing club house and changing rooms, erection of a single storey clubhouse (amended description)	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2019/00791	Erection of 4 affordable dwellings with associated parking and construction of vehicular access	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2019/00803	Erection of a pair of semi detached dwellings	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2019/00842	Erection of a detached bungalow and construction of vehicular access	Unsatisfactory FRA/FCA Submitted	Application Refused
P/2019/00860	Demolition of existing garage and erection of a dwelling.	Risk to life and / or property	Application Refused
P/2019/00870	Erection of a detached boathouse	PPS25/TAN15 - Request for FRA/FCA	Objection is currently being resolved through the application process
P/2019/00906	Erection of a single storey rear extension, conversion of dwelling into six flats with associated car parking and erection of a single storey outbuilding	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2019/00967	Replacement of failed concrete slab bridge with new steel bridge structure off concrete abutments	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2019/01003	Demolition of existing unit and erection of Starbucks coffee shop with Drive Through Lane (Class A1/A3/A5 Use Class), reconfiguration of car parking and associated landscaping.	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2019/01219	Erection of a single storey side extension to form valet area, infill beneath existing canopy to form additional office accommodation	Unsatisfactory FRA/FCA Submitted	Issues addressed through the application process and EA objection later removed.
P/2019/01242	Erection of one block of four terraced dwellings	Unsatisfactory FRA/FCA Submitted	Application withdrawn
P/2019/01376	Erection of a detached building for use as a function room and catering unit	Unsatisfactory FRA/FCA Submitted	Objection is currently being resolved through the application process
P/2019/01517	Outline application for the erection of two detached dwellings including details of access, layout and scale and demolition of existing dwelling	Unsatisfactory FRA/FCA Submitted	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.

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

Site Address	Development Description	Monitoring Comments
North of Harehedge Lane Burton upon Trent	Consultation - Creation of temporary access off Harehedge Lane to facilitate the construction of off-line surface water storage pipes for up to 18 months	Construct off-line surface water storage pipes
Barton Quarry Between A38 and the Railway Line Staffordshire	Planning application No. ES.17/11/502 M for western extension to Barton Quarry between A38 road and railway line to extract 6.3 million tonnes of sand and gravel over a period of 10 years and to restore the site to landscaped water areas with biodiversity, landscape and flood alleviation benefits.	Restore landscaped water and flood alleviation benefits.
Sycamore Court Sycamore Road Stapenhill Burton Upon Trent Staffordshire DE15 9NT	Erection of 13 affordable dwellings comprising 11 x 2 & 3 bed apartments, 2 3-bed semi-detached dormer bungalows together with visiting support workers office with ancillary communal/support accommodation and construction of vehicular access	Provision of an attenuation tank
(PH3) Lawnswood (Branston Locks) Branston Road Tatenhill DE13 9SB	Reserved Matters application relating to P/2012/01467 for the erection of 244 dwellings, including details of access, appearance, scale, landscaping and layout	Provision of SUDS feature on this phase
Former Highways Depot Stafford Road Uttoxeter ST14 8DS	Erection of 39 no .Affordable dwellings comprising 12 no. 1 bedroom walk-up flats, 14no. 2 bedroom houses and 13 no. 3 bedroom houses with associated car parking alterations to vehicular access and private/common amenity space	Provision of SUDS feature

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 three applications proposing roof or ground mounted solar panels and four applications for a ground source heat pump and new biomass heating system.

In addition, there was a major retail applications approved within the period which has conditions attached to it 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 ten applications approved within the period that have conditions attached to them which will ensure positive contributions to biodiversity or landscape, such as on site biodiversity mitigation which may include providing bat & bird boxes. One of these, will result in significant landscape restoration 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.

No applications have been approved in the green belt or in the green gaps where the openness would be impacted.

There were three application determined for development in the Green Gaps which include:–

- Demolition of outbuilding and erection of single storey nursery building, provision of enclosed outdoor play space, car parking and associated infrastructure and landscaping
- Erection of an agricultural building to house and feed livestock
- Erection of an agricultural livestock building

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

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

2. Projects improved to increase spaces and facilities.

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

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

There have been no losses of sport facilities within the period. The following three applications have been approved providing provision for new sports and recreation facilities or improvements within the Borough.

