

# East Staffordshire Local Plan

*Planning for Change*

## Authority Monitoring Report

Covering April 2023 to March 2024  
Monitoring Period



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# **1 Introduction**

- 1.1** This Authority Monitoring Report (previously known as an Annual Monitoring Report) (AMR) covers the 2023-2024 monitoring period (1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024). 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 2023/24:
- Planning Obligations Supplementary Planning Document (December 2019)  
– Updated October 2023

### 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 The neighbourhood planning groups continue to monitor and review their plans, some with the help of planning consultants. The following are key milestones which have been achieved within the in the monitoring period:

- **Denstone:** In this monitoring period Denstone Parish Council submitted a draft Denstone Neighbourhood Plan which was subject to Regulation 16 consultation and independent examination.

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 2023 and 31st March 2024;
- 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.

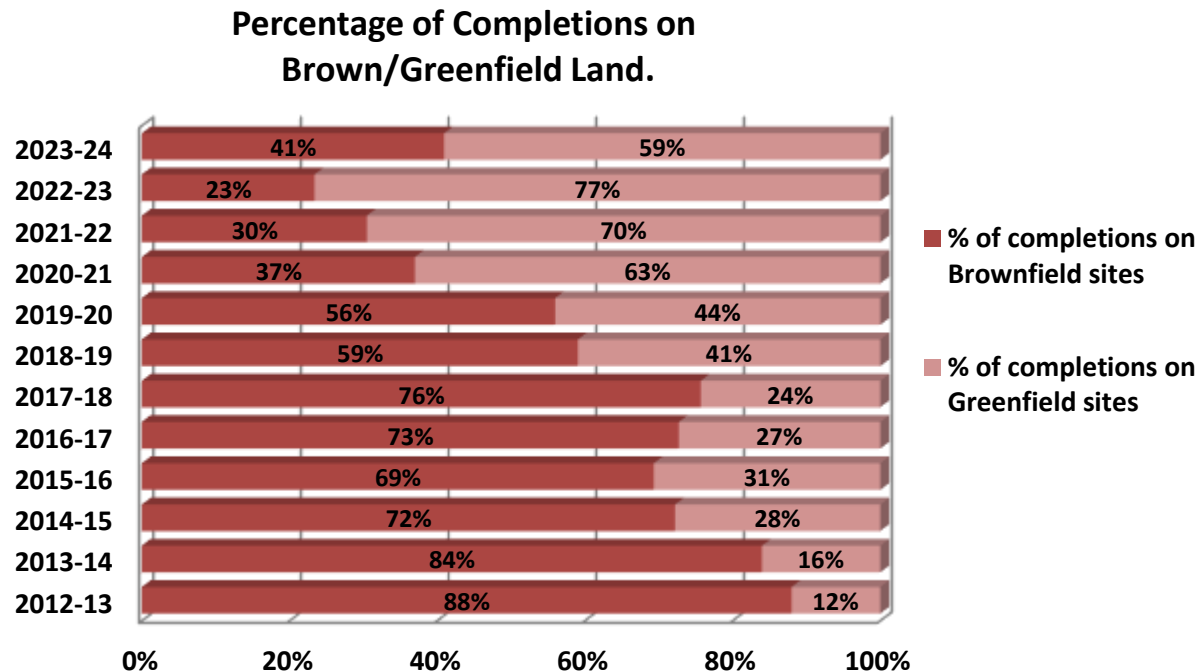
## Strategic Policies (SP) – Monitoring Period: 01.04.2023 to 31.03.2024

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 continued to increase in 2023/24, 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	2022-23	2023-24
Completions (Gross Units)	290	244	369	468	564	698	793	791	723	743	955	826
Demolitions/Losses	20	10	17	9	29	18	37	48	34	38	20	45
<b>Net Completions (Total)</b>	<b>270</b>	<b>234</b>	<b>352</b>	<b>459</b>	<b>535</b>	<b>680</b>	<b>756</b>	<b>743</b>	<b>689</b>	<b>705</b>	<b>935</b>	<b>781</b>

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





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.

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Completions (Site Area ha)	22.80	6.80	20.96	20.34	137.25	15.38	33.07	36.30	24.57
Completed Floor Space (m) <sup>1</sup>	65,992	38,385	37,040	151,501	102,105	42,259	205,855	117,210	55,352

A breakdown of this overall figure is set out below:

Completions	Use Class prior to 31/08/2020	2015-16 <sub>2</sub>	2016-17 <sub>2</sub>	2017-18 <sub>2</sub>	2018-19 <sub>2</sub>	2019-20 <sub>2</sub>	2020-21 <sub>2</sub>	2021-22	2022-23	2023-24
Class E (c) (i.e. Financial Services)	A2	193	0	0	0	0	0	0	0	0
Class E (g) (i.e. Offices)	B1	1,545	3,751	600	1,431	36	225	965	462	219
Class E (g) & B8	B1 & B8	375	279	1,486	0	5,111	130	0	0	0
Class E (g), B2 & B8	B1, B2 & B8	15,188	0	1,366	6,787	0	0	3,272	37,690	82
B2 (i.e. General Industry)	B2	213	465	-6,126	296	6,600	5,633	739	911	855
B8 (i.e. Storage & Distribution)	B8	11,032	1,400	30,421	0	920	3,780	1,065	12,778	5,719
B2 & B8	B2 & B8	9,113	0	0	116,326	9,569	0	1,280	28,751	1,831
C1 (i.e. Hotels)	C1	12,664	6,707	2,434	1,468	3,682	305	7,205	2,041	13,547
C2 (i.e. Nursing Homes)	C2	393	594	520	721	1,042	11,549	1,130	933	5,698
C3/C4 (i.e. Dwelling Houses/HMO)	C3/C4	1,839	11,586	882	3,662	22,930	7,098	11,258	5,629	17,679
Class E (e,f) or F.1 (i.e. Health Centres/ Education)	D1	1,796	1,684	509	1,742	1,659	1,475	614	209	4,454
Class E (d) or F.2 (i.e. Gym/Community Halls)	D2	366	7,379	1,425	281	1,614	1,086	162,828	298	0
Sui Generis (i.e. Cinemas/Pubs)	<i>Sui Generis</i>	3,672	2,089	192	3,181	1,930	7,515	9,896	6,787	2,259
Other Mixed Uses	<i>Other Mixed Uses</i>	770	806	783	0	43,678	0	507	13,561	604
F.2, Class E (a,b) or Sui Generis.	<i>Retail Uses</i> (A1, A3, A4 & A5)	6,834	1,647	2,547	15,607	3,333	3,463	5,097	7,160	2,404
<b>Net Completions (Total m<sup>2</sup>)</b>		<b>65,992</b>	<b>38,385</b>	<b>37,040</b>	<b>151,501</b>	<b>102,105</b>	<b>42,259</b>	<b>205,855</b>	<b>117,210</b>	<b>55,352</b>

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 Class E (g), B2 & B8 floorspace has increased due to the first couple of commercial

<sup>1</sup> 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.

<sup>2</sup> These annual figures relate to the relevant use prior to 31<sup>st</sup> August 2020 when they were revised.

phases at the Major SUE site known as Branston Locks being completed. 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 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 (201 units) - Complete as at March 2023 Phase 3 under construction with 104 left to be completed Phase 4 under construction with 172 left to be completed  Three developers on site.	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  Reserved Matters for phase 5 (284 units) Approved 26/04/2023

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)	Phase 1 (64 units) – completed at March 2017.  Phase 2 (204 units) – completed as at September 2020.  Phase 3 & 4 – under construction with 56 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) - Approved 11/05/2022	Reserved matters for this phase approved 11/05/2022	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 160 left to be completed  Phase 1b under construction with 41 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 – 213 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/2021/00868	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/2021/00868 - Revised application following the previous permissions (P/2015/00202 & P/2017/01556) - Approved 12/03/2024	A hybrid planning application comprising:- 1) outline planning application for up to 500 dwellings (Use Class C3)	Revised application - P/2021/00868 (following the previous permissions P/2015/00202 & P/2017/01556) - Approved 12/03/2024  P/2013/01406 - Original 2013 Application - REFUSED - Committee 11/09/2014  P/2015/00202 - FINAL DECISION Conditional Approval - Committee (10/12/2015) - Since Expired  P/2017/01556 - Reserved Matters for Phase 1 (110 units ) - approved 16/01/2019
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, 210 left to be completed on site.	Full permission with two developers expected to deliver site..
<b>Other Strategic and Permitted sites</b>					
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.

