

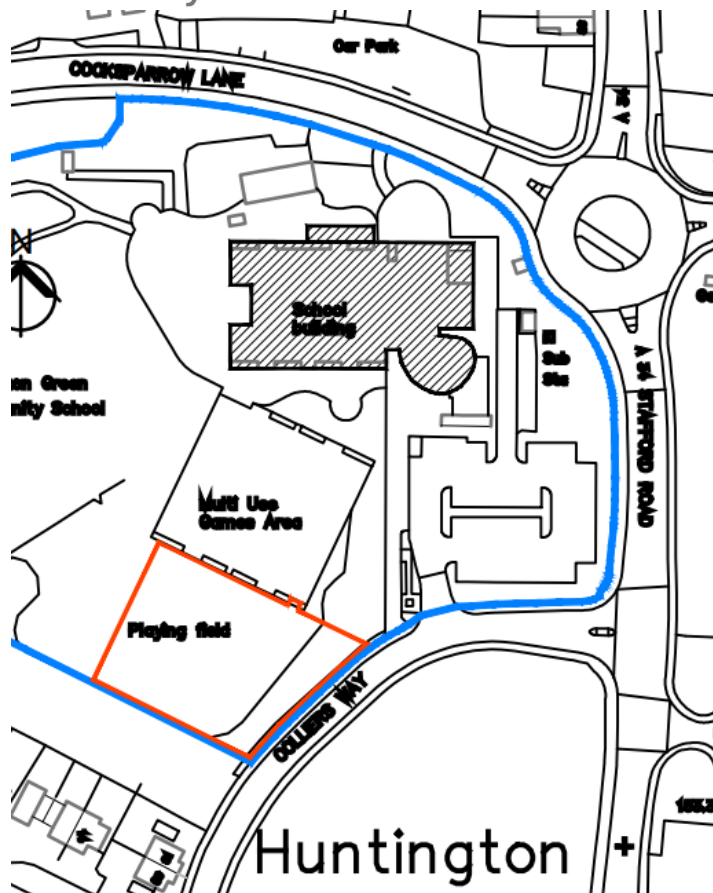
Local Member	
Councillor D.J. Williams	Penkridge

Planning Committee**7 December 2023****County Development****Application No (District):** [SCC/23/0079/FULL-MIN](#) (South Staffordshire)**Applicant:** The Cabinet, Staffordshire County Council**Description:** Provision of a stand-alone building to provide an Alternative Centre for Learning**Location:** Littleton Green Community School Colliers Way
Huntington Cannock WS12 4UD**Background/Introduction**

1. In 2006, planning permission was granted to construct the Littleton Green Community School to replace the former Huntington Primary School which comprised of older buildings on two sites situated either side of the A34, to the north of the current school's location.
2. Littleton Green is a 2-form entry primary school and nursery catering for children between the ages of 2 and 11.
3. This report relates to a proposal for a new building to support the education of pupils with Special Educational Needs and Disabilities (SEND) and is supported by the government's 'High Needs Provision Capital Allocations' funding which aims to deliver new places and improve existing provision in education settings for pupils with SEND, particularly those with more complex needs, and for those pupils who require alternative provision.

Site and Surroundings

4. The school is in Huntington village, north of Cannock and vehicular access to the school is achieved via Colliers Way, which connects to the Stafford Road (A34). The school is located on part of the former Littleton Colliery.



Extract from applicant's 'Location Plan' (Dwg no 5924/A001 rev P2).

5. The application site comprises of 2.6 hectares of land mainly used as a playing field within the boundary of the school and is situated to the south of the existing school buildings and a 'multi-use games area' (MUGA). Part of the school's playing field area is within the Green Belt but not that part subject to the current planning application.
6. Along the southern boundary of the application site, there is a landscaped boundary separating the school from residential properties accessed via Colliers Way and King Cup Drive. Along the eastern part of the application site, is another landscaped area which provides part of the school's frontage with Colliers Way. Within this area, there is an existing pedestrian access used for maintaining the school's playing field. To the west of the proposed building is a playing field area.



Extract from 'Proposed Site Plan Showing Development Area' (Dwg no 5924/A004 rev P3) showing location of proposed building and access onto Colliers Way.



