

Item 4.2

Site: St George's Park, Burton upon Trent, Staffordshire, DE13 9RN

Proposal: Erection of buildings to accommodate a full size indoor football pitch and sports hall with associated facilities for sports fitness, sports science, sports medicine, changing rooms and ancillary office and training accommodation. Erection of a 228 bedroom hotel, including seminar rooms, conference, dining and leisure facilities. Erection of buildings for a community changing facilities and a gatehouse. Provision of associated car, coach and cycle parking spaces, access, wetland area, landscaping and infrastructure.

Report of Chief Planning Officer

Hyperlink to Drawing and Forms

Application No. P/2010/00255/CLF

Application Type: Detailed Planning Application

Applicant: National Football Centre Ltd

Ward: Needwood

Ward Member(s): Councillor Mrs J F Jessel
Councillor Mrs S J Gent

Registered: 05 March 2010
Expires: 03 June 2010

1.0 The Site

1.1 The application site comprises an area of approximately 22.4 hectares forming part of the wider site owned by The Football Association (FA) which extends to 143 hectares. Formerly the house (demolished in 1952) and grounds of Byrkley Park, the site now comprises a combination of open parkland and sporting pitches and facilities.

1.2 The site is characterised by:

- footings constructed pursuant to the 2001 planning permission for the redevelopment of the wider site
- a full-size synthetic pitch (with floodlighting) also installed following the 2001 permission
- a grassland area with tree planting
- parking areas with space for 250 cars and 6 coaches
- internal estate/access roads with access to the site from B5234

- 1.3 There are a number of trees within the site of varying ages, species and quality.
- 1.4 The wider FA site comprises a number of further pitches and buildings brought forward under the 2001 permission as well as areas of grazed parkland, arable farmland, woodland and wetland. Lin Brook runs through the wider site and incorporates a number of weirs, open pools and wetland areas.
- 1.5 A secondary vehicular access to the east via Byrkley Park Garden Centre exists but is not used other than for emergency and agricultural purposes. Public footpaths follow the north-west and western boundary and cut across the extreme south-east corner of the site.
- 1.6 Tatenhill Airfield (a private airfield) is located immediately to the north-west.

2.0 The Proposal

- 2.1 Full planning permission is sought for a National Football Centre (NFC) comprising:
 - a complex of buildings comprising a full size indoor football pitch, a sports hall and associated facilities for sports fitness/science/medicine, changing rooms and ancillary office/training accommodation
 - a 228 bedroom hotel incorporating conference facilities and a health/fitness suite
 - a community changing facilities building
 - a site gatehouse
 - car, coach and cycle parking spaces
 - a wetland area
 - landscaping, and
 - associated infrastructure
- 2.2 The application also proposes the use of three football pitches for use by the local community at weekends and certain times during the week. The pitches are to be maintained by the FA and managed by the Council.
- 2.3 A twenty year Landscape and Ecology Plan (LEMP) required by, and implemented under the 2001 planning permission (PA/16753/010) is proposed to be replaced by a Biodiversity Action Plan (BAP) outlined in this application.
- 2.4 The application is accompanied by the following documents:
 - Design and Access Statement

- Transport Assessment and Travel Plan
- Environmental Statement
- Sustainability Assessment
- Energy Statement
- Economic Statement
- PPS4 Sequential and Impact Analysis
- Arboricultural Survey and Development Report
- Statement of Community Involvement

2.5 The ES provides extensive analysis across a series of topics:

- alternatives
- construction methodology
- biodiversity
- visual and landscape effects
- water resources and flood risk
- transport
- noise and vibration
- air quality
- socio-economic and community effects
- ground conditions and contamination
- the relationship to the residential proposals

3.0 Relevant Planning History

3.1 1991: OU/1657/003

Outline planning permission for two 18 hole golf courses, a 150 bedroom hotel, leisure and conference facilities and 29 detached houses. (renewed in 1992 and 1997)

3.2 2001: PA/16753/010

Full planning permission for development of a National Football Centre to include erection of buildings to accommodate an indoor synthetic pitch and related activities, short-term residential accommodation, media and office accommodation, associated facilities, the erection of three dwellings for staff accommodation, and the provision of outdoor pitches, car parks and the creation of a new access.

