

Michael Brown
Lichfield District Council
Planning Department
Frog Lane
Lichfield
Staffordshire
WS13 6YY

BY EMAIL

29185/A3/SH

7th May 2020

Dear Michael,

OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF RUGELEY POWER STATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) – ALL THROUGH SCHOOL AMENDMENTS SUBMISSION

LICHFIELD DISTRICT COUNCIL PLANNING APPLICATION REF: 19/00753/OUTMEI

CANNOCK CHASE DISTRICT COUNCIL PLANNING APPLICATION REF: CH/19/201

On behalf of our Client, Rugeley Power Limited ('the Applicant'), and in agreement with Officers at Lichfield District Council (LDC) and Cannock Chase District Council (CCDC), we submit the enclosed amendments to the resolved to grant scheme for the mixed use redevelopment of Rugeley Power Station ('the Site'), in order to allow for the potential inclusion of an All Through School (ATS) in the proposed development.

Accordingly, we enclose an updated package of information, which in addition to this covering letter, comprises:

- Parameter Plans:
 - Access and Movement (Dwg No. 01585_PP_01 Rev P7)
 - Land Use (Dwg No. 01585_PP_02 Rev P6)
 - Building Heights (Dwg No. 01585_PP_03 Rev P8)
 - Green Infrastructure (Dwg No. 01585_PP_04 Rev P6)



FS 29637

Registered in England
Number: 0C342692

Barton Willmore LLP
Registered Office:
The Blade
Abbey Square
Reading
RG1 3BE
F/ +44 (0)118 943 0001

- Density (Dwg No. 01585_PP_05 Rev P7)
- Illustrative Masterplan (Dwg No. 01585_MP_00 Rev P6)
- Illustrative Phasing Plan (Dwg No. 01585_PP_06 Rev P5)
- Design and Access Statement (JTP, April 2020)
- Landscape Design Statement (BMD, April 2020)
- Transport Assessment Addendum (Mode Transport Planning, May 2020)
- Framework Travel Plan (Mode Transport Planning, May 2020)
- Environmental Statement (ES) (Savills, May 2020)
 - Volume 1a ES Main Statement
 - Volume 1b ES Main Statement Figures
 - Volume 2 Technical Appendices
- Environmental Statement Non-Technical Summary (Savills, May 2020)
- Shadow Habitat Regulations Assessment (Atmos, May 2020)
- Planning Obligations Draft Heads of Terms (Barton Willmore, 5th May 2020)

Except for the Transport Assessment Addendum, which is an additional document, the above package of information updates and supersedes the corresponding documents submitted as part of the current resolved to grant scheme.

To assist the consultation process, the amendments submission documents are available for all to view at the Applicant's website:

www.rugeleypower.com/rugeley-power-station-redevelopment---submission-of-amendment-to-outline-planning-application

In addition, Barton Willmore can provide electronic copies (on a memory stick) or hard copies of the documents on request (for a £10 charge) by contacting James Bonner or me:

Email: rugeleypowerstation@bartonwillmore.co.uk

Telephone: 0121 711 5151

Background to the Proposed Amendments

In January 2020 LDC and CCDC each resolved to grant outline planning permission for the mixed-use redevelopment of the Site, subject to planning conditions and completion of a Section 106 Agreement and Unilateral Undertaking ('the resolved to grant scheme').

The Applicant seeks to amend the resolved to grant scheme in order to allow for either a 2 Form of Entry Primary School, as the resolved to grant scheme, or an ATS as part of the proposed development. This follows a Wave 14 free school application to the Department of Education, made by the John Taylor Multi-Academy Trust, to create an ATS, from nursery to Post-16, in Rugeley. Staffordshire County Council as Education Authority are supportive of an ATS and the Applicant supports its inclusion on the Site, subject to this retaining the original dwelling numbers, employment land, community infrastructure and being viable in terms of construction costs and Section 106 obligations.

The proposed amendments to the resolved to grant scheme will facilitate an as early as possible delivery of an ATS on the Site, which at the current time is programmed to be operational by September 2023.

Proposed Amendments

There is no change to the resolved to grant scheme in terms of the Applicant, the Site Boundary, the number of dwellings and residential units (which remain at up to 2,300), the level of employment land (up to 5 hectares), community and retail floorspace (with the exception of education provision), and the primary vehicular accesses.