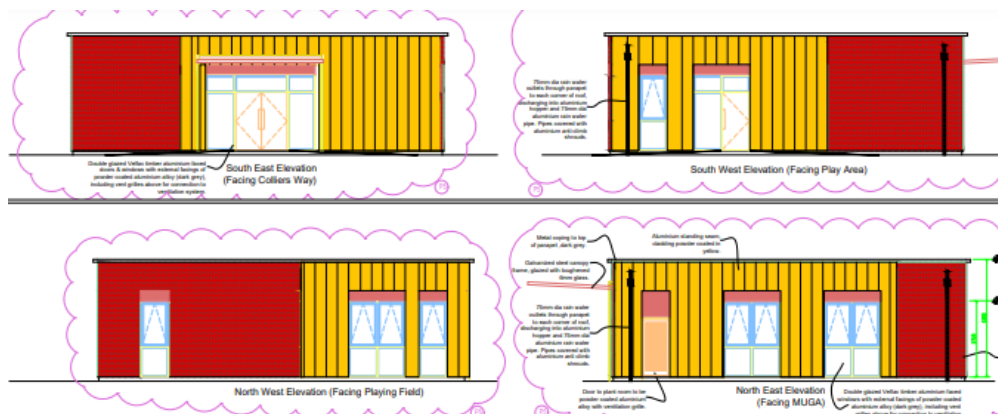
View of application site looking south with multi-use games area to left taken during site visit on 18 October 2023.

Summary of Proposals

7. The development would consist of the key elements described below.

Proposed Alternative Learning Centre

8. The proposed development comprises of accommodation to support the education of up to 10 pupils. The single storey building would measure 13.2 metres x 12.6 metres with a height of 4.2 metres above floor level up to the roof parapet. The surrounding ground levels range up to 153.8 metres Above Ordnance Datum (AOD) and it has been agreed with the Lead Local Flood Authority that the finished floor level should be 300 millimetres above existing ground levels. The gross internal floor area of the proposed new accommodation is 135 square metres and would include a classroom, kitchen, meeting rooms, toilets, and plant room.
9. Externally, the wall facings would be a combination of brick or powder coated aluminium cladding with double glazed windows and vent grilles above. The roof would be screened by a parapet with metal coping. The shallow sloping roof would be covered with a synthetic rubber roofing membrane. External wall-mounted lighting fitted to the building would be shielded to reduce spillage upwards.



Extract from 'Proposed Site Elevations and Sections' (Dwg No 5924 -A006 Rev P5) showing design of the proposed building [Note: a condition is recommended to approve the colours of cladding].

10. The proposed building is near to storm and foul sewers which cross the site and connections to these sewers would be installed. Rainwater from the building and external play area would be drained into the storm sewer via a below ground rainwater attenuation installation. To avoid any problems with the sewers passing under the application site, the position of the proposed building has been moved closer to the MUGA to increase the stand-off between the proposed building and the sewers.

External works

11. The 'Proposed Site and Floor Plan' indicates that a new play area with a rubber crumb surface would be provided measuring 166 square metres. This would be enclosed with a 2 metres high steel mesh fence with a gated access onto the new pedestrian access to the Learning Centre.

12. An existing double gated pedestrian access off Colliers Way would be used to provide access for pupils to the proposed building and this would involve the provision of steps and ramps. Access to the main school building to and from the proposed building would be provided via the MUGA with a new gate installed into the MUGA.
13. As the scale and design of the proposed building would be seen in the context of existing buildings, no additional landscape screening is proposed but in accordance with policies to enhance biodiversity, the 'Biodiversity Net Gains Report' proposes that five medium sized trees would be planted to the south of the proposed building within the school's grounds.
14. The proposals would not include any increase of staff or pupil numbers at the school, and therefore, no additional parking provision is associated with the scheme.
15. The proposed construction period is anticipated to be about 23 weeks and construction works would take place Monday to Friday 07:00 to 19:00 hours. Access for delivery of materials would involve the existing double gated pedestrian access off Colliers Way.
16. The application is accompanied by several documents and plans including:
 - Planning Application Form
 - Planning Statement
 - County Development Statement
 - Outline Construction Environmental Management Plan (CEMP)
 - Arboricultural Report
 - Preliminary Ecological Appraisal
 - Biodiversity Net Gains Report
 - Coal Mining Risk Assessment
 - Gound Investigation Report
 - Drainage Strategy Plan