Permission subject to Section 106 Planning Obligation requiring:

- A commuted sum of £332,100 in respect of highway improvements
- Site access works
- Preparation and implementation of a signing strategy
- Construction traffic routing strategy
- Travel Plan agreement and implementation
- Landscape and Ecological Management Plan agreement and implementation

4.0 Publicity/Representations

4.1 Five local residents raise the following objections:

- a) One holding objection
- b) High-speed access to commercial development through Tatenhill
- c) Increased commercial traffic not safe or acceptable
- d) Area blighted – cynical commercial attempt to make money with transparently cheap offer of allowing a couple of local teams use of a pitch, does not justify building of hotel and housing estate due to a funding deficit
- e) Brownfield sites in Burton in need of this type of facility – sites that can cope with extra traffic and business
- f) Rangemore is a Conservation Area
- g) Proposals approved would now be turned down
- h) Detrimental to Tatenhill village
- i) Crossroads at junction of Byrkley Park Garden Centre access one of most dangerous in Borough and a notorious accident blackspot
- j) Renaming a disgrace – known as Byrkley Park for centuries
- k) Construction traffic routing avoiding Tatenhill village essential
- l) Perceived benefits to local economy do not warrant sacrificing beautiful countryside

5.0 Human Rights Act 1998

5.1 There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

6.0 Procedural Matters

- 6.1 Full account has been taken of the Environmental Statement (ES) which was submitted under the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 and the updates to that Statement made in April 2010. The Local Planning Authority is satisfied that the ES complies with the above regulations and that sufficient information has been provided to assess the environmental impact of the application and that the ES as a whole is adequate. Full account has also been taken of representations made with regard to the ES material.
- 6.2 Appropriate weight has been given to Protected Species and Biodiversity interests in the wider environment, in accordance with the requirements of the Natural Environment and Rural Communities Act 2006, the Habitats Regulations 1994, the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Protection of Badgers Act 1992.
- 6.3 The application has not been referred to the Secretary of State under the Town and Country Planning (Consultation)(England) Direction 2009 as it is considered that the proposals, whilst being of a scale of leisure uses relevant to Article 5 of the

Direction, are in accordance with the provisions of the development plan in force (by virtue of the extant planning permission for a similar scale of leisure development and in compliance with various economic regeneration, tourism and leisure provisions).

- 6.4 A related outline planning application (P/2010/00256) for 28 dwellings within the wider FA site has been submitted concurrently with this application and is evaluated at Item 4.3 on this agenda. There are matters with regard to linkages between the applications that need to be considered, particularly in relation to options for Section106 Obligations.

7.0 Consultations

Draycott in the Clay Parish Council

Supportive in principle but have concerns about Six Lane Ends junctions and satellite navigation directions.

Increased traffic volumes using this junction, which is already dangerous and the scene of numerous accidents, construction of a roundabout even more essential. Traffic using satellite navigation should be directed to use B5017 instead of using Mitre crossroads and then B5234 to St George's Park

Barton under Needwood Parish Council

Objects to the Football Centre, St George's Park on the following grounds:

- the impact of the scale of the development, including the hotel complex, on the surrounding landscape;
- an under-estimate of the amount of traffic likely to be generated by the hotel and the consequent impact from the development on the villages of Barton under Needwood, Tatenhill and Rangemore;
- concern that the Transport Assessment signposted route to the Centre is, in reality, unlikely to be used, causing further traffic impact on the surrounding communities;
- the Travel Plan proposals are disproportionate to the scale of the development and do not adequately promote sustainable transport;
- the design does not complement the surroundings or reflect local distinctiveness, and is not in accord with design policies in PPS1;

East Staffordshire Borough Council requested to involve CABE to provide specialist architectural advice for this prestigious scheme;

The legislative basis for determining planning applications for development contained in S38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise”

This means that, in determining any planning application, East Staffordshire Borough Council must take full account of the development plan. In East

Staffordshire’s case, this is the Local Plan, which was only adopted in 2006, is still reasonably up to date and should therefore carry considerable weight. Case law has resolved that a ‘material consideration’ can largely be anything of relevance to the land use aspect of the proposal. This can include the merits of the proposal and the past planning history of the site. It will be up to Borough Council’s Planning Committee to decide what weight it should give to both the planning policy and the material considerations. If material considerations are to outweigh planning policies then the reasoned justification for doing so must be made explicit.

In 2001 the Football Association secured planning permission (PA/16573/010/PO) for the development of the National Football Centre, so it is necessary to set out the relationship between the present proposal and what already has planning permission (please see table below).