The principal change is in relation to the potential provision of an ATS. The resolved to grant scheme includes for the provision of a 2 Form Entry Primary School on the Site (with a financial contribution towards off-site provision of additional secondary school places). This amendments submission seeks flexibility for an 'either or' provision – that is, provision of an ATS or provision of a 2 Form Entry Primary School.

The flexibility sought reflects that, even with the commitment and best efforts of all parties to secure an ATS on the Site, the situation that may occur that the Wave 14 application is unsuccessful and it may be necessary for the Applicant to provide the 2 Form of Entry Primary School (and a financial contribution towards secondary education).

The ATS proposed for the Site would comprise a 52-place nursery, a 2 Form of Entry Primary School, a 5 Form of Entry Secondary School and Post-16 provision for up to 200 students, together with ancillary facilities including sports pitches/courts. It is proposed that the sports pitches/courts are shared with the community, with community access outside of school hours of operation.

It is proposed that the ATS be located on around 7.85 hectares of land within the centre of the Site to the southeast of a proposed Solar Meadow, consisting of ground mounted solar panels, and at a considerable distance from the 400 kV sub-station. This principally replaces an area of formal open space within the resolved to grant scheme, including utilising space through an engineered solution to remove the kidney ponds. The reduction of the Solar Meadow footprint output would be compensated by the installation of roof mounted solar panels on the ATS buildings, subject to future Reserved Matters Applications. The proposed amendments to accommodate the ATS also include moving the footpath/cycleway adjacent to the Solar Meadow slightly eastwards, and a minor reconfiguration of the employment area to the southwest of the 400 kV sub-station. For the avoidance of doubt, up to 5 hectares of employment land is still proposed.

It is proposed that the built form of the ATS be located within the southwest part of the proposed parcel for the school, adjacent to the primary road corridor. The building heights would be up to 3 storeys.

In the event that the ATS does not come forward and school provision reverts to a 2 Form of Entry Primary School, this would remain located in the same parcel within the centre of the Site, accommodated on around 2.5 hectares with the balance comprising formal open space.

Under the resolved to grant scheme the 2 Form Entry Primary School is located within the north western part of the Site, and it is proposed within this amendments submission that this, together with the adjacent MUGA, be replaced with residential use. A maximum density of 60 dwellings per hectare and a maximum height of 5 storeys is proposed. This ties in with the design and density approach for the proposed adjacent residential use in the resolved to grant scheme. For the avoidance of doubt, the quantum of residential use across the Site remains up to 2,300 dwellings and residential units (Use Classes C3 and C2 respectively).

This residential parcel will have easy access to the proposed remaining open space in this area of the Site and Riverside Park, and the MUGA is to be relocated to the centre of the Site within the ATS grounds. Overall, it is proposed to provide 67.62 hectares of open space against the LDC and CCDC standard of 46.32 hectares – that is, an additional provision of 21.3 hectares over and above policy requirements.

The above changes are presented in the amended Parameter Plans. In addition, whilst there is no change to the primary access, the Parameter Plans safeguard an area of land to facilitate the potential provision of a third vehicular access. For avoidance of doubt this access is not included in this amendments submission and does not form part of the proposed development.

Revised Description of Development

The proposed amendments lead to a minor amendment to the description of development. These amendments to the description of development have been agreed with Officers at LDC and CCDC.

In addition, the opportunity has been taken to add the security gatehouse to the list of buildings and structures to be demolished. As reported in the ES Chapter 9: Ecology, a Preliminary Bat Roost Assessment of the security gatehouse was undertaken in March 2020 which found negligible potential for roosting bats.

The minor amendments to the description of development are as follows (with additions underlined and deletions struck through):

'Outline Planning Application for the creation of development platform and the demolition of existing office building, ~~and~~ environmental centre, and security gatehouse, site clearance, remediation and phased mixed-use development comprising: up to 2,300 new dwellings and residential units (use classes C3 and C2); up to 1.2 ha of mixed-use (use classes A1, A2, A3, A4, A5, C1, C2, C3, D1 and D2); up to 5 ha of employment (use classes B1a, b, c and B2); a school (All Through School or 1 no. 2 Form Entry Primary School (use class D1)); formal and informal publicly accessible open space; key infrastructure including new adoptable roads within the site and the provision of a new primary access junction on to the A513; ground and roof mounted solar panels and 2 no. existing electricity substations (132 KV and 400 KV) retained (All Matters Reserved Except Access)'.