The Applicant's Case

17. The [Staffordshire Accessibility Strategy 2021-2024](#) outlines the County Council's priorities which include improving the physical environment of schools to increase access for children and young people with disabilities.
18. The government funding would support the school to develop and increase the provision for pupils with special educational needs and disabilities and in accordance with the aims of that funding, the proposal would increase access to mainstream school placements for children who might otherwise require specialist provision. This enables children to be educated within their local community and reduces the time, children would otherwise spend travelling to and from their educational setting.
19. An appraisal of 'off-site' and existing 'on-site' accommodation indicates that there are no safe facilities available that would provide a value for money

solution over the medium to long-term. Therefore, the recommendation and school's preference to ensure the safety of pupils and staff, is to provide on-site accommodation in a detached building. Alternative sites for the proposed building have been considered within the school grounds but the ability to manage pedestrian access, provide for safe external play as well as provide access to the school's facilities e.g., library, would be best served in the proposed location.

Relevant Planning History

20. Planning permissions granted in relation to the development of the school include:
- [SS.08/13](#) dated 12 September 2006 – planning permission for a new two-form entry primary school.
 - [SS.14/14](#) dated 14 October 2014 - planning permission for a timber double classroom building.

Environmental Impact Assessment (EIA)

21. As the proposed development does not fall within the applicable thresholds and criteria for screening for EIA development (ref. Schedules 1 and 2 to the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#)), the County Council has not issued a "Screening Opinion".

Findings of Consultations

Internal

22. **Environmental Advice Team (EAT)** – no objections, subject to conditions to require site clearance and construction works to comply with the precautionary measures set out in the Preliminary Ecological Appraisal; implementation of lighting designed in accordance with Bat Conservation Trust/ Institution of Lighting Professionals Guidance Note 08/18 'Bats and artificial lighting in the UK'; submission and implementation of an approved landscape plan; and colours of the roof and cladding to be agreed prior to installation.
23. **Flood Risk Management** (on behalf of the Lead Local Flood Authority) – no objection subject to floor level being 300mm above surrounding ground level and that any alteration to the existing access onto Colliers Way should not impede surface water flow routes (refer to standing advice).
24. **Highways Development Control** (on behalf of the Highways Authority) (HA) – no objection.

External

25. **South Staffordshire District Council** (Planning) - no objections. The

Council commented that the proposed building is closer to existing residential development than the existing buildings, but it is considered that the proposed building would have a negligible additional impact on the amenity of residential neighbours.

26. **South Staffordshire District Council** (Environmental Health) – no response.
27. **Huntington Parish Council** - no objections. The Parish Council ask for concerns about parking during school drop off and pick up times, and the drainage of the site be considered.
28. **Coal Authority** - no objections. The application site falls within the defined 'Development High Risk Area' [for coalfields] but the proposed building is outside the zones of influence of two former mine entries within the application site. Having regard to the site's location, the Coal Authority recommend an informative note should permission be granted.
29. **Sport England** (SE)– object on grounds that the proposal would lead to the loss of playing field in an area where there is a deficiency in the provision of playing fields. SE commented that the proposed development does not accord with any of their [playing fields policy](#) exceptions or any of the specified justifications in paragraph 99 of the NPPF [refer to [section 8](#) – 'Promoting healthy and safe communities'] which both seek to protect playing fields from development. SE advise that if the County Planning Authority be minded to grant planning permission for the proposal, contrary to Sport England's objection, then in accordance with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#), the application should be referred to the Secretary of State via the Planning Casework Unit. [Note: further correspondence with Sport England is referred to in the Observations section below].
30. **Staffordshire Police Architectural Liaison Officer**- no objections and commented that the development should be built to 'Secured by Design' Standards (SBD), which considers security within the design of any development.
31. **Severn Trent Water Limited** (STW) - no objections subject to the usual sewer connection applications being approved. Regarding concerns raised by the Parish Council, STW have confirmed that there is no outstanding drainage matter associated with the school.
32. **Linesearch enquiry** - provided responses from Cadent Gas and National Grid Electricity Distribution about their services in the area and safe working practices (recommended as an informative below).