Whilst the Planning Statement sets out the detail of the present proposal, it does not make clear how some of the elements relate to the 2001 permission. We have to assume that the hotel/conference centre supersedes the “living house complex”. In a similar way, we assume that the proposed new Sports Hall supersedes the old “training house”. If this is indeed the case, then, the main new elements would seem to consist of a substantial building consisting of a covered full size synthetic pitch and sports hall, a hotel and conference centre and an additional 100 parking spaces.

2001 permission	Present proposal
4 full sized grass football pitches	
2 full size synthetic football pitches	Full size indoor synthetic pitch
3 flexi-pitch training areas and 2 goalkeeping training areas	
Training house- comprising a full size indoor synthetic pitch, wet and dry fitness facilities and an area for sports medicine	Sports Hall and associated facilities for sports fitness/science/medicine/changing rooms and ancillary office/training accommodation
Living house- comprising short term residential accommodation (150 rooms, maximum capacity for 300 bed spaces) with a cafeteria, lounges and games rooms	228 bedroom hotel incorporating conference facilities and a health and fitness suite
Learning house – containing teaching and seminar facilities, media facilities and office accommodation	
3 dwelling to provide permanent accommodation for staff	
Kit research building	
5 dirty seminar rooms to provide accommodation for half time discussion	
3 parking areas containing 6 bus spaces and 250 car parking spaces	Car/coach/cycle parking spaces close to the hotel and sports facilities. Car parking includes 350 parking spaces for cars, 18 blue badge, 50 for staff and 10 spaces for coaches.
A new entrance access to B5234	
Range of other buildings including an energy generation building, fuel store,	

water storage treatment and a sewage treatment plant	
	Building to accommodate community changing facilities close to the 3 pitches allocated for this use
	Feature wetland area in front of the hotel
	Landscaping
	Associated infrastructure works
	Creation of new woodland area

The developers also make reference to a planning application in 1991 for a hotel/conference centre/leisure/golf complex and 29 detached residential dwellings and suggest that this is still a material consideration, admitting that the weight that can be given to it is limited because the permission has expired. Interestingly, a renewal application was submitted in 2000 and then subsequently withdrawn. The Parish Council's view is that this permission should have no bearing on the determination of the present application, as the time for it to be implemented has clearly expired, and it would have been determined against a different planning policy framework and certainly before the present local plan was adopted.

(a) The Football Centre

We have expressed above our concern about the clarity of the detail of the present proposals and how far they may or may not supersede elements of the previous planning permission. Regardless of what has replaced what, however, this is a still a fresh application and needs to be assessed against current planning policies. In particular, the new sports hall incorporating a covered full size synthetic pitch will be a substantial building.

We must acknowledge that the past 2001 permission will carry some weight in establishing the principle of the development on the site. The present proposal is a qualitative and an incremental increase, which uses a similar footprint. Development has been started on site thus validating the previous permission and so, even if this is application is refused, the developers have the right to implement the 2001 approval.

We set out below what we believe to be relevant planning policies in the consideration of this proposal. We believe that the Football Centre is contrary to these policies. As well as emphasising the previous permission, the developer's main justification is the national need for the development which will, "create a critical mass of expertise and experience in a central and accessible location and have a profile as the home of football development in England". We have no contrary evidence to suggest that there is not a national need for such a centre, but the Planning Statement does not seem to say why it has to be in this specific location. It is also noteworthy that neither this Environment Statement, nor the one produced for the 2001 application considered alternative locations.

In the 2001 application East Staffordshire's Head of Regeneration referred to not just the jobs created by the proposal but also to, "...bringing on-going publicity to the area and help to put Burton on the map". Whilst we accept the prestige that such a national centre might bring to East Staffordshire, we hope that the Borough

Council's Planning Committee will not allow this aspect to cloud their judgement against an objective assessment of planning policies.