Site Address	Development Description	Monitoring Comments
Burton Rugby Football Club, Branston Road, Tatenhill, Burton on Trent, DE13 9FF	Erection of three portacabins for a temporary period of 36 months for use as clubhouse and changing facilities	Relocation of existing Rugby Club facility to a new larger site on the outskirts of Burton
Tutbury Cricket Club, Bridge Street, Tutbury, DE13 9LZ	Erection of replacement cricket nets and surfacing	Improvements at existing Sports facility in a Tier 1 village.
Smallwood Manor, Uttoxeter Road, Netherland Green, Staffordshire	Provision of all weather sports pitch and associated fencing (revised plans received 23/04/19)	New sports pitch at a school in a Tier 2 parish.

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 assessment. 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. In addition, there were four applications where a S106 has been signed to secure contributions.

Site Address	Development Description	Monitoring Comments	Application/ Site Status
Land off Foxglove Close Tutbury Staffordshire	Construction of 16 dwellings with associated garages and car parking, play area, knee rail to Public Open Space, detached Community Building and car parking, associated highway and drainage infrastructure	S106 for the Provision of a bus service to be provided for a period of 3 years to serve the development.	Under Construction as at March 2020
Former Highways Depot Stafford Road Uttoxeter ST14 8DS	Erection of 39 no .Affordable dwellings comprising 12 no. 1 bedroom walk-up flats, 14no. 2 bedroom houses and 13 no. 3 bedroom houses with associated car parking alterations to vehicular access and private/common amenity space	Transport assessment submitted	Under Construction as at March 2020

Site Address	Development Description	Monitoring Comments	Application/ Site Status
JCB Golf and Country Club Hollington Road Rocester ST14 5HY	Erection of 10 (four bedroomed) Golf Lodges to provide visitor accommodation, conversion and alterations to front elevation of Pinewood Cottage to provide visitor accommodation, golf office, meeting room and store	Transport assessment submitted	Complete at March 2020
Land at Fauld Industrial Estate, Fauld Lane Fauld DE13 9HS	Outline application for B1, B2, & B8 uses including means of access	Transport assessment and Travel Plan submitted	Not commenced as at March 2020
Premier Inn Derby Road Uttoxeter ST14 5AA	Erection of a detached building to form a two storey 23 bedroom extension to the existing hotel to provide additional bedrooms, new access and associated alterations to car parking and landscaping	Transport assessment submitted	Not commenced as at March 2020
former Highways Depot Stafford Road Uttoxeter ST14 8DS	Erection of 39 no .Affordable dwellings comprising 12 no. 1 bedroom walk-up flats, 14no. 2 bedroom houses and 13 no. 3 bedroom houses with associated car parking alterations to vehicular access and private/common amenity space	Transport assessment submitted	Under Construction as at March 2020
Marchington Industrial Estate Land At Stubby Lane Marchington ST14 8LP	Erection of two buildings to form three industrial units within Use Classes B1c (Industrial), B2 (General Industrial) and B8 (Storage and Distribution)) with service yards, vehicular accesses and associated works.	Transport assessment submitted	Not commenced as at March 2020
Brookside Business Park Brookside Road Uttoxeter Staffordshire ST14 8AU	Hybrid application including a full planning application for the demolition of existing buildings and structures to facilitate the erection of a Lidl food store (Class A1) and two retail units (Class A1) and an outline planning application for the demolition of existing buildings and structures to facilitate a drive-thru restaurant (Classes A3/A5) including details of access	Transport Assessment & Travel plan framework submitted. S106 Travel Plan sum = £11,900.00 & Traffic Regulation Order Sum = £6000.00 both index linked	Not commenced as at March 2020
Jcb (Excavators) Ltd Lakeside Works Station Road Rocester ST14 5JP	Formation of car park	Travel Plan sum = £2,360 towards the annual monitoring of the Travel plan by the County Council	Complete at March 2020