Publicity and Representations

33. Site notice: YES Press notice: NO

34. 10 neighbour notification letters were sent out and two representations have been received. One of the representations raises concerns about the traffic impact on Colliers Way particularly regarding construction traffic and associated deliveries.
35. A second representation submitted by the school's Headteacher supports the proposal and refers to the provision of the Alternative Learning Centre supporting pupils from across the county, but in particular the districts of South Staffordshire and Cannock Chase. This provision offers these children a last chance to access mainstream education that they may not get at any other provision. Throughout trials, the provision has been extremely successful, and all children have been successfully moved to suitable provisions in special or back to their host mainstream school. No permanent exclusion from the alternative provision has been issued.
36. The Headteacher also explains that the school field, where the proposed building would be located, is on a section of field that was deemed unusable by the Football Association for any community sport in 2018. The topsoil is not deep enough and due to the capping of the mine shaft located nearby, the drainage of the field is not adequate and therefore, the field is regularly waterlogged. In the school's 'Ten-year Asset Management Plan', it is agreed that topsoil for the fully drained field would be a priority so that community use could be re-instated. The school does support community sport in many other ways, with the hall used for Zumba, Kick boxing, Dodgeball and Yoga every weekday. The school's practical area and dance studio are also hired for dance classes, community events and NHS health and wellbeing clinics.

The development plan policies (and proposals) and the other material planning considerations relevant to this decision

37. National Planning Practice Guidance – Determining planning application - [How must decisions on applications for planning permission be made?](#) explains that:

'To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.'

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at [paragraph 11 \[not 14 as stated\] of the \[National Planning Policy\] Framework](#). If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed.'

38. [Appendix 1](#) lists the development plan policies (and proposals) and the other

material planning considerations, relevant to this decision.

Observations

39. Having given careful consideration to the application and supporting information, including the information subsequently received, the consultee comments and the representations received, the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:
- The general development plan policy and other material planning considerations.
 - The site-specific development plan policy considerations and matters raised by consultees – loss of playing field and design.

The general development plan policy and other material planning considerations.

Development at Schools

40. The Government's '[Policy statement: planning for schools development](#)' (2011) states that:

'The Government wants to enable new schools to open, good schools to expand, and all schools to adapt and improve their facilities. This will allow more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards.'

41. The National Planning Policy Framework (the NPPF) ([Section 8](#): 'Promoting healthy communities' – paragraph 95) similarly states that:

'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.'

42. The NPPF ([Section 11](#): Making effective use of land - paragraph 123) explains that:

'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space’.

43. The [South Staffordshire Local Plan](#) (Core Policy 10) states that:

‘The Council will support proposals and activities that protect, retain or enhance existing community facilities and services or lead to the provision of additional facilities that improve the wellbeing and cohesion of local communities and ensure that communities are sustainable.’

44. Commentary: The ‘Applicant’s Case’ above explains the need for the proposal in terms of improving the accommodation and facilities of the school and the need for specialist provision within a mainstream school. The Headteacher’s representation explains that the school is already making provision for children with special educational needs and the applicant confirms that the current accommodation within the existing school building is not suitable for the longer term.

45. Conclusion: Having regard to the development plan policies and other material considerations referred to above, it is reasonable to conclude that the proposed development is acceptable in principle.

The site-specific development plan policy considerations and matters raised by consultees – loss of playing field and design.

Loss of playing field.

46. The NPPF ([Section 8](#): Promoting healthy and safe communities – paragraph 99) requires that:

‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;
- (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.’

47. [South Staffordshire Local Plan](#) (Core Policy 14 - Open Space, Sport and Recreation and Policy HWB1- Protection of Open Space, Sport and Recreation

Facilities) both aim to protect playing fields consistent with national policy. Policy HWB1 states that:

'The Council will not permit the loss or displacement of existing indoor and outdoor open space, sport and recreation facilities to other uses unless it can be demonstrated through up-to-date and robust evidence that:

- a) there is a proven surplus of provision and the site is no longer needed, or is unlikely to be required in the future;'

48. Commentary: Having considered the original objection to the proposal from Sport England, additional information was submitted by the applicant including:

- a) A letter from the Department of Education dated 29 June 2023 confirming that approval for the change of use has been granted in accordance with Section 77 of the School Standards and Framework Act 1998 (with reference to the School Playing Fields General Disposal and Change of Use Class Consent (No 7) 2023) on the basis that the net loss would be 0.46% of the total playing field available.
- b) A statement dated 18 August 2023 confirming that the school playing field is provided for the delivery of the school curriculum only. A calculation on the amount of external play area required for the school in accordance with guidance provided by the Department of Education indicates that the school has an excess of 3,920 square metres of soft outdoor PE area which would be reduced by 357 square metres by the proposed development so that there remains an excess of 3,563 square metres.
- c) Having regard to the statement indicating an excess of soft outdoor PE area, a further statement confirming that if permission is granted for the proposal, then there is sufficient surplus playing field area for a sports pitch should one be needed.