Planning Policy considerations :-

- clearly contrary to ESBC LP Policy CSP2 which directs all new development, of any type, to Burton or Uttoxeter or to within the development boundaries of identified villages. Anything outside development boundaries is regarded as being in the open countryside, where restrictive policies apply;
- contrary to ESBC LP Policy NE1, which requires proposals outside development boundaries to meet three tests: (1) it has to be essential to the efficient working of the rural economy; (2) development has to be appropriate to the countryside; (3) development has to be close to an existing settlement and providing facilities for general public or community use which are reasonable accessible by sustainable transport. No evidence has been forthcoming regarding either the need for the proposal as essential to the rural economy or as being appropriate in the countryside. We, therefore, believe that the proposal is contrary to all three tests, with the possible exception of the provision of community facilities. The substantive proposal is for a National Football Centre, of which a spin off benefit will be the use of some pitches for community use. The location is clearly isolated and well away from existing settlements. The proposal is not solely for community use. The community use is an ancillary benefit from the development. We, therefore, feel that the development also fails the third test;
- If the Football Centre is regarded as a recreation/leisure proposal, then ESBC LP Policy L11 provides guidance. This generally accepts such uses in the open countryside provided that they do not detract from its character and appearance, there are no overriding highway, planning or environmental objectives, they do not affect high grade agricultural land and there is appropriate landscaping. The proposal includes the creation of new landscaping areas, but the building is so substantial that it cannot but fail to have an impact on the character and appearance of the countryside, in what was a former Special Landscape Area. As far as we aware the site includes no high grade quality agricultural land;
- contrary to ESBC LP Policy RE 14 which seems to promote small scale rural employment developments. By any stretch of the imagination this proposal is not small scale.

(b) Hotel and Conference Centre

The proposal is for a 228 bedroom hotel comprising 84 three star rooms, and 144 four star rooms/suites, together with conference bar/dining and leisure club/spa facilities, including an 18m swimming pool which will be principally for hotel residents as well as flexible meeting rooms which will be used by the Football Association Learning.

The proposal for a hotel appears to represent a distinct shift in philosophy from the 2001 application. In 2001, the view seemed to be that accommodation on site would be required to house teams for the duration of courses, training etc. The accommodation was directly related to the purpose of the Football Centre. In the Planning Statement for the current proposal, however, the developers point out that

no planning conditions were imposed on the use of the 150 rooms (300 bed spaces) proposed in the “Living House”. They, therefore, feel they are at liberty to develop what has already got permission into a commercial hotel, because the use is more or less similar. Without knowing the full details of the original permission, it appears that at the very least a commercially run hotel represents a change of use from what was previously permitted. This may be of academic interest as the current proposal puts forward an out and out commercial proposition, where the aim is to franchise the hotel to a commercial chain as a means of raising finance for the project. The developers regard the hotel/conference centre as part of the enabling development for the Football Centre, alongside the housing proposals

This hotel appears to be being used for accommodation for the English football teams, at reduced rates, and when the senior side is in residence may be used exclusively by the Football Association. At other times, however, it will be run on a commercial basis available for general public use. This relationship with the Football Centre perhaps needs to be unpicked. On the one hand the developers are saying that the hotel is part and parcel of the Football Centre complex. One can have sympathy with the need to provide accommodation on site to meet the needs of teams on courses, and due to the need for security when the senior team is in residence. On the other hand however, it is not clear that they can also argue that they are providing a new free standing high quality facility when for a great deal of the time it appears that the demand for the hotel will come directly from the Football Association. If the hotel is primarily for the Football Centre, then why is it necessary to make this into a commercial venture, other than for the enabling aspect?

A separate Planning Statement has been prepared for the hotel, because of a requirement of Planning Policy Statement 4 (PPS4), Planning for Prosperous Economies, December 2009. This document indicates that uses such as retail developments and hotels should normally be regarded as “town centre” uses. Where a proposal comes forward for an out of centre location, then planning applications are obliged to follow what is referred to as a “sequential test”. This means in practice that the developers have to demonstrate that their specific proposal cannot be located either within the town centre or on sites adjoining the central area. They also have to assess the impact on existing town centres of such proposals. In this case the developers argue that the hotel is an integral part of the Football Centre proposal and therefore the sequential test need not apply. Notwithstanding this assertion, they have prepared a report which addresses the sequential test.

Not surprisingly, the developers argue that there are no other suitable sites in central locations within a 10km radius. In addition, they argue that because of the nature of the proposal linked to the Football Centre, the likelihood is that rather than having an impact on the town centre of Burton, it is more likely to have a positive impact by drawing in more visitors. They provide no evidence, however, to justify this assertion.

Planning Policy considerations:-

- in addition to the considerations set out above, the hotel is contrary to ESBC Policy E21 where new tourism accommodation, including new hotels, should

normally be permitted in larger settlements so as to avoid intrusion into the open countryside and therefore be accessible to other services and facilities.