For consistency between the applications, we request that the above revised description of development is used by both LDC and CCDC. This has been agreed in principle by Officers of both Councils.

Planning Considerations

Principle of Development

The principle of the mixed-use redevelopment of the Site was accepted by the Councils in January 2020 when both Councils resolved to grant outline planning permission, subject to planning conditions and completion of a Section 106 Agreement and Unilateral Undertaking. There has not been a material change in national or local planning policy since the resolutions to grant planning permission. The Applicant, the Councils and Staffordshire County Council have progressed the Section 106 Agreement and Unilateral Undertaking and have agreed to continue to progress these whilst this amendments submission is being considered. The Applicant hopes that significant progress can be made on the Section 106 Agreement, to enable this to be substantially agreed before determination of this

amendment submission. This is important to enable the John Taylor Multi-Academy Trust to deliver the ATS on time.

The principal difference between the resolved to grant scheme and the amendments submission is the potential inclusion of an ATS in the proposed development, located at the centre of the Site (and an associated additional residential parcel in the north western part of the Site).

There is no requirement for an ATS on the Site, with demand for secondary education under the resolved to grant scheme to be met through a financial contribution towards off-site provision of additional secondary school places. The potential inclusion of an ATS in the proposed development, to be brought forward by the John Taylor Multi-Academy Trust, responds to community concerns about secondary school places in the area and, as noted above, has the support of Staffordshire County Council as Education Authority and the Applicant as Master Developer. An ATS on the Site will serve the development and meet wider demands for secondary education, whilst simultaneously contributing to community cohesion through the creation of an education and sports hub at the centre of the Site.

Land Uses

It is proposed that the ATS (or a 2 Form of Entry Primary School) be located within the centre of the Site to the southeast of a proposed Solar Meadow and 400 kV sub-station beyond. The rationale for the location of the ATS at the centre of the Site is set out in the Design and Access Statement and supported by the Highway Authority. A key advantage of the proposed location is accessibility. Its central position along the primary road corridor, together with wider pedestrian and cycle connectivity with the 'Rail Way', will mean it is accessible to both residents of the proposed development and existing wider community.

The proposed Solar Meadow, containing ground mounted solar panels, will provide a buffer, both visually and physically, to the 400 kV substation. To allay any concerns regarding health and safety, please see the Electromagnetic Field Assessment (AAC, April 2020) at Appendix 5.4b of the ES, which confirms that the highest likely electromagnetic field levels were more than 50% below the UK and European recommended health and safety limits set for the general public. Furthermore, the ES Chapter 11: Noise and Vibration considers the 400 kV sub-station and concludes that noise levels in this area are likely to achieve the required assessment criteria including for the ATS (or 2 Form of Entry Primary School).

Under the resolved to grant scheme the 2 Form Entry Primary School would be located within the north western part of the Site, and it is proposed within this amendments submission that this, together with the adjacent MUGA, be replaced with residential use. This will locate new homes close to the existing town centre and train stations and, as set out in the Design and Access Statement, will integrate well with the adjacent neighbourhood hub. Whilst this increases the overall level of land for residential purposes, from around 45 hectares to 49 hectares, open space is maintained at around 67 hectares and the overall quantum of residential use across the Site remains at up to 2,300 dwellings and residential units (Use Classes C3 and C2 respectively), which will enable greater flexibility for a range of densities within the maximum densities set by the Density Parameter Plan.

Density and Building Heights

It is proposed that the built form of the ATS (or 2 Form Entry Primary School) be located adjacent to the primary road corridor, with building heights of up to 3 storeys, which will contribute to the streetscape at the centre of the Site.

It is proposed that the additional parcel of residential land within the north western part of the Site be built to a maximum density of 60 dwellings per hectare and a maximum height of 5 storeys, subject to the same limitations regarding total fifth floor floorspace and built form. This reflects the

approach to form and scale for this area, as set out in the Design and Access Statement, with higher densities and greater massing appropriate for the western gateway, which includes the mixed-use community hub and neighbourhood square.