49. In addition, Sport England were asked to consider the representations made by the Headteacher (referred to in paragraph 36 above) and South Staffordshire District Council's [Playing Pitch Assessment Report \(January 2020\)](#) and [Playing Pitch Strategy and Action Plan \(September 2020\)](#).

50. Regarding the additional information and having sought the views of the Football Foundation (FF), Sport England maintain their objection. In assessing the proposal, Sport England refer to the following concerns:

- a) The wider sporting and community need for playing fields assessed by the South Staffordshire Playing Pitch Strategy (PPS) and the neighbouring Cannock Chase PPS. As confirmed by the FF, in consultation with the County Football Association (FA), both PPSs

confirm that there are playing pitch shortfalls in football, particularly for youth 9v9 pitches and 5v5 pitches.

- b) Referring to the South Staffordshire District Council's Playing Pitch Strategy Assessment Report (2020), the pitches at the school are given a standard quality rating. The comments of the FF and the County FA confirm that they are unaware of any formal consultation deeming the playing field at the school as unfit to be used for community use.

51. While a 'community use scheme' was required by planning condition for the school (ref. condition 25 of permission SS.08/13), no such scheme was approved and although it is evident from the Headteacher's representation and Sport England's response that the school's playing field has been used previously for community football, there is no current use by a local football club. Moreover, that part of the playing field affected by the proposal could only accommodate a mini 5v5 pitch and does not appear to have ever had any community use (Table 4.3 of the Playing Pitch Strategy and Action Plan (September 2020) indicates that Huntington Harriers FC were using a mini 7v7 pitch at the school This pitch is not affected by the proposal.
52. The Football Foundation (FF) who act as Sport England's technical advisors in relation to football and its facilities, advise that there is a mini 5v5 pitch shortfall in the South Staffordshire district and that if the proposal is permitted, the loss of the playing field which could accommodate such a pitch would add to this shortfall. Referring to the Playing Pitch Strategy and Action Plan (September 2020) for South Staffordshire, it is noted that no such shortfall is identified for this part of the district (refer to Table 1.4). Furthermore, the report refers to the potential for additional provision for a mini 5v5 pitch at a nearby recreation ground (refer to Table 4.6).
53. As noted above, the applicant has confirmed that there is sufficient surplus playing field area at the school for a mini 5v5 pitch should one be needed but Sport England maintain their objection as they do not consider that this assurance is sufficient to meet their policy requirements (paragraph 69 of '[Playing Fields Policy and Guidance \(March 2018\)](#)') because it does not provide a new area of playing field and may also cause deterioration in the quality of the existing playing field.
54. Having considered a site plan showing a reconfiguration of the football pitches, Sport England have indicated that there might be scope to reconsider their objection if proposals were submitted to improve the remaining playing field land to allow 3 playing pitches to be marked out and for a Community Use Agreement (CUA) to be secured for the use of the 7v7 and the 5v5 pitches. The applicant confirms, however, that the school does not currently have the funds to improve the ground conditions of the playing field by including additional soil cover and drainage.
55. Having regard to the national tests for imposing planning conditions, it is considered by your officers that the measures suggested by Sport England to

overcome their objection are not reasonable or necessary, and in any event are outweighed by the material planning benefits of the case for the reasons discussed above and summarised below:

- a) Government policy places great weight behind improvements to schools and local planning policy supports proposals that enhance community facilities and lead to the provision of additional facilities that improve the wellbeing and cohesion of local communities.
 - b) The Department of Education has issued a Section 77 approval for the change of use on the basis that the net loss would only be 0.46% of the total playing field available.
 - c) There is surplus space elsewhere on the playing field that could easily accommodate a mini 5v5 football pitch even though the latest Playing Pitch Strategy and Action Plan for the District shows that there is no local need for a mini 5v5 pitch, and there is potential for additional provision at a nearby recreation ground.
 - d) The proposal does not affect the 7v7 football pitch which was previously used by a local football club.
 - e) Funding to achieve the mitigation suggested by Sport England is not available.
56. Finally as mentioned earlier, it is important to note that as the proposal affects a school playing field and Sport England has objected, if the Planning Committee accept the recommendation to permit the development, it would be necessary to consult the Secretary of State c/o the Planning Casework Unit in accordance with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#) before planning permission can be issued.
57. Conclusion: Having regard to the development plan policies, material considerations, representations and the consultee comments referred to above, it is reasonable to conclude that although there would be an impact on the school's playing field capacity, this is outweighed by the material planning benefits of the proposed development. However, having regard to the objection by Sport England, it would be necessary to refer the decision to the Secretary of State.