(c) Design

Planning Policy Statement 1 Delivering Sustainable Development January 2005, sets out the government's general principles for the planning system to follow. In particular, it states that good design should be indivisible from good planning.

“Good design should contribute positively to making places better for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted (para 34)...High quality and inclusive design.....means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the life of the development” (para 35).

Design can be very subjective. As you might expect, differing views were expressed in the joint meeting. There was a general feeling, however, that because of the estate setting, your mind anticipates and references a rather grand country house. What you get with this proposal is a building which has rather more affinity to an airport terminal building. In these sorts of locations your design either has to complement the surroundings or you design something bolder in appearance, which speaks for itself, making its own statement. What is proposed here is certainly the latter. Whilst many at the meeting had a more traditional taste, we generally had an open mind, but felt that because the style was very modernist and the setting a traditional estate landscape, a second and expert opinion was required.

The design looks as though it could be located in an urban as much as a rural environment. There was a view that the juxtaposition of an ultra-modernist building might not be totally out of keeping – it really depended on how well the building dealt with the relationship with its context and setting. We did not feel that the design adequately reflected local distinctiveness, although we accepted that there was some attempt at using natural sources such as oak panelling in the materials. We generally felt that not enough consideration had been given to the context of the estate within the former Needwood Special Landscape Area. In that sense, we did not feel that sufficient opportunities had been taken to improve the character and quality of an area and the way it functions, as set out in PPS1. This is a national centre and we do not feel that the design either does sufficient justice to its setting or its prestigious claim.

In view of the comments contained in PPS1, with regard to the importance of design to the form and function of the building and the context of its setting, we would like to recommend to the Borough Council that they involve, and take guidance from CABI, the Commission for Architecture and the Built Environment. We realise that by consulting CABI, this might result in a slight delay to processing the planning application. We are aware that the developers have stated, that after nine years of owning a relatively dormant site, they now wish to commence work as soon as possible, but we feel that the worst thing you can do to a national centre of this status and prestige is to proceed too speedily, without taking into account all appropriate advice. What is developed on the site will be with us for a long time to

come. In recommending CABA be involved we are really asking for a second opinion as to how far the proposal meets both the requirements of PPS1, the Council's own design Local Plan Policy CSP3 and is fit for purpose as a national centre. We are not aware of any such architectural expertise currently available within the Borough Council to be able to provide this guidance.

(d) Transport

East Staffordshire's Local Plan transport policies (ESBC Local Plan Policy T1) set out general principles for transport and traffic requirements in new developments. These include the need to make appropriate contributions to the cost of any highway improvements, a contribution to public transport, cycling and walking, related to the scale of the development concerned and the need to prepare a Green Transport Plan, encouraging alternatives to the car.

Due to its location, the whole proposal seems very car dependent, as promised by a large 350 space car park. The developers state that they will prepare a Travel Plan which will set out how they propose to reduce reliance on the car. Indications are that they will encourage car sharing and cycling and make provision for a dedicated shuttle bus between the site and Burton station. Whilst this response makes the right sort of noises, what is on offer seems disproportionate to the scale of the development being proposed in such an isolated location. If the developers are serious about their claim that the hotel will bring added business to the area, then they need to do much more to explain how this can be achieved using sustainable transport modes, as required by Local Plan policies.

The Transport Assessment suggests that there will only be a marginal increase in traffic on the local highway network, with a relatively small number of trips that will primarily arise outside peak hours. If the hotel is to be franchised to a commercial operator, then for the times it is not required for Football Association use, the operator will presumably want to maximise capacity. This will inevitably increase the number of trips generated to and from the site.

There appears to be some confusion as between the Planning Statement and the Environment Assessment about the use of the hotel. Para 4.62 of the Planning Statement for the hotel states, "A significant proportion of demand for the hotel arises directly from the FA.Further demand will arise from sponsors UMBRO, who will have a contract commitment with the hotel. The remaining demand for the hotel will be more general tourist/business/conferencing demand". We need to contrast those statements with chapter J paras. 5.28/5.29 of the Transport section of the Environment Assessment which predicts a figure of 60,000 bed nights p.a at 72% occupancy of which only 17,000 bed nights are likely to be related to FA usage, a figure acknowledged to represent a significant new level of business. From this stance, the 'non FA' usage will generate a significant residual transport impact for the development as a whole. From appendix G1 para 4.5, it is apparent that there has been no assessment of traffic figures for trips generated by the hotel. One approach suggests that most demand for the hotel will come from the FA and the other the opposite. What seems to more worrying, however, is that the traffic impact of the hotel on the surrounding highway network has not been fully taken into account. This deepens our concerns about the impact on local communities including Barton.