Green Infrastructure

It is proposed that the sports pitches/courts delivered as part of the ATS are shared with the community, thereby ensuring an efficient use and management of this land within the Site.

The ATS sports provision will include all weather facilities including a MUGA, and will offer, amongst other sports, opportunities for football, tennis, cricket, hockey and indoor sports provision. In addition, adjacent open space, referred to as Willow Walk within the Landscape Design Statement, will offer the opportunity for bowls and other formal sports provision as needed, subject to detailed design.

The ATS sports provision meets the non-statutory area guidelines for mainstream schools (Building Bulletin 103). Together with the provision within Willow Walk, the proposed development will meet the LDC and CCDC policy requirement for 6.34 hectares of outdoor sports pitches and courts (including MUGA). In line with Sport England's policy requirements, it will replace all existing sport provision on the Site, with the exception of golf (as previously agreed) and community cricket. Whilst a cricket pitch can be provided that meets curricular needs, provision of a pitch and ancillary facilities which meets the requirements of a community team cannot be delivered on the Site. This is addressed in more detail in the appended note (see Appendix 1).

In addition to this formal sports provision, an additional 1.29 hectares of equipped play will be provided throughout the Site, which will also include hard surfacing for sports and a skatepark south of the ATS.

A detailed analysis of the open space provision, including formal open space, is provided within the Landscape Design Statement. Overall, it is proposed to provide 67.62 hectares of open space against the LDC and CCDC standard of 46.32 hectares – that is, an additional provision of 21.3 hectares over and above policy requirements. This more than meets the needs of the future development whilst contributing towards addressing the under-provision of semi-natural sites within the Rugeley and Brereton urban area, as established through paragraph 5.22 of CCDC's Local Plan.

The Landscape Design Statement and Parameter Plans have considered the quantitative and qualitative policy requirements of both Councils and the proposed development is considered to meet the Local Plan requirements and the relevant guidance, including Appendix 2 of CCDC Developer Contributions and Housing Choices Supplementary Planning Document (July 2015).

Whilst it is proposed that the north western part of the Site accommodates an additional parcel of residential land, in part replacing a MUGA, the homes within this area will have access to a hierarchy of open spaces, from small incidental open spaces within the residential parcels for 'doorstep play', to the 1.9 hectare green wedge, which is a 'Park and Garden' referred to as Langley Common in the Landscape Design Statement, and the extensive area of the Riverside Park which totals in the region of 25 hectares. For avoidance of doubt, as noted above, the MUGA is to be relocated to the centre of the Site within the ATS grounds and would be available for community use outside of school hours.

Langley Common will accommodate both a LEAP and NEAP and, in accordance with Fields in Trust guidance, the NEAP will include a hard-surfaced area of at least 465sqm, which is suitable for playing five-a-side football. This is shown on the Illustrative Masterplan for Langley Common to demonstrate that it can comfortably be accommodated. For avoidance of doubt the NEAP at Willow Walk will also include a hard-surfaced area.

The proposed drainage strategy, as set out within the Drainage Strategy Report (AECOM, April 2020) provided at Appendix 10.3 of the ES, seeks to utilise above and below grounds SUDS in order to

maximise useable open space. The above ground attenuation pond at Langley Common is around 0.14 hectares, leaving around 1.76 hectares of useable open space. Moreover, the attenuation pond at Langley Common will be sensitively designed to deliver habitat and amenity benefits thereby positively contributing to the open space.

Furthermore, in addition to providing an area of open space for the immediate community around it, Langley Common will serve as a transitional space between the Riverside Park and community hub with neighbourhood square, with a formal pedestrian and cycle link along the western edge and informal link along the eastern edge.

Access and Movement

Green linkages are fundamental to the proposed development and the amendments submission increases the north-south green links from five to six, providing a link to the southeast of the ATS, through Willow Walk, as well as to the northwest adjacent to the Solar Meadow. The link adjacent to the Solar Meadow will be 10 metres in width to accommodate both pedestrians and cyclists and planting, with further openness provided through the ATS sports pitches/courts and the informal landscape setting of the Solar Meadow.