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
Sunnymead, Tobys Hill, Draycott In The Clay, Staffordshire, DE6 5BT	Demolition of existing dwelling and erection of a replacement dwelling and detached garage	Conditional Approval - delegated
The Cottage, Dunstall Road, Barton Under Needwood, DE13 8AY	Demolition of existing dwelling and erection of a replacement dwelling including formation of vehicular access, gates and walling	Conditional Approval - delegated
Brookfields, Wood Lane, Yoxall, Staffordshire, DE13 8PH	Demolition of existing dwelling and erection of a replacement dwelling with detached garage and retention of garden area	Conditional Approval - delegated
The Lont, Stubby Lane, Draycott In The Clay, DE6 5BU	Erection of replacement dwelling and garage (Revised Scheme)	Conditional Approval - delegated

Site Address	Development Description	Application/ Site Status
Pipers Croft, Bar Lane, Barton Under Needwood, DE13 8AJ	Demolition of existing dwelling and garage and erection of a replacement detached dwelling and alterations to existing access including 1.5m high wall and gates to entrance	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 (Revised Scheme)	Conditional Approval - delegated
Log Cabin, Hill Lane, Morrillow Heath, ST10 4PF	Erection of replacement detached dwelling	Conditional Approval - delegated
Nether View, Uttoxeter Road, Netherland Green, ST14 8NP	Demolition of existing dwelling and erection of a replacement dwelling, siting of temporary accommodation, alterations to existing access and installation of septic tank	Conditional Approval - delegated
3 Cherry Tree Lane, Fauld, Tutbury, Staffordshire, DE13 9GR	Demolition of existing dwelling to facilitate the erection of a replacement dwelling and erection of a detached store/carport	Conditional Approval - delegated
Pipers Croft, Wood Lane, Uttoxeter, ST14 8JR	Erection of a replacement dwelling and detached garage and installation of package treatment plant	Refused - delegated

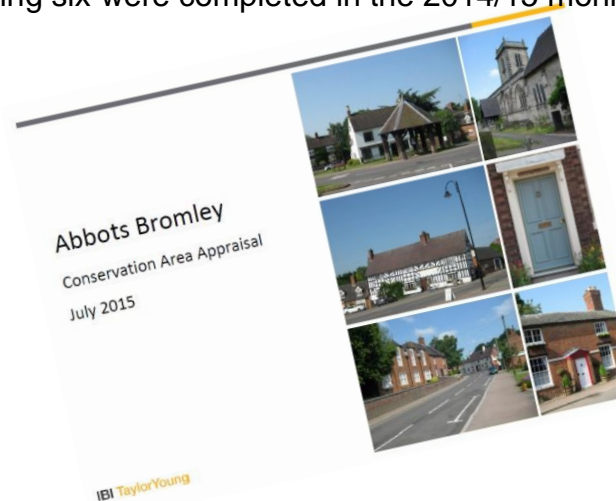
DP5 & DP6: Protecting the Historic Environment

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

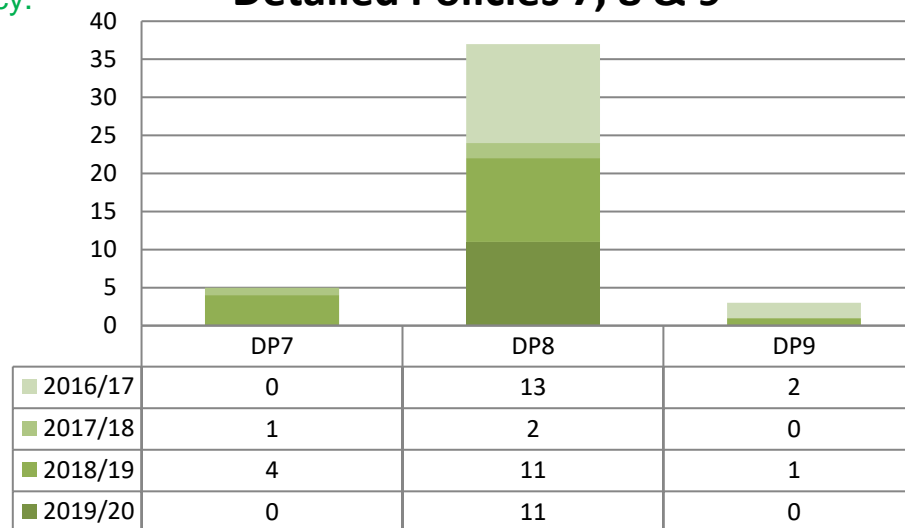
Indicator > Number of planning permissions approved contrary to policy.