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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	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 in this monitoring period. The S106 has since been signed 10/05/2024 (in the 2024/25 period).

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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.	Construction well underway, 27 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 late 2024	Full application for 20 dwellings (P/2017/00668)  Outline application for 70 dwellings(P/2017/00667) – awaiting determination

Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
P/2018/01451	Fiveland's 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	Site Complete as at September 2023	
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	Site Complete as at March 2024	
P/2019/0058	Branston Leas - Phase 5	Outline application for erection of up to 120 dwellings and associated works including details of access	Resolution to Approve – 02/09/2020. S106 signed Approved 07/10/2021 Reserved Matters (P/2022/00980) - Approved 21/12/2022	Site underway but no completions yet	Application in addition to the original outline application for 660 units



Ref No:	Site Address	Application Description	Application Status	Expected Delivery	Additional Information
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.	Outline Application - Approved 20/05/2022	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
P/2020/01454	Former Bargates High Street Burton	Hybrid planning application seeking full planning permission for 72 unit sheltered housing scheme, 10 no. dwellings, 13 no. apartments, 2 no. B1 Office units and associated landscape, parking and external works; and Outline planning permission to include up to 5150 sq. m of (Class E (a/b/g), C1 Hotel, C3 Apartment, public houses/drinking establishments with associated parking and up to 4 no. dwellings and 8 no. apartments with all matters reserved	Detailed Hybrid Application Approved - 07/12/2022	Site underway but no completions yet	Application replaces the earlier Detailed planning application which was Withdrawn 11/01/2021
P/2022/01349	Uttoxeter Household Waste Site Pennycroft Lane Uttoxeter	Demolition of existing buildings to facilitate the erection of 44 dwellings together with associated access road, external works, car parking and landscaping	Detailed Application - Resolution to Approve 24/11/2023	S106 to be signed shortly	Added in at March 24 as on the March 2024 5YHLS as approved awaiting a S106 -

## **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 developments are covered under the relevant policy indicator.

<b>Site Address</b>	<b>Application Description</b>	<b>Monitoring Comments</b>
rear of Summerfield Cottage, Stubwood Lane, Denstone, Staffordshire, ST14 5HU	Outline application for the erection of a detached dwelling with all matters reserved	In line with SP8
Harts Farm, Radmore Lane, Abbots Bromley, WS15 3AP	Outline application for the erection of an agricultural workers dwelling including details of access	In line with SP8
Land adjacent to , 374a Tutbury Road, Burton upon Trent, Staffordshire	Outline application for the erection of up to 40 affordable dwellings (28 first homes and 12 affordable rented) including details of access (REVISED DESCRIPTION)	Application refused
High Farm, Nobut Road, Nobut, ST10 4QH	Conversion and alterations to two agricultural buildings to form dwellings, including extension to Barn A, rebuilding of roof to Barn A and installation of package treatment plant	Conversion in line with SP8
land adjacent to Sunset House, Main Road, Anslow, Staffordshire, DE13 9QD	Erection of a detached dwelling, detached garage including alterations to driveway and parking area (Revised Scheme)	Amendments to previously approved scheme
Land to the rear and adj to Forest Barn Cottages , Scotch Hills Lane, Barton Gate , Barton Under Needwood, Staffordshire, DE13 8BP	Erection of a pair of semi-detached and 1 detached dwelling, detached garage and annexe building and installation of septic tank.	Application refused
Wood Farm, Wood Lane, Gratwich, Staffordshire, ST14 8SB	Conversion of agricultural building to form dwelling and erection of a detached garage	Conversion in line with SP8
Cherry Tree Cottage, Hollington Road, Rocester, Staffordshire, ST14 5HY	Erection of a detached dwelling.	Amendments to previously approved scheme
Alpha Anodizing And Polishing Ltd, Bond End, Yoxall, Staffordshire, DE13 8NL	Demolition of commercial works to facilitate the erection of 8 No. dwellinghouses including landscaping and parking.	Application refused

Land adjacent to Larkhill House, Bell House Lane, Anslow Gate, Staffordshire, DE13 9PA	Demolition of existing agricultural building and erection of 3 dwellings	Application refused
Barn at, Former Yoxall Lodge, Scotch Hill Road, Newchurch, Staffordshire, DE13 8RL	Conversion of existing agricultural building to a dwelling and installation of a septic tank	Conversion in line with SP8
Barn adjacent to Croxden Farm, ST14 5JD	Conversion and alterations to agricultural building to form dwelling and alterations to vehicular access	Conversion in line with SP8
Moor House Farm, Wood Lane, Uttoxeter, Staffordshire, ST14 8JR	Conversion and alterations to existing building to form dwelling.	In line with SP8
Former Stables, Dagdale Lane , Bramshall , Uttoxeter , ST14 5BJ	Retention of revised scheme for conversion and alterations of existing stables to form single dwelling including solar panels, amended drainage scheme and associated ground works along with the retention of new access gates, lighting and security camera	Conversion in line with SP8
The Barn, Stubby Lane, Marchington, Staffordshire, ST14 8LX	Reconfiguration of the existing restaurant and bar on the lower ground floor to provide 2 x 2 bed apartments, alongside the retention of the restaurant and bar, single storey extension on the south elevation to provide additional accommodation to Unit 2	Conversion in line with SP8
Nine Fields Farm, Stone Road, Bramshall, Staffordshire, ST14 8SH	Conversion and alterations of Class E Farm Shop to form a single dwelling	In line with SP8
Dodsleigh Methodist Church, Dodsleigh Lane, Dodsleigh, Staffordshire, ST10 4SL	Conversion of former Methodist Chapel to single dwelling and installation of electric charging point	In line with SP8
Barley Fields Farm, Bell House Lane, Anslow Gate, Staffordshire, DE13 9PA	Conversion of existing building to dwellinghouse.	In line with SP8
Redbank Farm, Maker Lane, Hoar Cross, Staffordshire, DE13 8PG	Retention of an agricultural building as 3 no. 2 bed dwellings, detached car port, package treatment plant and oil tanks	Application refused
Oak Farm, Dovecliff Road, Rolleston on Dove, DE13 9AU	Erection of a dwelling	Application refused
The Old Bothy, Maker Lane, Hoar Cross, Burton on Trent, DE13 8QR	Conversion of existing buildings to form a single dwellinghouse and erection of single storey front and rear extensions	In line with SP8
Stonehouse Farm, Withington Lane, Withington, ST10 4PU	Conversion of former barn to form dwelling (Class C3) including external alterations and provision of air source heat pump (AMENDED DESCRIPTION AND PLANS)	Conversion in line with SP8
Elms Farm, Wootton Road, Ellastone, Staffordshire, DE6 2GU	Conversion and alterations of two detached buildings to form dwelling and erection of a single storey link extension (Resubmission of Planning Application P/2020/01152).	In line with SP8
Hadley House Farm, Dunstall Lane, Hadley End, Yoxall, DE13 8PF	Demolition of existing agricultural buildings to facilitate the conversion and alterations of cow and milking shed for form a dwelling, dairy parlour into a games room and home office, stocks building to form garage and workshop, demolition of tractor b	Conversion in line with SP8

Lakeside Boarding Kennels, Northgate Lodge, Wychnor Lane, Wychnor, Staffordshire, DE13 8BU	Conversion and link extensions, including lowering of ground levels to existing cattery and kennels to facilitate the formation of a dwelling and installation of package treatment plant (AMENDED DESCRIPTION)	Conversion in line with SP8
Cana Family House, Radmorewood Lane, Abbots Bromley, Staffordshire, WS15 3AS	Conversion and alterations of existing office and agricultural building to form a 2 x bed dwellinghouse (Class C3) including associated external alterations	Conversion in line with SP8
Manor Farm, Meadow Lane, Woodhouses, Yoxall, Staffordshire, DE13 8FJ	Prior approval for the conversion of agricultural building to form five dwellings	Conversion in line with SP8
Nine Fields Farm, Stone Road, Bramshall, Staffordshire, ST14 8SH	Prior Approval for the conversion of agricultural building to form two dwellings	Conversion in line with SP8
Nine Fields Farm, Stone Road, Bramshall, Staffordshire, ST14 8SH	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Barn at Forest Thorn Farm, Scotch Hills Lane, Barton Gate, Staffordshire	Prior Approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
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
Nine Fields Farm, Stone Road, Bramshall, Staffordshire, ST14 8SH	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Hurst Farm, 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
Hadley House Farm, Dunstall Lane, Hadley End, Yoxall, DE13 8PF	Prior Approval for the conversion of an agricultural building to form a dwelling	Conversion in line with SP8
Newlands Farm, Lane From Netherland Green To Highwood Crossroads, Netherland Green, Staffordshire, ST14 8PP	Prior Approval for the conversion of agricultural building to form a dwelling	Conversion in line with SP8
Pumpfields Farm, Stubby Lane, Draycott In The Clay, Staffordshire, DE6 5BU	Prior Approval for the conversion of agricultural building to form 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 four applications for education infrastructure during the 2023/24 period. One for the provision of four classrooms, a sports hall with changing rooms and a multi-use games area at Fountains High School in Stretton. One for the provision of a new leisure block and teaching facilities at Oldfields Hall Middle School, Uttoxeter and one for an extension to include a library, dining area & other facilities at Paulet High School, Stapenhill.