Environmental and Technical Considerations

The amendments submission is supported by an updated full ES, including updated figures and appendices, which replaces the Original ES (May 2019) and Addendum (October 2019). This reports the likely impacts and effects of the development as proposed, with assessment of both scenarios in a central location – that is:

- i. The ATS, including a 52-place nursery, 2 Form of Entry Primary School, 5 Form of Entry Secondary School and Post-16 provision; or
- ii. A 2 Form of Entry Primary School, as under the resolved to grant scheme.

The ES considers the socio-economic (Chapter 6), air quality (Chapter 7), built heritage (Chapter 8), ecology (Chapter 9), water environment (Chapter 10), noise and vibration (Chapter 11), ground conditions (Chapter 12), landscape and visual (Chapter 13), and transport and access (Chapter 14) impacts. This has been the subject of discussions with Officers, for instance in agreeing the transport scoping prior to submission.

Overall, the proposed development is a large-scale development, which remains substantially unchanged, and the amendments are relatively minor. As such, for most topics the amendments do not materially change the conclusions or mitigation of the resolved to grant scheme. This is the case for: air quality; built heritage; ecology; water environment; noise and vibration; ground conditions; and transport and access.

In respect of the water environment, re-engineering of the kidney ponds does not raise any new drainage issues.

In relation to built heritage, a note from AECOM is provided at Appendix 2, identifying that, in terms of the National Planning Policy Framework (NPPF), harm to heritage assets is at the low end of less than substantial harm. The NPPF, at paragraph 196, requires this harm to be weighed against the public benefits of the proposal. In this respect, there are significant public benefits that will be derived from the proposed development, which are highlighted below in the planning balance. These benefits clearly outweigh harm identified as at the low end of the scale of less than substantial harm.

With regard to transport and access, the conclusions drawn for either scenario – that is, delivery of the ATS or a 2 Form of Entry Primary School – result in the same mitigation package, as agreed

under the resolved to grant scheme, being required. This is supported by the conclusions of the Transport Assessment Addendum submitted in support of the amendments submission.

Notwithstanding the above, the amendments submission does result in some changes in respect of socio-economics and landscape and visual impacts. These topics are considered below.

Socio-Economics

The inclusion of an ATS in the proposed development is anticipated to have a major beneficial effect on local secondary and post-16 education.

In respect of primary education, taking account of the latest figures for spare capacity, either scenario – that is, the ATS or a stand-alone 2 Form of Entry Primary School – is anticipated to have a negligible effect.

In the event that it is necessary to revert back to provision of a 2 Form of Entry Primary School, the impact on secondary education will be mitigated, as under the resolved to grant scheme, through a financial contribution towards the off-site provision of additional secondary school places.

In addition to delivering a major educational benefit, the inclusion of an ATS is expected to generate a greater number of jobs at both the construction and operational phases. However, either scenario is predicted to be moderately beneficial for local employees. Furthermore, either scenario will provide open space to meet and exceed the needs of the scheme's population and therefore it is not anticipated that the proposed development will add pressure on existing open spaces.

Landscape and Visual

The inclusion of an ATS (or stand-alone 2 Form of Entry Primary School) in a central location within the Site, and addition of a residential parcel in the north western part of the Site (replacing the 2 Form of Entry School location and adjacent rectangle of formal open space under the resolved to grant scheme) will increase the magnitude of impact on two viewpoints as follows:

- Viewpoint 6 – from Public Right of Way Colton 21 – increases to moderate adverse effect (from minor/moderate) during short and medium term, reducing to minor/moderate adverse effect (from minor) during long term, and then minor adverse effect (from negligible) after 15 years establishment; and
- Viewpoint 11 – from Public Right of Way Brereton and Ravenhill 1 –increases to minor/moderate adverse effect (from minor) during the construction stage and short term, and then minor adverse effect (from negligible/minor) during medium term. The long term and after 15 years establishment remain unchanged.

As such, the only difference in the longer term is in relation to Viewpoint 6. However, following 15 years from the completion of the proposed development, views from elevated sections of the Public Rights of Way would be softened and filtered by maturing landscape planting as part of a robust Green Infrastructure framework. The residual effects are not considered significant. Overall, it is considered that there would be no significant cumulative effects on landscape and visual receptors.