The Transport Assessment and the Travel Plan ignore the more common sense fact that the primary routes to the Football Centre for the majority of visitors approaching northbound from the A38 will be via the B5016 and Barton under Needwood, or by the Branston A38 interchange, Tatenhill and Rangemore. These are the direct routes given by most satellite navigation systems and we suggest will be used more rigorously than any signposted route.

The plans, in the Transport Assessment, e.g. 3.1,6.1 and 6.2 do not show the B5016/A38 interchange or Barton under Needwood. The assignment of journeys shown on plan 6.2, are barely credible. We feel that no one is likely to follow a route into Burton and out again when a more direct route is available though the villages. The effect of imposing additional traffic at peak times on already congested villages such as Barton has not been adequately taken into account. The addition of trips generated by the Centre is only likely to make a bad situation worse.

The assessment of Residual Effects contained in the Environmental Statement is summarised as 'None'. We find this unbelievable considering the amount of traffic likely to be generated by the hotel, which has apparently not been calculated.

Whilst control maybe exerted on the routeing of HGVs during construction, we also remain concerned at the potential of service traffic to use the route through the village during normal operating conditions once the site is up and running.

Our transport concerns might therefore be summarised as:

- a disappointingly shallow and disproportionate approach to promoting sustainable transport modes in the proposed Travel Plan;
- apparently conflicting statements about the non-FA use of the hotel
- the Environment Assessment is technically deficient in the sections dealing with Traffic, Noise, Social Economic Aspects and the assessment of Residual Effect in that they underestimate the likely number of trips generated from the hotel;
- a continuing concern about the impact of the development on the surrounding communities including Barton, making a bad traffic situation through these villages at peak time even worse.

We therefore feel that the traffic impact of the Football Centre and hotel complex has not been satisfactorily explained and would request that revised figures be calculated to take adequate account of the traffic impact of the hotel on the surrounding villages. If, however, the Borough Council is minded to approve the proposal, then we would wish to be assured that a robust routeing system is put in place and that adequate mitigating measures are provided including a financial contribution to the proposed Schools drop off point on the edge of the village in order to ease traffic congestion at peak time.

Tatenhill Parish Council

The Parish Council is very concerned about the loss of the heritage of the area. The landscaping of the "jardin anglais" which sculpted the open countryside when viewed from the formal gardens around the original Lodge will be lost.

The proposed name change will remove all reference to the former splendid heritage of the Byrkley Lodge which stood on the site. “St George’s Park” has no significance to this area. Indeed it could be used for a hotel, retirement village or urban housing estate, possibly with greater relevance. The Parish Council would like to see some recognition of the history of the site remain, perhaps St George’s at Byrkley Lodge?

The original proposals were presented to the Parish as being to provide a centre of excellence for English football from grassroots to international level. The accommodation provision was small to cater for just those staying on week-long residential courses. Increased traffic flows would be minimal with a few people arriving Monday, leaving Friday. Now we are looking at providing a much increased capacity hotel and conference centre. The hotel is no longer for the centre; it just happens to be on the site. The Parish Council is concerned about the increased traffic flows through the narrow, unclassified or C and D category roads approaching the site. No amount of signing or information from literature will negate the pollution (noise and gaseous) from vehicles using satellite navigation to plot unsuitable routes. The potential for very significant increases in traffic flows past the local primary school in Rangemore at morning drop off time is very real. Conference delegates from the south will use the A38, Tatenhill and Rangemore. M6 Toll to the A38 is a convenient route from north too.

If these applications are agreed and this Parish is to suffer the increased traffic flows, pollution and perceived loss of “rural” aspect then some planning gain for the parish is requested. To date the New Inn island is the true plus of the development. The Parish Council would like to see some more assistance for its parishioners like: Financial support for local charities providing facilities e.g. Burton Scout Group site at Rangemore Recreation Ground Trust would be welcomed. Some assistance for the local schools who may wish to utilise the facilities e.g. provision of transport or reduced hiring. Assistance with bringing services such as fast reliable broadband into the area to enable the Parishioners to see some plus and not all negativity from the development.