The SUE known as Branton Locks included education provision. A Reserved Matters application was approved within the monitoring period for the Construction of a Primary and Nursery School, creation of new access, parking, amenity space, landscaping, and formation of a Multi-Use Games Area (MUGA). The Primary School is to accommodate 420 pupils along with a 52 place nursery. The school is set to open in September 2024.

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

- Branston Depot
- Land at Outwoods

## **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. This was approved and the S106 was signed in December 2022. The Full planning permission part of the development is now well underway, with completions expected shortly.

### 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 a healthy supply of good quality employment land still available as set out in the Employment Land Review (ELR) 2013 and the approvals as set out below.

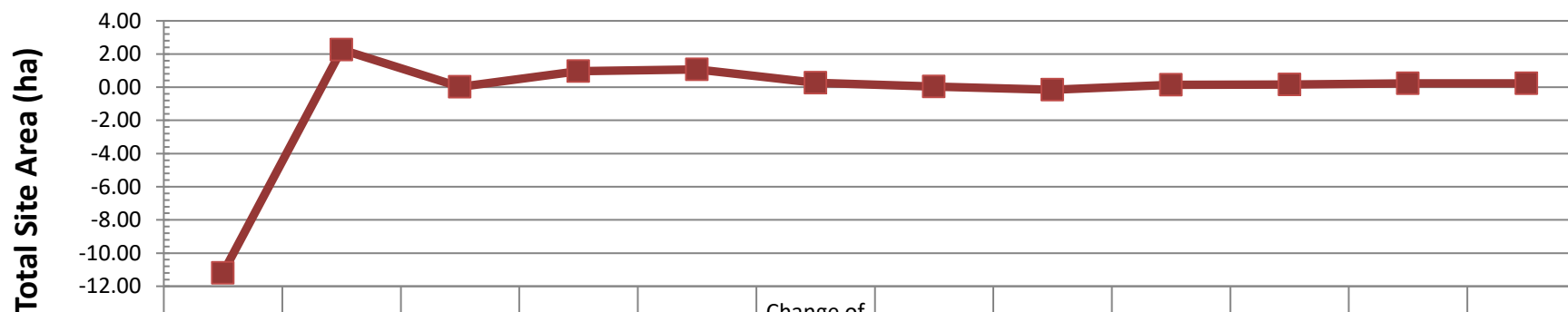
Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
126 New Street Burton Upon Trent Staffordshire DE14 3QY	0.14	Loss of Class E (g), B2 or B8 to C3
The Maltings (No 3) Wetmore Road Burton Upon Trent DE14 1SE	3.60	Loss of Class E (g), B2 or B8 to C3
Telephone Exchange Fleet Street Burton upon Trent Staffordshire DE14 3RS	0.18	Loss of Class E (g), B2 or B8 to C3
Proposed New Dwellings King Street Burton Upon Trent Staffordshire	0.13	Loss of Class E (g), B2 or B8 to C3
36 Derby Road Burton Upon Trent Staffordshire DE14 1RU	0.07	Loss of Class E (g), B2 or B8 to C3
Howards Transport Clays Lane Branston DE14 3HS	2.54	Loss of Class E (g), B2 or B8 to C3
Former Imex Business Centre Shobnall Road Burton Upon Trent DE14 2AU	3.52	Loss of Class E (g), B2 or B8 to C3
Transport Office The Maltings Wetmore Road Burton Upon Trent DE14 1SE	0.10	Loss of Class E (g), B2 or B8 to C3
The Barn Moor House Farm Wood Lane Uttoxeter ST14 8JR	0.21	Loss of Class E (g), B2 or B8 to C3
6 Barton Gate Barton Under Needwood Staffordshire DE13 8AG	0.62	Loss of Class E (g), B2 or B8 to C3
Britannia House (1st floor) Station Street Burton Upon Trent Staffordshire DE14 1AX	0.09	Loss of Class E (g), B2 or B8 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
171A Calais Road Burton Upon Trent Staffordshire DE13 0UN	0.03	Additional Class E (g), B2 or B8 Floorspace
Crescent Learning Centre 18 Victoria Crescent Burton Upon Trent DE14 2QA	0.02	Additional F.1 & B8 floorspace
Hanbury Wedding Barn Parsons Brake Farm Burton Road Hanbury DE13 8TN	0.97	New Class E (a) & C1 floorspace
Briggs House Derby Street Burton Upon Trent DE14 2LH	0.46	New Class E (g), B2 or B8 floorspace
Warehouse, F H Brundle Limited Wellington Road Burton Upon Trent DE14 2AA	0.91	Additional Class E (g), B2 or B8 Floorspace

Site Address	Total Site Area (ha)	Original Land Use/Monitoring Comments
Land at Lancaster Park Newborough Road Needwood Burton DE13 9PD	0.40	New Class E (g), B2 or B8 floorspace
Old Vicarage Restaurant 2 Main Street Branston Staffordshire DE14 3EX	0.26	Change of use from Class E to other uses (not B2 & B8)
3-4 Manor Croft Burton Upon Trent Staffordshire DE14 1HJ	0.01	Change of use from Class E to other uses (not B2 & B8)
Longcroft Farm (Barn 11) Longcroft Lane Yoxall DE13 8NT	0.20	New Class E (g), B2 or B8 floorspace
Longcroft Farm (Barn 6) Longcroft Lane Yoxall DE13 8NT	0.04	New Class E (g) & A1 floorspace
73-74 Branston Road Burton upon Trent Staffordshire DE14 3BY	0.15	Loss of Class E (g), B2 or B8 to C2
Blakenhall Park Bar Lane Barton Under Needwood Staffordshire DE13 8AJ	0.00	New Class E (g), B2 or B8 floorspace
Unit C2 Third Avenue Burton Upon Trent Staffordshire DE14 2WD	0.15	Change of use from B2 & B8 to F1
Marchington Industrial Estate 30 Stubby Lane Marchington ST14 8LP	0.80	Additional Class E (g), B2 or B8 Floorspace
Anslow Eggs Main Road Anslow Staffordshire DE13 9QE	0.16	Broaden use to Class E(g) & B8
Land At Wetmore Road Burton upon Trent Staffordshire DE14 1QL	0.53	Additional Class E (g), B2 or B8 Floorspace
Hi-Line Industries Green Street Burton Upon Trent Staffordshire DE14 3RT	0.23	Change of use from F1 to B2 & B8
Unit B Anderson House Dallow Street Burton upon Trent DE14 2PQ	0.23	Change of use from B8 to B2
Unit 8 Derby Road Business Park Derby Road Burton upon Trent DE14 1RW	0.01	New Class E (g), B2 or B8 floorspace

### Total Employment Lost/Gained



Category	Total Site Area (ha)
Loss of Class E (g), B2 or B8 to C3	-11.19
Additional Class E (g), B2 or B8 Floorspace	2.26
Additional F.1 & B8 floorspace	0.02
New Class E (a) & C1 floorspace	0.97
New Class E (g), B2 or B8 floorspace	1.07
Change of use from Class E to other uses (not B2 & B8)	0.27
New Class E (g) & A1 floorspace	0.04
Loss of Class E (g), B2 or B8 to C2	-0.15
Change of use from B2 & B8 to F1	0.15
Broaden use to Class E(g) & B8	0.16
Change of use from F1 to B2 & B8	0.23
Change of use from B8 to B2	0.23