Shadow Habitats Regulations Assessment (sHRA)

The sHRA has been updated to incorporate updated air quality and traffic data. Using the same methodology as agreed through the resolved to grant scheme, the only likely significant effect is upon the Cannock Chase Special Area of Conservation. Calculations to quantify the potential loss in biodiversity as a result of the increased NOx arising from the development have been translated to 235 biodiversity units of good quality upland heathland, which is reduced to 186 biodiversity units

with consideration of additional transport avoidance measures implemented as part of the proposed development, including electric vehicle charging points, a Framework Travel Plan, new bus routes and high-speed internet connections. Following discussion with Officers at LDC, CCDC, the Cannock Chase SAC Officer and Natural England, this approach and a developer contribution totalling £2,325,000 has been agreed in principle. This will secure an area of habitat and its management for 25 years, which will meet the conservation objectives. Accordingly, as the sHRA concludes, the redevelopment of the former Rugeley Power Station would not have an adverse effect on the integrity of the Cannock Chase SAC.

Section 106 Heads of Terms

An updated Planning Obligations Draft Heads of Terms supports the amendments submission. This reflects the delivery of an ATS or a 2 Form of Entry Primary School only, including the associated formal open space provisions and financial contributions to mitigate the impact on the Cannock Chase Special Area of Conservation. The Section 106 Agreement (and Unilateral Undertaking) is subject to ongoing discussions, and it is hoped these can be progressed to be substantially agreed before determination of these amendments.

Planning Balance

A balancing exercise of harm and benefits was undertaken by both LDC and CCDC in resolving to grant outline planning permission for the mixed-use redevelopment of the Site in January 2020. The outcome of this was that the planning balance weighed in favour of the proposed development.

The principal change being sought to the resolved to grant scheme is for the potential inclusion of an ATS in the proposed development. Whilst this increases the harm in terms of landscape and visual impacts to minor, the residual effects are not significant, and would be more than outweighed by the major educational benefit delivered by provision of an ATS.

In summary, the benefits of the proposed development include:

- Redevelopment of a brownfield site;
- Provision of up to 2,300 new homes, including provision of later living accommodation and affordable housing;
- Opportunities for high quality employment;
- Provision of community facilities including the potential for an ATS;
- Provision of open space that exceeds policy requirements and meets an identified local deficiency, including through the early delivery of a new Riverside Park; and
- Biodiversity enhancements and net gain.

We trust that the amendments submission can be made subject to consultation and then reported to the respective Committees at the earliest opportunity, in order to enable the delivery of a new ATS in accordance with the delivery programme of the John Taylor Multi-Academy Trust. Thank you.

If you do need to discuss any matter raised by this submission then please do not hesitate to contact Mark Sitch, James Bonner or me on 0121 711 5151.

Yours sincerely,

STEPHENIE HAWKINS

Associate Planner

APPENDIX 1 – NOTE ON SPORTS PROVISION

RUGELEY POWER STATION RE-DEVELOPMENT
NOTE ON SPORTS PROVISION

- 1.1 The former Rugeley Power Station Sports and Social Club on-site, which closed in 2017, accommodated approximately 2.26 hectares of formal sports provision (including ancillary facilities), which included:
- 1.8 hectares of playing fields including a cricket square and pavilion;
 - A full size football pitch (overlapping with the cricket pitch);
 - A bowling green;
 - Two tennis courts; and
 - A car park.
- 1.2 The revised application proposes the following (indicatively) as part of the potential All Through School (ATS) in the centre of the site:
- A full size MUGA to accommodate hockey, tennis, netball, basketball etc;
 - A full size adult all-weather football pitch;
 - A full size adult grass football pitch;
 - An U15/16 size grass football pitch (which alongside the full size grass pitch, can be reconfigured for U9, U10, U11, U12 uses etc);
 - Three hard games areas, suitable for tennis and other sports;
 - A cricket pitch for curricular use; and
 - An indoor sports hall, with configuration for basketball, badminton, indoor cricket nets, including changing rooms.
 - *Primary school sports provision including three mini soccer pitches and two hard games area (suitable for tennis and other sports).*
- 1.3 This provision will be shared with the community and will be secured through the Section 106 Agreement. The above excludes the primary school provision, which potentially would be made available to the public for junior use in the future subject to negotiation with the school authorities.