Design

58. [South Staffordshire Local Plan](#) (Core Policy 4 - Promoting High Quality Design) sets an expectation that all development proposals achieve a high quality of design of buildings and the policy lists requirements including the need to provide an attractive, functional, accessible, safe, healthy and secure environment; and to incorporate measures to reduce the risk of flooding.
59. The NPPF ([Section 12](#)) similarly seeks to secure good design to create 'better

places in which to live and work’.

60. The NPPF, paragraph 130 explains that:

‘Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’

61. The NPPF, paragraph 134 also explains that:

‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes...’

62. The [NPPF is under review](#). The consultation period ended on 2 March 2023. The following underlined [proposed tracked change](#) to Section 12, paragraph 137 is relevant.

‘Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate, to make

enforcement easier.

63. Commentary: No objections have been received regarding design from consultees but in response to landscape comments received from the County Council's Environmental Advice Team, the applicant has proposed that details relating to the proposed colour of the roof and cladding are matters to be agreed by planning condition.
64. Conclusion: Having regard to the development plan policies, material considerations, and the consultee comments referred to above, it is reasonable to conclude that that the design of the proposed development is acceptable and would not give rise to any materially harmful impacts, subject to the conditions recommended below.

Traffic Impact

65. [South Staffordshire Local Plan](#) (Policy EQ9 - Protecting Residential Amenity) requires that all development proposals should take into account the amenity of any nearby residents.
66. An objection received from a resident raised concerns about the traffic impact on Colliers Way particularly associated with construction traffic and associated deliveries. No objection to the proposal is raised on behalf of the Highway Authority. In response to this objection, however, the applicant has confirmed that to minimise disruption to the school and their neighbours, contractors' deliveries would be managed to avoid peak times (school drop off and pick up) during the construction of the new building. It is recommended that a detailed Construction and Environmental Management Plan is agreed prior to the commencement of construction works.
67. Regarding the issue raised by the Parish Council about extending the yellow 'zig-zag' lines outside the school and thereby reducing parking along Colliers Way, the applicant has confirmed that there are no such proposals in connection with the planning application and the Highway Authority has raised no objection to the application.
68. Conclusion: Having regard to the development plan policy and the matters raised by the representation referred to above, it is reasonable to conclude that the proposed development would not give rise to any materially harmful traffic impacts on users of the local highway network or on local amenity, subject to the conditions recommended below.

Overall Conclusion

69. Overall, as an exercise of judgement, taking the relevant up-to-date development plan policies as a whole and having given consideration to application, the supporting information, including the information subsequently received, the consultee comments, the representations and the other material considerations, all referred to above, it is reasonable to conclude that the proposed development accords with the development plan

and as such represents sustainable development, and there are no clear and convincing reasons to indicate that the application for planning permission should not be permitted.

70. As the proposal represents 'playing field development', it would be necessary to refer this case to the Secretary of State at the Department for Levelling Up, Housing and Communities c/o the Planning Casework Unit before planning permission can be issued.

Recommendation

As the proposed stand-alone building to provide an Alternative Centre for Learning at Littleton Green Community School Colliers Way Huntington Cannock is 'playing field development' and Sport England has objected...

... to consult the Secretary of State at the Department for Levelling Up, Housing & Communities c/o the Planning Casework Unit to advise that having regard to the matters referred to in the report, the County Council is **MINDED TO PERMIT** the proposed development under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the planning conditions referred to below.

The conditions to include the following:

Definition of the consent

1. To define the permission with reference to the latest documents and plans.

Commencement and Cessation of the development

2. To define the date of commencement and to require notification of that date and the date when the development is brought into use.

Construction Environmental Management

3. To require submission of a detailed Construction Environmental Management Plan.

Site Preparation and Construction Hours

4. To define hours when site preparation or construction works shall take place.
5. To define hours when site preparation or construction vehicles shall enter or leave the Site.