## 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 new Holiday lets to a Children's Respite Village 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
Longcroft Farm, Longcroft Lane, Yoxall, DE13 8NT	Retention of the change of use of agricultural barn to commercial use (Class E) for the manufacturing of domestic outbuildings (additional Highway Statement received)	New B2 & B8 floorspace
Anslow Eggs, Main Road, Anslow, Staffordshire, DE13 9QE	Change of use of an agricultural building to a flexible use of the unit falling within Class E (g) and Class B8	Broadening of use to existing business
Forge House, Yoxall Road, Newborough, Staffordshire, DE13 8SU	Conversion of existing garage/annexe to a holiday let with associated external alterations	New holiday let/s
Abbey View Farm, Keelings Lane, Croxden, Staffordshire, ST14 5JF	Change of use of annexe to holiday let	New holiday let/s
Longcroft Farm, Longcroft Lane, Yoxall, DE13 8NT	Change of Use of Building 6 for use as an office and associated window display showroom (additional Highway Statement received)	New Class E floorspace
Land and existing buildings at Fauld , Fauld Lane, Fauld , Staffordshire, DE13 9HS	Erection of a single storey link extension to create additional office and staff facilities	Additional floorspace and improvement to existing business
Church Farm Tea Rooms, Hanbury Road, Anslow Gate, Staffordshire, DE13 9QT	Extension and reconfiguration of car park and retention of play equipment	Improvement to existing business
Wellcroft Farm, Sallyfield Lane, Stanton, Ashbourne, DE6 2DA	Change of use of part of offices to holiday let and formation of pitched roofs to north and south elevations, alterations to fenestration and insertion of roof lights, associated internal works, boundary treatments, landscaping and formation of car park	New holiday let/s
CTR Group Limited, Marchington Industrial Estate, 30 Stubby Lane, Marchington, Staffordshire, ST14 8LP	Erection of a part two storey part first floor office block extension with associated balcony area	Additional floorspace and improvement to existing business
Childrens Respite Village, Wychnor Lane, Wychnor, Staffordshire	Erection of a Children's Respite Village to include 10 lodges, staff accommodation, central building, roadway, associated infrastructure, landscaping and creation of new access road to link Dogshead Lane and Wychnor Lane	New C2 use



Site Address	Development Description	Monitoring Comments
Barton Marina, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8DZ	Erection of detached building to form 17 motel units (Use Class C1).	New C1 use at existing business
Land at St George's Park, Newborough Road, Needwood, Burton on Trent, D13 9PD	Demolition of existing buildings to facilitate the erection of 1no. commercial building for use as a storage, office and maintenance facility (Sui Generis) for the display and storage of maintenance supplies, and plant, including outside display	Additional floorspace and improvement to existing business
St Georges Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Footpath link and amendments to Hilton hotel internal access	Improvement to existing business
Dove Fields, Station Road, Draycott In The Clay, Staffordshire, DE6 5GX	Proposed use of existing maize and grass crops (agricultural land) as a maize maze and car park (Class F.2) including kiosk for a 3 month period per year	Continued use as maize maze and car park (Class F.2)
St Georges Park, Newborough Road, Needwood, Staffordshire, DE13 9PD	Erection of spectator stand with associated retaining walls and relocation and upgrading of 3no. floodlights	Additional floorspace and improvement to existing business
National Memorial Arboretum , Croxall Road, Wychnor, DE13 7AR,	Creation of Memorial Woodland to include reworking ground levels, reshaping of the existing pond, food/drinks outlet, a multiuse building, multi-user pathways, water features with associated landscaping and utilities.	Additional floorspace and improvement to existing business
Rolleston Cricket Club, Dovecliff Road, Rolleston On Dove, Staffordshire, DE13 9AU	Erection of replacement practice nets	Improvement to existing business
Craythorne Road Playing Fields, Craythorne Road, Rolleston on Dove	Installation of two metal storage containers to be used for the sole purpose of football equipment storage	New B8 floorspace
1 Walton Villas , Main Road, Anslow, Staffordshire, DE13 9QH	Conversion of existing building from florist to a holiday let including a new window to the north east elevation & a new window and door to the north west elevation	New holiday let/s
Hoar Cross Hall, Maker Lane, Hoar Cross, Staffordshire, DE13 8QS	Formation of outdoor spa garden on roof terrace of existing spa with associated stairs/lift extension, pergola, log burner & flue, enclosed cabana loungers, 3 x pools and sauna/wc room	Improvement to existing business
Coulters Hill Cottage, Pipey Lane, Newborough, Staffordshire, DE13 8SJ	Erection of a detached office building, retention of a shed used as a meeting room and retention of portable toilet	Additional floorspace and improvement to existing business
The Waterfront Public House, Barton Marina, Barton Turn, Barton Under Needwood, Staffordshire, DE13 8AS	Demolition of existing orangery, erection of new orangery with extension to balcony above	Additional floorspace and improvement to existing business
Land rear of 209 Beamhill Road, Burton Upon Trent, Staffordshire, DE13 9QW	Conversion of existing stables and building to form 3 x holiday lets and stables along with the demolition of an existing extension to No. 209 Beamhill Road in association with improvements to the vehicular access (REVISED SCHEME)	New holiday let/s
Woodmill Farm, Lower Hoar Cross Road, Woodmill, Yoxall, Staffordshire, DE13 8PG	Prior Approval for the conversion of part of an agricultural building to form retail unit (Class E)	New Class E floorspace

## 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 continues to be an increase in visitor accommodation in the Borough, recognising East Staffordshire as a tourism destination and the increased interest in UK holidays following the Covid pandemic.



### Holiday Lets, B&Bs, Hotels

\* 7 x New holiday lets across the borough



### New/Improved Sports, Leisure & Tourism Facilities

\* New facility for Community groups in the Burton area

\* Improvements to existing tourist/leisure attractions across the Borough, including:

- 2 x provision of additional public footpaths

- 2 x New map lecterns

- 1 x interpretation panel with information on local wildlife and history across the Borough.

\* 2 x New facilities and improvements at existing schools in the Burton and Uttoxeter area, which may be used by the community in the future.



### Caravan and Camping

\* 1 x Continued use as a Caravan site and associated facilities

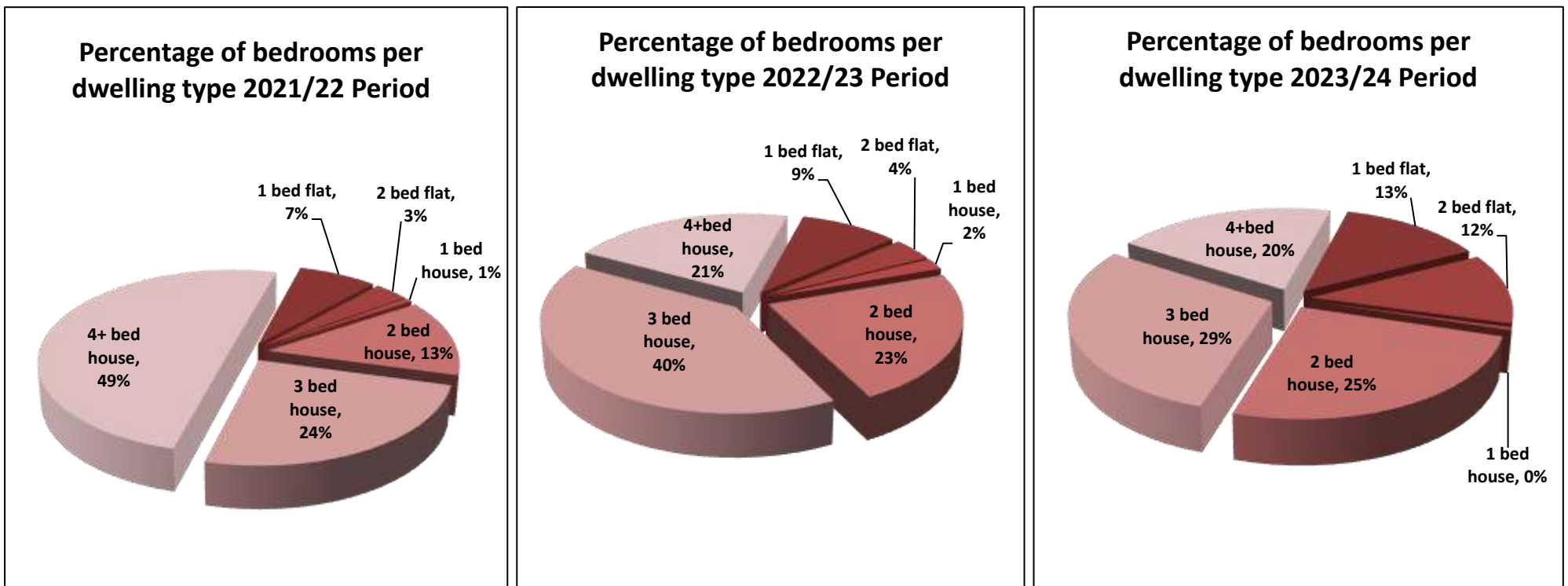
## SP16: Meeting Housing Needs

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 12 other applications which have not been included in the 2023/24 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 two completed schemes relating to specialist housing needs within the monitoring period. One for a new residential care homes for up to ten residents and one for up to 4 residents, both within Burton upon Trent.