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.

One applications were submitted to the Council for consultation where significant water recreation opportunities will be provided. In addition many of the SUDS features, referenced under strategic policy 27 may also provide local opportunities for water based recreation when completed.

Site Address	Development Description	Monitoring Comments
Barton Quarry Between A38 and the Railway Line Staffordshire	Planning application No. ES.17/11/502 M for western extension to Barton Quarry between A38 road and railway line to extract 6.3 million tonnes of sand and gravel over a period of 10 years and to restore the site to landscaped water areas with biodiversity, landscape and flood alleviation benefits.	Provide significant water recreation within the Borough

DP11: European Sites

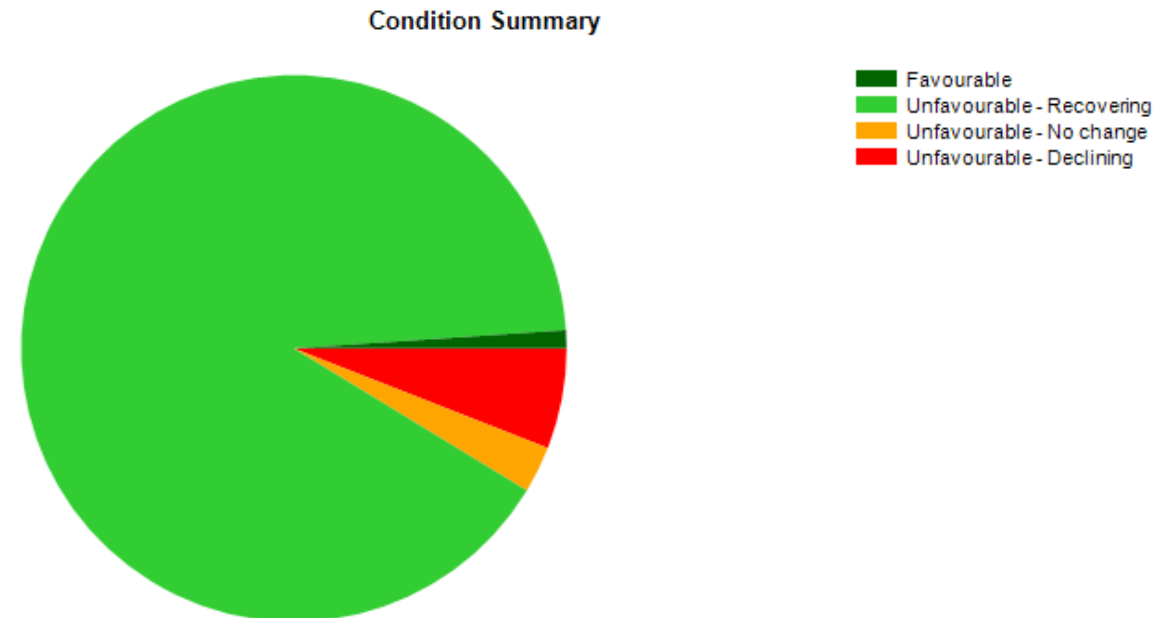
Indicator > Condition of the European sites.

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

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



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 7th October 2020 the condition of the SSSI was as follows (source: Natural England):



DP12: St Georges Park

Indicator > Applications in relation to St Georges Park.

Target > Number of applications in accordance with policy.

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

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



Appendix

Glossary

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

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

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

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

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

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

Localism Act 2011: A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.

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 Department for Communities and Local Government (DCLG).

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

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

Supplementary Planning Documents (SPD): Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications

or appeals if it is consistent with the Development Plan and has been subject to consultation.

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

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

Contact Details

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

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