- 1.4 In the event the ATS is not delivered, community sport pitches will be delivered in the centre of the site in line with policy requirements.
- 1.5 In addition to the 5.66 hectares of shared sports pitches within the ATS, an additional area of 0.68 hectares for sports is proposed to the south, adjacent to ornamental pond. This can accommodate bowls, with room for other uses. Together this totals 6.34ha, which meets the local policy requirement for Outdoor Sports Pitches and Courts (for the avoidance of doubt, the indoor sports hall and the primary school provision of three mini soccer pitches and two hard games areas are above and beyond the policy requirements). This also ensures re-provision of the existing sports pitches, with the exception of golf (as previously agreed) and cricket. Due to the layout of the ATS and the constraints of the site, the cricket pitch proposed on-site is only sufficient for curricular or other uses e.g. junior. There is insufficient room to accommodate enough strips for competitive senior play.
- 1.6 Sport England suggest that the evidence indicates a demand for cricket, which means that if it cannot be met on-site, an off-site contribution would be required to assist with the delivery of a second square at Rugeley Cricket Club (CC), which has planning permission. The applicants do not consider this contribution is justified for the following reasons.

Evidence on demand for cricket

- 1.7 The latest CCDC Playing Pitch Strategy (May 2019) states the following in terms of cricket:
- Current demand can be sufficiently accommodated on existing provision (p19);
 - No pitches in the District are considered overplayed (p19);
 - There is a future shortfall in demand, but this is only during peak period (Saturday), specifically for the third and fourth Rugeley CC teams. The second square at Rugeley CC will alleviate this peak demand, including accounting for future demand (p19);
 - However it is acknowledged that this demand could also be alleviated by using existing provision outside of the peak period. 'The presence of a senior Sunday League in the District means that this could be accommodated on existing provision.' (p19); and
 - Another solution is that the 3rd and 4th Rugeley CC teams utilise provision outside of the District (p19).
- 1.8 One other location nearby is Armitage CC, in LDC's area. LDC have published a draft PPS (October 2019) which states a capacity balance of 39 match equivalent sessions at Armitage CC. However Sport England have clarified that this is an error and that the actual capacity is around 10 match equivalent sessions. It is worth noting that Trent Valley CC, who used to play at the Rugeley Power Station Sports and Social Club, relocated to Armitage CC when the Power

Station closed¹. It would appear that the demand for cricket arising from the loss of the pitch has already been fulfilled, at least in part, by previous spare capacity at Armitage CC.

- 1.9 Notwithstanding this, the evidence suggests that both existing and future demand can be met on existing pitches within the District outside of the peak time for senior men's cricket, which is achievable given the existence of a Sunday league.
- 1.10 Furthermore, it is considered the second square at Rugeley CC could be funded by Community Infrastructure Levy. In combination, this information suggests that on a cross-boundary basis, there is no evidence to justify an off-site contribution for cricket.

Benefits of the proposal for access to sport

- 1.11 Notwithstanding our position on the evidence regarding need, we consider the revised proposals will provide indoor and outdoor sports facilities which would be of significant benefit to the development of sport for the wider community as to far outweigh the loss of the cricket pitch (i.e. Sport England Exception 5). These benefits could include:
- The delivery of additional football pitches, which can be used to meet current and future shortfalls of 11v11 and youth 9v9 pitches (CCDC PPS page 12). This can also additionally include three mini soccer pitches which would be above and beyond policy requirements for sports provision.
 - Indoor sports provision, which is a benefit over and above the resolved to grant scheme and in excess of policy requirements. CCDC's Infrastructure Delivery Plan (IDP) identified a need to increase indoor sports hall provision in Rugeley (page 47). The proposals can help meet any residual demand not catered for by the expansion of Rugeley Leisure Centre, whilst also meeting demand arising from the new residents on-site.
 - The sports hall would also improve access to indoor tennis (CCDC IDP page 47) and would help maintain access to outdoor tennis (page 49) given it provides over and above the existing provision of two courts, although we appreciate that the PPS identifies no current capacity issues in the North East Analysis Area at present; and
 - Whilst there is no on-site cricket provision for a community team, the cricket pitch which can be provided on-site is capable of helping to deliver 'All Stars Cricket' (children aged 5 to 8), and 'women & girls programmes' which can 'increase junior and female participation as a result' (CCDC PPS page 20).