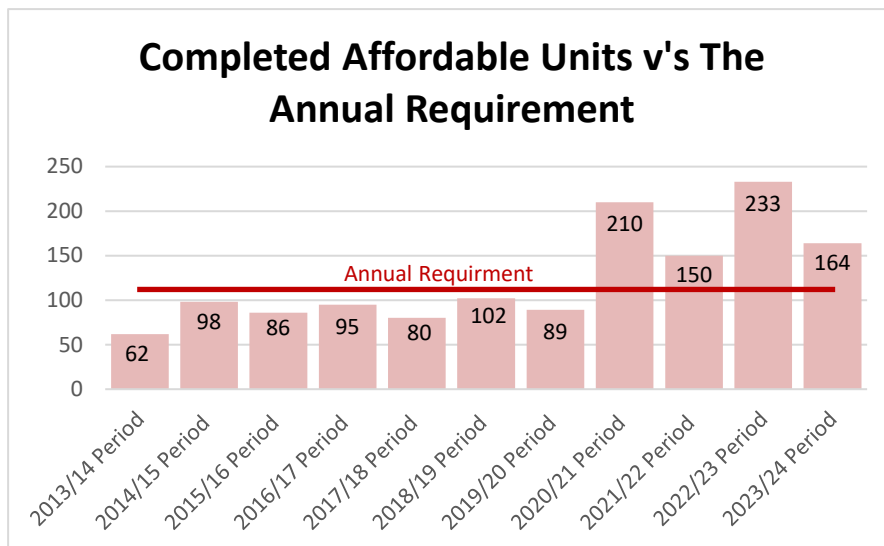
Indicator > 3. Number of homes built to Building Regulations requirement M4(2).  
Target > 3. To deliver homes to Building Regulations requirement M4(2) where applicable.

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, which provided the agreed percentage of dwellings constructed to meet building regulation M4(2) standard. No applications were completed in the monitoring period that 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.



Twelve application sites included completed Affordable Housing units within the monitoring period providing 164 affordable homes within the Borough, mostly within Burton upon Trent.

Three of these major sites were 100% affordable housing schemes.

### **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.

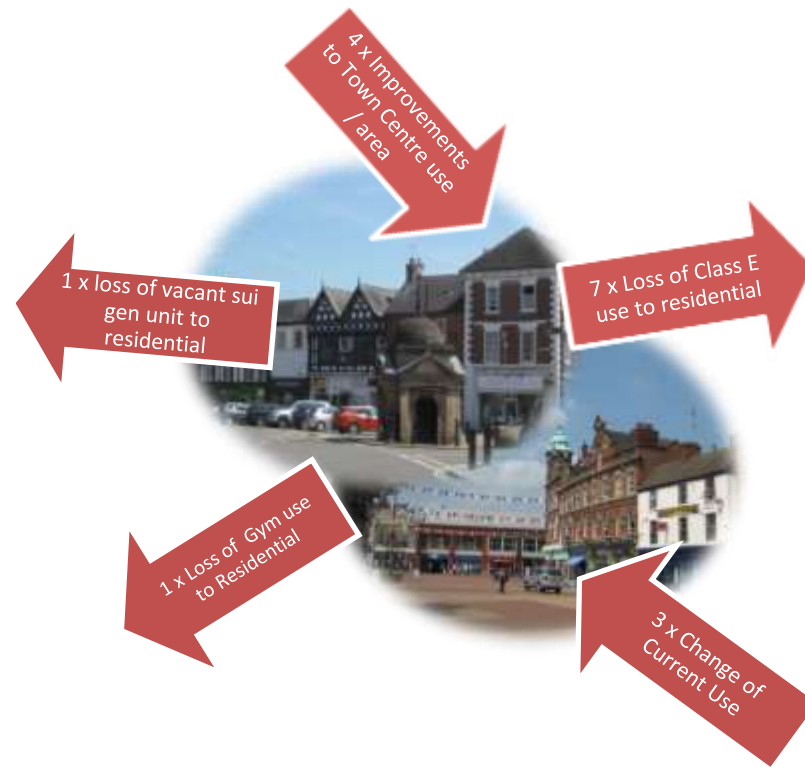
- One application relating to gypsy and traveller pitches has been determined within the Borough during this monitoring period. The application was for the change of use of land to a residential caravan site for residential occupation by two gypsy families.

- One Application for the retrospective consent for change of use to a Gypsy/Traveller site, proposed works to provide 3 no. family pitches including 1 x amenity building was refused within the monitoring period and is currently being appealed.

### **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.

Thirteen 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
Burton Magistrates Court Horninglow Street Burton upon Trent DE14 1PA	Demolition of annex building and former court rooms to facilitate the erection of two apartment blocks to form 29 apartments and change of use of former court to a flexible use (Class E(b)) sale of food and drink	Regeneration of former Magistrates Court that has been vacant for a number of years in Burton
Grail Court Hotel Station Street Burton upon Trent Staffordshire DE14 1BN	Change of use of first & second floors to 8 Apartments (Class C3), sub division and change of use of ground floor into two units (Class E) Cafe and (Sui Generis) Pub	Regen - Public House & Hotel in Burton
33-35 Market Place Uttoxeter Staffordshire ST14 8HF	Change of use of first and second floors from banking offices (Class E) to 2 self-contained flats (Class C3) including the creation of a new window opening to rear and re-opening of two former windows	Loss of Bank to C3 in Uttoxeter
25A Church Street Uttoxeter Staffordshire ST14 8AG	Change of use from Class E (c) to a dwelling	Loss of shop to C3 in Uttoxeter
Burton House 8 Shobnall Road Burton Upon Trent Staffordshire DE14 2BG	Conversion of the City Tax shop (Class E) to Use (Class C4) comprising of 4 bedsits and 1 bedroom	Loss of Shop/professional services (A1 &A2) to C4 in Burton
17A Market Place Uttoxeter Staffordshire ST14 8HY	Change of use from Gym (Class E) to 2 self-contained flats at first floor	Loss of Gym to C3 in Uttoxeter
Lakeside Boarding Kennels Northgate Lodge Wychnor Lane Wychnor Staffordshire DE13 8BU	Conversion and link extensions, including lowering of ground levels to existing cattery and kennels to facilitate the formation of a dwelling and installation of package treatment plant (AMENDED DESCRIPTION)	Loss of Dog kennels and cattery (Sui Gen) in the south of the Borough

Site Address	Development Description	Monitoring Comments
Palmer Close Garage Site Barton Under Needwood Staffordshire	Demolition of existing garage block and erection of one detached dwelling	Regeneration of a disused communal Garage block that have been vacant for a number of years
The Olive Tree Stramshall Uttoxeter ST14 5AL	Change of use of bed and breakfast accommodation to dwelling.	Loss of B&B accommodation in Uttoxeter area
Dodsleigh Methodist Church Dodsleigh Lane Dodsleigh Staffordshire ST10 4SL	Conversion of former Methodist Chapel to single dwelling and installation of electric charging point	Loss of Church to C3 within the Borough
Nine Fields Farm (Barn 5) Stone Road Bramshall Staffordshire ST14 8SH	Conversion and alterations of Class E Farm Shop to form a single dwelling	Loss of Farm shop to C3 within the Borough
48 Station Street Burton Upon Trent Staffordshire DE14 1AX	Change of Use from former taxi office (Sui Generis) to Class C3 residential dwelling (one bedroom studio apartment)	Loss of Taxi Office (Sui Generis) to C3 in Burton
Land at the rear of 57-63 Lightfoot Road Uttoxeter ST14 7HA	Demolition of existing garaging to facilitate the erection of 2 no. 3 bedroom dormer bungalows and associated external works, car parking and landscaping	Regeneration of a disused communal Garage block that have been vacant for a number of years

### **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, wildlife corridors, woodland planting and SUD's. Two applications also provided and off site Public Open Space Contribution as part of the associated S106 agreements.