External Cladding

6. To require the approval of the colour(s) of the cladding and roofing.

External Lighting

7. To require external lighting not to cause glare and to accord with the 'Bat

Flood Risk Protection

8. To define the finished floor level of the proposed building relative to surrounding ground levels.

Landscaping, Aftercare and Biodiversity Enhancement

9. To require the approval of a detailed Landscaping, Aftercare and Biodiversity Enhancement Scheme.

Crime Protection

10. To require a monitored intruder alarm and CCTV system to be installed.

INFORMATIVES to include the following:

1. Advice that the terms of the planning permission should be made known to any person(s) given responsibility for the management or control of the development of the Site.
2. The Environmental Advice Team’s advice regarding the colour of the cladding and roofing.
3. The Lead Local Flood Authority’s [‘standing advice 2’](#) and advice regarding the existing access onto Colliers Way.
4. Advice regarding the preparation of the Landscaping, Aftercare and Biodiversity Enhancement Scheme.
5. The Police Architectural Liaison Officer’s advice on security measures.
6. The Coal Authority’s advice.
7. The responses from utility providers about their services in the area and safe working practices.

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The list of background papers for this report is available on request by email sent to planning@staffordshire.gov.uk.

Appendix 1 The development plan policies (and proposals) and the other material planning considerations, relevant to this decision

The development plan policies and proposals

[South Staffordshire Local Plan](#) (adopted December 2012)

- Core Policy 1: The Spatial Strategy for South Staffordshire
- Policy EQ1: Protecting, Enhancing and Expanding Natural Assets
- Core Policy 3: Sustainable Development and Climate Change
- Policy EQ9: Protecting Residential Amenity
- Core Policy 4: Promoting High Quality Design
- Policy EQ11: Wider Design Considerations
- Core Policy 10: Sustainable Community Facilities and Services
- Policy EV9: Provision and Retention of Local Community Facilities and Service
- Core Policy 13: Community Safety
- Core Policy 14: Open Space, Sport and Recreation
- Policy HWB1: Protection of Open Space, Sport and Recreation Facilities
- Core Policy 15: Children and Young People

[South Staffordshire Site Allocations Document](#) (adopted September 2018)

- Policy SAD6: Green Belt, Open Countryside and Development Boundary Amendments

The other material planning considerations

- [National Planning Policy Framework](#) (updated 5 September 2023):
 - [Section 1](#): Introduction
 - [Section 2](#): Achieving sustainable development
 - [Section 4](#): Decision-making
 - [Section 8](#): Promoting healthy communities
 - [Section 9](#): Promoting sustainable transport
 - [Section 11](#): Making effective use of land
 - [Section 12](#): Achieving well-designed places
 - [Section 13](#): Protecting Green Belt land
 - [Section 14](#): Meeting the challenge of climate change, flooding and coastal change;
 - [Section 15](#): Conserving and enhancing the natural environment;
 - [Section 16](#): Conserving and enhancing the historic environment

The NPPF is under review. The consultation ended on 2 March 2023. The [proposed tracked changes](#) to the following sections are relevant:

- Section 2 - Achieving sustainable development - paragraph 7 – added ‘supporting infrastructure in a sustainable manner’.

- Section 12 - Achieving well-designed places – paragraph 137 – added Local planning authorities ...'should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate, to make enforcement easier.'
- [Planning Practice Guidance](#)
 - [Design](#)
 - [Flood risk and coastal change](#)
 - [Health and wellbeing](#)
 - [Land affected by contamination](#)
 - [Land stability](#)
 - [Natural environment](#)
 - [Open space, sports and recreation facilities, public rights of way and local green space](#)
- [Government policy statement: planning for schools development](#) dated 15 August 2011
- The emerging [South Staffordshire Local Plan Review 2018 – 2039](#) (at publication stage as of December 2022, then following a pause in progress the intention is to undertake a new public consultation in early 2024 [July 2023]).
 - Policy HC10: Design Requirements
 - Policy HC11: Protecting Amenity
 - Policy HC15: Education
 - Policy HC18: Sports Facilities and Playing Pitches
 - Policy NB2: Biodiversity
- [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#)
- Sport England's [Playing Fields Policy and Guidance \(March 2018\)](#)
- South Staffordshire District Council's [Playing Pitch Assessment Report \(January 2020\)](#) and [Playing Pitch Strategy and Action Plan \(September 2020\)](#)
- The [Staffordshire Accessibility Strategy 2021-2024](#)

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