

Proposed 70 Houses Development

Barton under Needwood

Parish Council



Concerned or supportive,
residents can have their
say

Outline Planning Application by Providence Land for 70 Houses to the North of
The Green, Barton under Needwood (ESBC Planning Ref No. P/2025/00513).



Figure 1 Developers indicative site layout plan

Providence Land is a London-based firm of Developers who want permission to build 70 houses on the fields to the north of The Green, behind the 'Royal Oak' pub.

This is an application for **OUTLINE** permission – which means that it establishes the principle of whether 70 houses could fit on the site and if it is sustainable development. It is not a full planning application.

The parish council has received objections from many local residents who oppose the development. Their reasons for objection include

- Impact on local roads
- Existing unsafe junction of Bar Lane, Dogshead Lane and The Green
- Lack of capacity at Barton Health Centre
- No spare places at village schools

- Increased flood risk
- Lack of capacity for existing sewage system to take additional loading.
- Impact on ecology
- Site is not allocated for housing in the current ESBC Local Plan

The decision whether to grant or refuse planning permission on planning applications is made by East Staffordshire Borough Council. Barton Parish Council is a consultee and makes comments on all relevant applications on behalf of our community.

If **YOU** want **YOUR** say on this development, whether objecting to or supporting it, then you need to let ESBC know.

It is more effective if residents send individual comments as petitions and group responses only count as one comment.

You can do this by filling in the comments form on the ESBC Planning web site at:

<https://www.eaststaffsbc.gov.uk/Northgate/PlanningExplorer/PLComments.aspx?pk=642451>

OR email the Planning Officer, Lisa Bird, at lisa.bird@eaststaffsbc.gov.uk to say what you think.

YOU NEED TO DO THIS BY 27 JULY 2025

Barton under Needwood Parish Council's position is that we are supportive of minor development within the village. However, we are extremely concerned about the potential harm that a development of this size could cause to our community and in particular to residents directly bounding the proposed development site. A significant number of parish residents have expressed concerns relating principally to topics listed above.

The PC has yet to formally vote on whether or not to support or object to this application but, as residents, many Councillors have expressed similar concerns. A vote will be taken at the next Council meeting on 7th Aug. In the meantime the Parish Council encourages as many people as possible to make their feelings known to ESBC through the consultation process.

Documents submitted by the developer with their planning application can be viewed on the ESBC planning website at

<https://www.eaststaffsbc.gov.uk/MVM/Online/dms/DocumentViewer.aspx?PK=642451&SearchType=Planning%20Application>

and are currently being reviewed by experts who can advise the Parish Council. The review results will be considered by the full council and Councillors will then vote on whether to object to the development, seek modification to reduce its impact, or support the proposal.

Residents may wish to assist us by providing your views and information on your concerns by emailing your comments to clerk@bartonunderneedwood-pc.gov.uk

FOR MORE INFORMATION VISIT:

https://www.bartonunderneedwood-pc.gov.uk/News_30497.aspx

Produced by:

Barton under Needwood Parish Council, Village Hall, Crowberry Lane, Barton under Needwood, Burton upon Trent, DE13 8AF.

Tel: 01283 716509 Email: clerk@bartonunderneedwood-pc.gov.uk