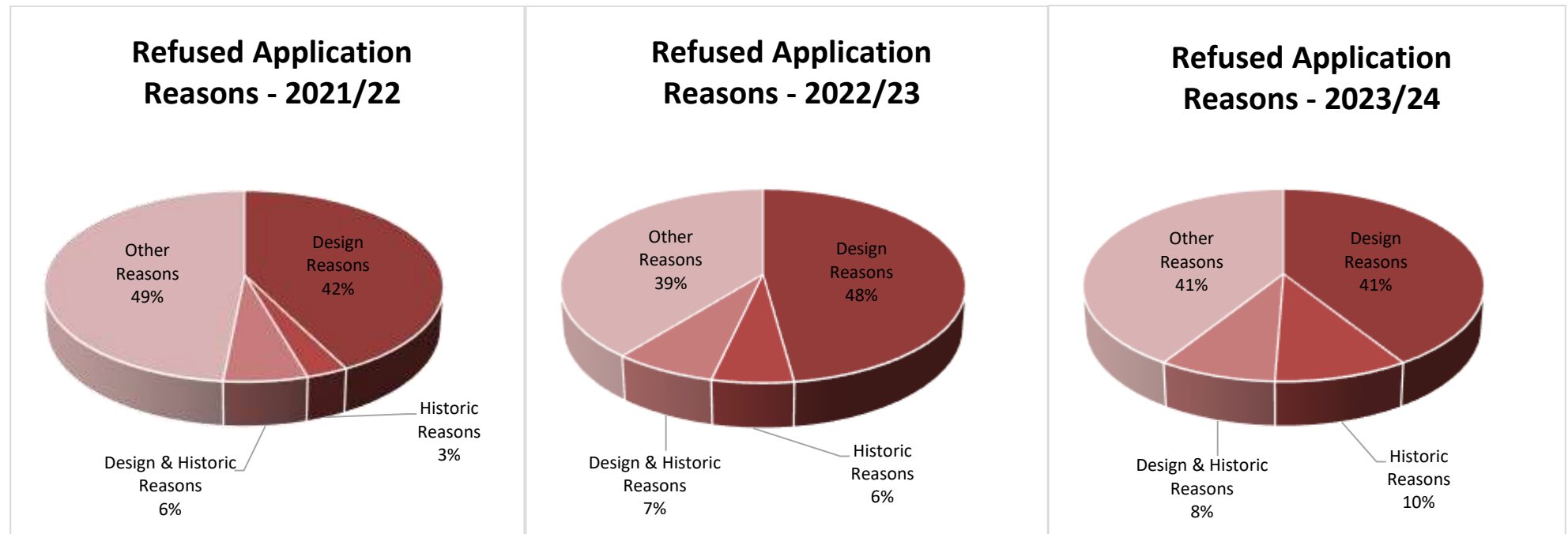
## SP24 & SP25: High Quality Design & Historic Environment

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
Outwoods Hospital Site Belvedere Road Burton upon Trent Staffordshire	Demolition of existing buildings to facilitate the redevelopment of the Outwoods Hospital Site for a Transitional Care Unit, 85 Extra Care Apartments, 72 Bed Care Home, Community Hub, GP and Primary Care Facility and a 100 Place Children's Nursery	National Forest Contribution = £18,900.00 index linked	Not Commenced as at March 2024
The Workout Wetmore Road Burton Upon Trent Staffordshire	Erection of Care Home, associated car parking, greenhouses and timber shelters	Off site National Forest planting sum of £4,550.00 index linked.	Not Commenced as at March 2024
The Fountains High School Bitham Lane Stretton Staffordshire DE13 0HB	Erection of a single storey block to provide four classrooms, a detached building to provide sports hall with changing rooms, a multi-use games area with perimeter fencing, and associated works including improved drop off facilities, new staff car parking	To plant 49 trees to mitigate the development and to address the National Forest requirements, in addition to shrub planting around the site. Also to clad the changing room element of the sports hall in British timber to support of the British forestry sector and help towards the National Forest character of the site.	Under Construction as at March 2024
Childrens Respite Village Wychnor Lane Wychnor Staffordshire	Erection of a Children's Respite Village to include 10 lodges, staff accommodation, central building, roadway, associated infrastructure, landscaping and creation of new access road to link Dogshead Lane and Wychnor Lane	New tree planting to the northern, eastern and southern edges proposed, which quantifies and qualifies the National Forest planting (4.14ha)	Not Commenced as at March 2024

During the 2023/24 period, the National Forest confirmed that there was 0.54ha of Forest/woodland planting across 1 site within the East Staffordshire Borough area.

## 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 provide the data for indicators 1 and 2, however this is not published in time to be reported in the current years AMR. Therefore the following data relates to the 2022/23 period and the data relating to the 2023/24 will be reported on in next years.

Application Number	Application Description	Further Comments
P/2022/00489	Repositioning of static caravan within the site and erection of a utility block/day room	Issues addressed through the application process and EA objection later removed.
P/2021/01657	Conversion and alterations to provide 8 no. residential units and 1 no. ground floor commercial unit, including raising of eaves height of part of building, raising of window height, replacement windows and render, infilling of undercroft to form new shop entrance, demolition of rear section and outbuilding and formation of vehicular access	Issues addressed through the application process
P/2022/00669	Re-development of existing allotment site by the erection of 4 semi-detached dwellings and construction of vehicular accesses	Application withdrawn
P/2022/01190	Prior Approval for the conversion of offices to form 18 self contained apartments.	Issues addressed through the application process and EA objection later removed.
P/2022/01307	Conversion of existing detached garage including the erection of a first floor and two storey extension to form a dwelling including brick cladding	Application Refused
P/2022/01309	Conversion and alteration of existing outbuilding to form a holiday let (amended plans received)	Issues addressed through the application process and EA objection later removed.
P/2022/01335	Creation of Memorial Woodland to include reworking ground levels, reshaping of the existing pond, food/drinks outlet, a multiuse building, multi-user pathways, water features with associated landscaping and utilities.	Issues addressed through the application process and EA objection later removed.
P/2021/01375	Proposed change of use to the ground floor from Class E(c)(iii) Offices to two Class C3a dwelling houses	Issues addressed through the application process and EA objection later removed.

Indicator > 3. Developments incorporating sustainable urban drainage systems (SUDS)

Target > 3. All new development to incorporate SUDS where required.

Sixteen applications where development proposals have included SUDs or conditions relating to flood mitigation were determined within the monitoring period.

Site Address	Development Description	Monitoring Comments
Burton Magistrates Court Horninglow Street Burton upon Trent DE14 1PA	Demolition of annex building and former court rooms to facilitate the erection of two apartment blocks to form 29 apartments and change of use of former court to a flexible use (Class E(b)) sale of food and drink	Provision of SUDS feature and a condition in relation to the implementation of the Surface water drainage scheme
(PH5) Lawns Farm (Branston Locks) Branston Road Tatenhill Staffordshire DE13 9SB	Reserved matters application (All Matters) pursuant to P/2012/01467 for the erection of 284 dwellings and associated garaging, public open space and associated works (amended red line boundary)	Provision of SUDS feature
Land Bound by Tutbury Road, Rolleston Road and Harehedge Lane	A hybrid planning application comprising:- 1) outline planning application for up to 500 dwellings (Use Class C3), Specialist residential Accommodation (C2/C3(a,b)), Local Centre (E(a,b,c,e,f,g(i))/C3) and associated works (all matters reserved apart from access), 2) Full planning application for proposed access points and spine road between Tutbury Road/Rolleston Road	Condition in relation to the implementation of the Surface water drainage scheme
Outwoods Hospital Site Belvedere Road Burton upon Trent Staffordshire DE13 0QL	Demolition of existing buildings to facilitate the redevelopment of the Outwoods Hospital Site for a Transitional Care Unit, 85 Extra Care Apartments, 72 Bed Care Home, Community Hub, GP and Primary Care Facility and a 100 Place Children's Nursery	Condition in relation to flood mitigation measures
The Workout Wetmore Road Burton Upon Trent Staffordshire DE14 1SP	Erection of Care Home, associated car parking, greenhouses and timber shelters	Condition in relation to flood mitigation measures
Land at Robert Bakewell Way Uttoxeter ST14 5AU	Erection of two industrial units comprising of uses Class E (g) (i), B2 and B8 with associated car parking (Revised Scheme)	Condition in relation to the implementation of the Surface water drainage scheme
Russell Roof Tiles Ltd Nicolson Way Burton Upon Trent Staffordshire DE14 2AW	Erection of extensions to tile manufacturing plant and siting of sand and cement silos	Condition in relation to the implementation of the Surface water drainage scheme
The Fountains High School Bitham Lane Stretton Staffordshire DE13 0HB	Erection of a single storey block to provide four classrooms, a detached building to provide sports hall with changing rooms, a multi-use games area with perimeter fencing, and associated works including improved drop off facilities, new staff car parking	Condition in relation to the implementation of the Surface water drainage scheme