¹ <https://trentvalleycc.play-cricket.com/>

1.12 These benefits can be delivered, alongside the other high-quality sports provision, in a relatively early phase of the development given the need for early delivery of the ATS. This is in contrast to the resolved to grant scheme, which would have delivered the majority of the sports provision within a later phase.

1.13 It is clear that there are significant benefits which will meet Sport England's aim 'to help provide places that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active.'

1.14 In summary, the loss of the former cricket pitch has been more than compensated for by a solution that is more beneficial for the wider community. Therefore an off-site contribution is not considered fairly and reasonably related in scale and kind to the development for the following reasons:

- The demand arising from the loss of the cricket pitch has been met at least in part by Trent Valley CC relocating to Armitage CC – this cross-boundary consideration is not reflected in the CCDC PPS and is key here given this is a cross-boundary application;
- Demand can be met on existing provision in the District out of peak hours e.g. Sunday league;
- Additionally, there is a second square at Rugeley CC with planning permission which could be funded via CIL; and
- The proposed development will provide an uplift (compared to existing and the resolved to grant scheme, as well as policy requirements) in sports provision, including in meeting identified needs such as indoor sports, youth 11v11 and youth 9v9 football and All Stars Cricket. It would not permanently reduce the opportunities for people to take part in sport and be active; it would achieve quite the opposite.

APPENDIX 2 – BUILT HERITAGE COVERING NOTE

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN

INFRASTRUCTURE & ENVIRONMENTAL PLANNING
HERITAGE
GRAPHIC COMMUNICATION
COMMUNICATIONS & ENGAGEMENT
DEVELOPMENT ECONOMICS

This product is printed
on stock and in a process
that conforms to the PEFC
standards for sustainably
managed forests.

To: James Bonner

CC: Charles McClea

From: Katerina Koukouthaki

Date:
6 April 2020

Covering Note

Subject: Built Heritage

The ES Chapter 8: Built Heritage provides an overview of the history of the Site and the surrounding area. It identifies the designated and non-designated heritage assets that are likely to be impacted by the Proposed Development and assesses their significance including any contribution to that significance made by their setting.

The Built Heritage Chapter concludes that six assets have the potential to experience an adverse environmental effect as a result of the Proposed Development:

- The Trent and Mersey Conservation Area and associated assets;
- The Mavesyn Ridware Conservation Area and associated assets;
- Colton Mill Bridge (BH24, Grade II);
- Castle Ring (SM1);
- RHECZ 9 – Trent Valley; and
- RHECZ 10: North of Brereton.

An assessment of the heritage impact of each asset is discussed in Section 8.6 of the Built Heritage Chapter. In summary, the Proposed Development will have a negligible adverse effect, in EIA terms, upon the Trent and Mersey Canal Conservation Area; the Spode House and associated buildings (BH1, BH5, and BH23, all Grade II); and the Mavesyn Ridware Conservation Area. Due to the close distance of the Site to parts of the conservation areas, it is expected that there will be some aural and visual intrusion during the construction phase as a result of increased construction traffic and noise. The Proposed Development will introduce a change to the setting of these assets however, that change is not going to affect their significance to a great extent. The Proposed Development will result in less than substantial harm to the significance of these assets, in NPPF terms. This harm is identified as at the low end of the scale of less than substantial harm.

The Proposed Development will have a neutral effect upon Colton Bridge (BH24, Grade II), Castle Ring (SM1) and the Church of St Nicholas (BH80, Grade I). In NPPF terms, this means that there will be no harm to the significance of these assets. The Proposed Development will preserve the significance of these assets.

The Proposed Development is not going to result in any harm to the non-designated heritage assets.

This application has had due regard to the legislative requirements of the Planning (Listed Building and Conservation Areas) Act 1990 Sections 66 and 72. The Proposed Development has demonstrated knowledge and understanding of the significance of the heritage assets, including any contribution made by their setting.