Site Address	Development Description	Monitoring Comments
Lakeside Boarding Kennels Northgate Lodge Wychnor Lane Wychnor Staffordshire DE13 8BU	Conversion and link extensions, including lowering of ground levels to existing cattery and kennels to facilitate the formation of a dwelling and installation of package treatment plant (AMENDED DESCRIPTION)	Condition in relation to the implementation of the Surface water drainage scheme
Units F2 and F3 Sovereign Business Park Hawkins Lane Burton Upon Trent Staffordshire DE14 1PD	Erection of two industrial units (Use Class B2/B8)	Condition in relation to flood mitigation measures
Rolleston Park Farm Lodge Hill Tutbury Staffordshire DE13 9HQ	Temporary ground-mounted solar farm with associated ancillary infrastructure and security fencing, landscaping provision, and ecological enhancements for up to 40 years (REVISED ACCESS)	Condition in relation to flood mitigation measures
Branston Locks Primary and Nursery School Branston Locks Branston Road Tatenhill Staffordshire DE13 9SB	Reserved Matters application relating to P/2012/01467 for the construction of a Primary and Nursery School, creation of new access, parking, amenity space, landscaping, formation of a Multi-Use Games Area (MUGA), fencing and other associated works includi	Condition in relation to flood mitigation measures
Coors Brewery Station Street Burton Upon Trent Staffordshire DE14 1BG	Erection of an extension to existing process building using existing access from Hawkins Lane	Condition in relation to flood mitigation measures
Childrens Respite Village Wychnor Lane Wychnor Staffordshire	Erection of a Children's Respite Village to include 10 lodges, staff accommodation, central building, roadway, associated infrastructure, andscaping and creation of new access road to link Dogshead Lane and Wychnor Lane	Condition in relation to the implementation of the Surface water drainage scheme
National Memorial Arboretum Croxall Road Wychnor DE13 7AR	Creation of Memorial Woodland to include reworking ground levels, reshaping of the existing pond, food/drinks outlet, a multiuse building, multi-user pathways, water features with associated landscaping and utilities.	Condition in relation to the implementation of the Surface water drainage scheme
Land to the West of Uttoxeter A50 Bypass Uttoxeter ST14 7RB	Enabling works including reprofiling of land, installation of a new substation, highway and drainage infrastructure and landscaping.	New 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 thirteen applications proposing roof or ground mounted solar panels. One application proposing a new solar farm and four applications proposing ground source or air source heat pumps.

In addition, there were four major applications approved within the period which have conditions attached to them to provide Electric Charging Points within the sites, one of which to proposes to install 19 electric vehicle charging points within two communal car parks.

### **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 twelve 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.

### **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.

Two applications have been approved within the strategic green gaps during the 2023/24 monitoring period, however the developments will not have a negative impact on the openness of the Green Gaps. No applications have been approved in the green belt during the 2023/24 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 improvements to existing recreation/sports facilities within the Borough. Two applications also resulted in a loss of indoor sports facilities and one application resulted in a loss of a small amount of allotment space.

<b>Site Address</b>	<b>Development Description</b>	<b>Monitoring Comments</b>
Plot off Bailey Street Burton on Trent Staffordshire DE14 3AW	Outline application for the erection of a detached dwelling with all matters reserved	Loss of allotments in Burton
The Workout Wetmore Road Burton Upon Trent Staffordshire DE14 1SP	Erection of Care Home, associated car parking, greenhouses and timber shelters	Loss of gym facility in Burton
The Fountains High School Bitham Lane Stretton Staffordshire DE13 0HB	Erection of a single storey block to provide four classrooms, a detached building to provide sports	Improvement to existing sports facilities at a school in the Burton Area, which the public may benefit from

	hall with changing rooms, a multi-use games area with perimeter fencing.	
17A Market Place Uttoxeter Staffordshire ST14 8HY	Change of use from Gym (Class E) to 2 self-contained flats at first floor	Loss of gym facility in Uttoxeter
National Memorial Arboretum, Croxall Road, Wychnor, DE13 7AR	Creation of Memorial Woodland to include reworking ground levels, reshaping of the existing pond, food/drinks outlet, a multiuse building, multi-user pathways, water features with associated landscaping and utilities.	Improvement to existing outdoor sport/recreation facilities in the Burton Area

### **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, three provided a health impact assessment and/or air quality/acoustic/contamination assessment. Two applications secured a Healthcare Contribution via a signed S106 agreement, one of which also provided a health impact assessment.

One of these major applications was for the Demolition of existing buildings to facilitate the redevelopment of the Outwoods Hospital Site for a Transitional Care Unit, 85 Extra Care Apartments, 72 Bed Care Home, Community Hub, GP and Primary Care Facility and a 100 Place Children's Nursery was granted within the monitoring period, this supersedes the previous Outline application for the same site and a similar proposal which has since lapsed.

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 was one application where a S106 has been signed to secure contributions.



Site Address	Development Description	Monitoring Comments	Application/ Site Status
Burton Magistrates Court Horninglow Street Burton upon Trent DE14 1PA	Demolition of annex building and former court rooms to facilitate the erection of two apartment blocks to form 29 apartments and change of use of former court to a flexible use (Class E(b)) sale of food and drink	Transport statement submitted	Not commenced as at March 2024
Land Bound by Tutbury Road, Rolleston Road and Harehedge Lane	A hybrid planning application comprising:- 1) outline planning application for up to 500 dwellings (Use Class C3), Specialist residential Accommodation ( C2/C3(a,b)), Local Centre (E(a,b,c,e,f,g(i))/C3) and associated works (all matters reserved apart from access), 2) Full planning application for proposed access points and spine road between Tutbury Road/Rolleston Road	Transport statement submitted & S106 to include a Travel Plan sum = £15,000.00 index linked and a Traffic Regulation Order sum = £4,000.00 index linked.	Not commenced as at March 2024
Outwoods Hospital Site Belvedere Road Burton upon Trent Staffordshire DE13 0QL	Demolition of existing buildings to facilitate the redevelopment of the Outwoods Hospital Site for a Transitional Care Unit, 85 Extra Care Apartments, 72 Bed Care Home, Community Hub, GP and Primary Care Facility and a 100 Place Children's Nursery	Transport statement submitted	Not commenced as at March 2024
Land at Robert Bakewell Way Uttoxeter ST14 5AU	Erection of two industrial units comprising of uses Class E (g) (i), B2 and B8 with associated car parking (Revised Scheme)	Transport statement submitted	Under Construction as at March 2024
The National Brewery Centre Horninglow Street Burton Upon Trent Staffordshire DE14 1NG	Conversion of museum and archive facility to form new Office Head Quarters, including external works, partial demolition, internal reordering and a two storey extension with double height atrium on the north east elevation	Transport statement submitted	Under Construction as at March 2024
The Fountains High School Bitham Lane Stretton Staffordshire DE13 0HB	Erection of a single storey block to provide four classrooms, a detached building to provide sports hall with changing rooms, a multi-use games area with perimeter fencing, and associated works including improved drop off facilities, new staff car parking	Transport statement submitted	Under Construction as at March 2024
Rolleston Park Farm Lodge Hill Tutbury Staffordshire DE13 9HQ	Temporary ground-mounted solar farm with associated ancillary infrastructure and security fencing, landscaping provision, and ecological enhancements for up to 40 years (REVISED ACCESS)	Transport statement submitted	Not commenced as at March 2024
Branston Locks Primary and Nursery School Branston Locks Branston Road Tatenhill Staffordshire DE13 9SB	Reserved Matters application relating to P/2012/01467 for the construction of a Primary and Nursery School, creation of new access, parking, amenity space, landscaping, formation of a Multi-Use Games Area (MUGA), fencing and other associated works	Transport statement submitted	Under Construction as at March 2024
Childrens Respite Village Wychnor Lane Wychnor Staffordshire	Erection of a Children's Respite Village to include 10 lodges, staff accommodation, central building, roadway, associated infrastructure, landscaping and creation of new access road to link Dogshead Lane and Wychnor Lane	Transport statement submitted	Not commenced as at March 2024



## 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
Sweet Meadow Farm, Dagdale Lane, Dagdale, Staffordshire, ST14 5BJ	Demolition of existing dwelling/barn and erection of a replacement dwellinghouse (AMENDED PLANS RECEIVED)	Conditional Approval - delegated
Wood Farm, Wood Lane, Gratwich, Staffordshire, ST14 8SB	Demolition of existing dwelling and the erection of a two storey detached replacement dwelling and detached garage.	Conditional Approval - delegated
Wood Farm, Wood Lane, Gratwich, Staffordshire, ST14 8SB	Demolition of barn and erection of a detached replacement dwelling, to include demolition of barn and change of use of agricultural land to domestic curtilage (Revised Scheme)	Approved - delegated

Site Address	Development Description	Application/ Site Status
Polly Rose Cottage, Back Lane, Yoxall, Staffordshire, DE13 8PF	Demolition of existing dwelling to facilitate the erection of a detached replacement dwelling with covered balcony and juliet balcony and associated change of use of agricultural land to garden land - AMENDED PLANS AND SUPPORTING INFORMATION RECEIVED	Refused - delegated
Greenacres, Upper Hoar Cross Road, Hadley End, Staffordshire, DE13 8PF	Erection of a replacement dwelling, detached garage/car port and formation of vehicular access	Conditional Approval - 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**

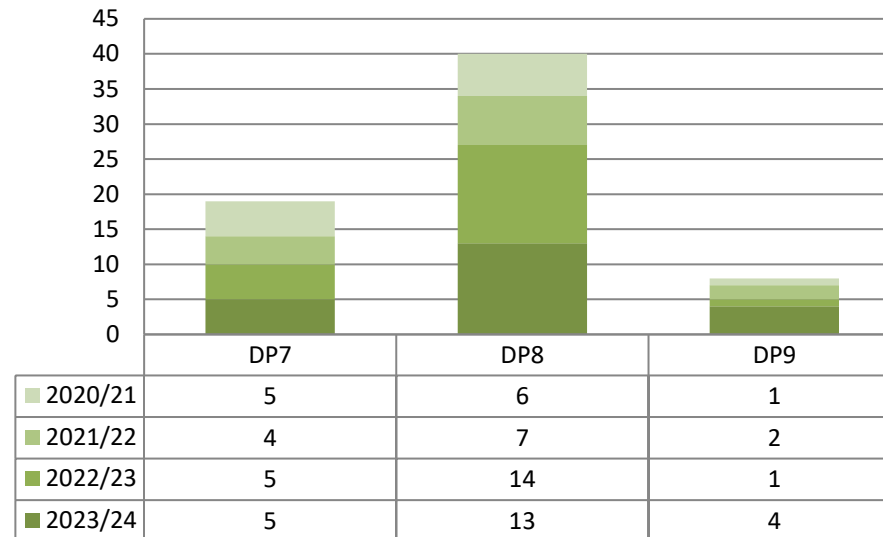
Indicator > Number of planning permissions approved contrary to policy.

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.

This 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 water based recreation and nature conservation. A further application was submitted for the formation of pond. In addition many of the SUDS features, referenced under strategic policy 27 may also provide local opportunities for water based recreation when completed.

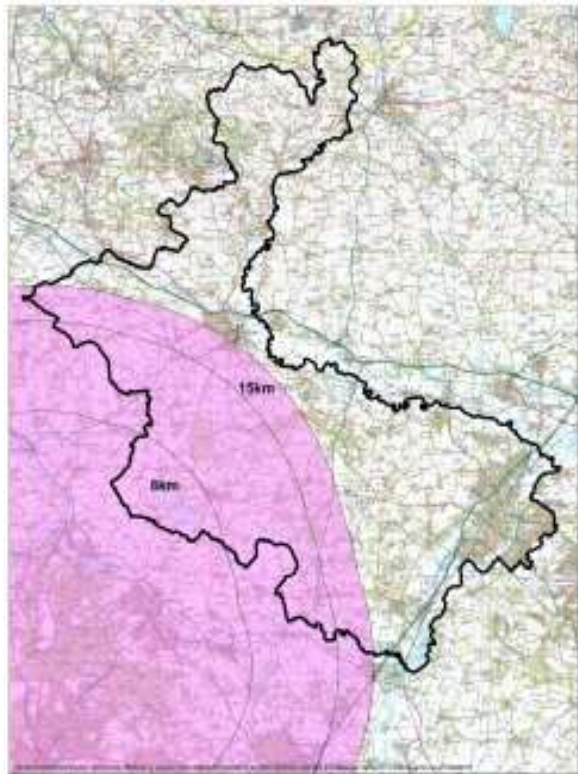
## DP11: European Sites

Indicator > Condition of the European sites.

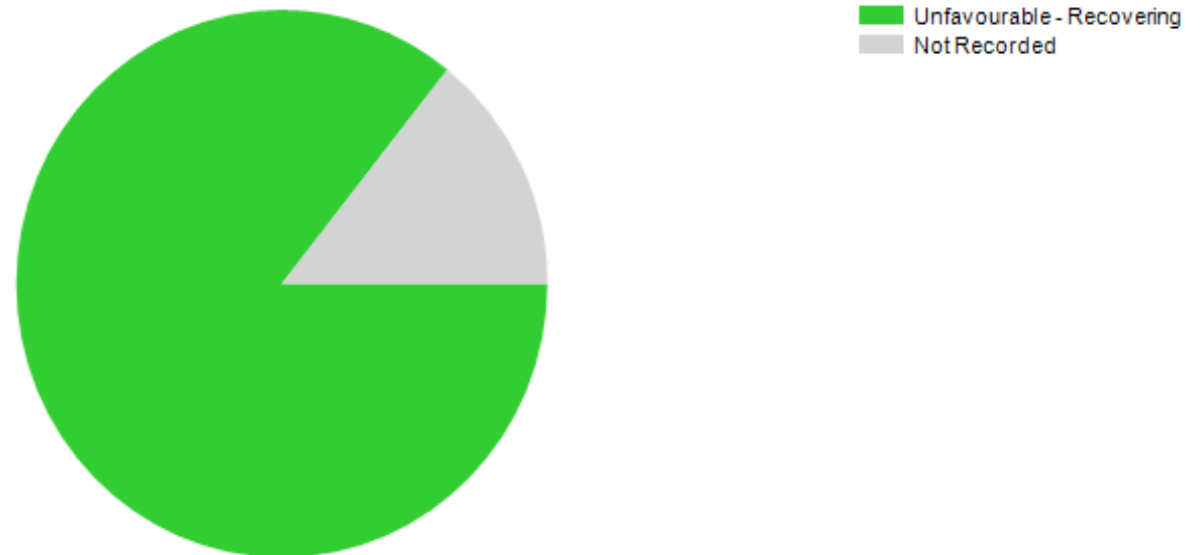
Target > No planning permission granted contrary to policy which would have a detrimental impact on the European sites.

Policy DP11 requires mitigation for residential developments within a 0–15km distance of Cannock Chase SAC. Following a decision to amend the charging zone, guidance has been updated to ensure that all applicable developments within 15km of Cannock Chase SAC make a financial contribution to mitigate the impact of the development.

Seventeen applications have provided a financial contribution in line with the new guidance within the monitoring period.



Part of Cannock Chase Special Area of Conservation is also covered by SSSI designation. As at 2<sup>nd</sup> September 2024 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.

Five application was 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 on education, transport, public health, environment and minerals and waste, and the Integrated Care Board 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; neighbouring authorities in Derbyshire in relation to minerals and gypsy and traveller needs assessment work and Lichfield in relation to identifying any cross boundary strategic matters.

## 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 Practice 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. From April 2024 its functions will be transferred to local and combined authorities.

**Local Plan:** The Local Plan sets out the vision and framework for the future development of the area. It 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. It has to be prepared in accordance with legislation set out in the Planning and Compulsory Purchase Act 2004 as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended. It is often part of a suite of documents guiding development in the area which includes Supplementary Planning Documents (SPD)

**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 evaluation 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](mailto:planningpolicy@eaststaffsbc.gov.uk)

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