Anslow Parish Council

No objections.

No concerns as to height of buildings. Possible traffic volume and noise concerns. Already overused B5017/B5234 major routes on parish perimeter, appropriate improvements to these roads would avoid traffic spilling onto local minor roads.

Concerned about potential increased use of Tatenhill Airfield for passenger flights – flight paths over village.

Enhanced local facilities and employment positive.

Lack of details about electrical and gas supplies.

Environment Agency

No objections, in principle, to the proposed development - recommends conditions Development acceptable if measure(s) are implemented and secured by way of a planning condition on any planning permission.

Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2010, ref: 60050502-3522 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year critical storm plus an additional 30% for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Condition 2

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason : To prevent pollution.

The Preliminary Risk Assessment submitted indicates that the area within the Planning Application boundary has not been subject to any previous land-uses identified within Annex 2 of PPS23 as having the potential to have caused contamination. It is noted that above ground fuel storage tanks and a historic gas works have been identified outside of the Planning Application boundary.

We understand that all foul drainage from the site will be treated and discharged to Lin Brook (i.e. a surface watercourse).

If during site development any areas of significant contamination are suspected, then the materials should be sampled, tested and suitable remediation carried out in consultation with the Local Planning Authority.

It should be noted that in accordance with Government Policy detailed in Planning Policy Statement 23: 'Planning and Pollution Control' (2004), it remains the responsibility of the landowner and developer to identify land affected by contamination and to ensure that remediation is undertaken to secure a safe development. Therefore, should any significant contamination, not assessed by virtue of this report/project, subsequently become apparent responsibility remains with these parties. Additionally the relevant land owner should accept any risk and liability arising from the existence of any remaining areas/concentrations of contamination on the site (i.e. in areas outside of the Planning Application boundary).

Site Waste Management Plan

It states that a Site Waste Management Plan has been prepared which the developer will follow. SWMPs are a legal requirement for construction projects over £30000 with a greater level of detail being required for projects over £50000. There is no legal requirement for a SWMP for projects less than £30000 but they would

be considered to be best practice. SWMPs should be a 'living' document that describes the state of progress against the waste management forecasts contained in the plan. Once the project is completed, the plan should be reviewed and any deviation from the plan recorded and justified. An outline of some of the targets set have been provided within the SA.

In addition the development will be built to standards set out by BREEAM, which incorporates waste amongst the sustainability criteria. The scheme has been designed to achieve Code level 3 and potentially level 4 for sustainable homes, this is in line with policy SR3 of the RSS. The scheme is designed to achieve a BREEAM Bespoke code level 3 and potentially 4.

If waste will be undergoing any treatment on site such as compaction, shredding or bailing, prior to its recovery or disposal this may require an exemption or Environmental Permit, the local Environment Management team will be able to offer advice regarding these.

Finally, in order for the Agency to monitor its effectiveness in influencing the determination of planning applications, a copy of the decision notice (including conditions) for this application would be appreciated.

ESBC Head of Environment

Noise

To ensure that noise is controlled at the above site the recommendations and conclusions as detailed in the Environmental Statement Volume II- Chapter H- Noise and Vibration must be followed. In particular:

Demolition & Construction

- Best practice and noise mitigation should be employed to minimise the impact on nearby noise sensitive receptors.

Hotel Noise Assessment

- Worst case noise levels at the proposed hotel require windows with an $Rw+C_{tr}$ of at least 28 dB(A).
- Opening windows in bedrooms on the west façade would compromise the acoustic performance of the façade. Consequently, forced draught ventilation or passive acoustic vents should be considered as an alternative.

Contaminated Land

It is recognised that substantial reports have been submitted in relation to contamination at or around the proposed development site. Recommends conditions as follows:

No development approved by this permission shall be commenced prior to submission (and subsequent approval in writing) of documents 1) and 2) to the Local Planning Authority, together with a timetable of works. Works can only proceed once written approval of the submissions has been obtained from the LPA.

Any contaminated land assessment must be carried out in accordance with current UK guidance and should include a conceptual site model.

- 1) An Intrusive Site Investigation based on the findings of the desktop study carried out by a suitably qualified person. This should suitably characterise the site in terms of any contamination or gas generation that may be evident on site.
- 2) If remedial measures are required, a Remediation Method Statement shall also be submitted, detailing works to be carried out to mitigate or remove the contamination.
- 3) If any additional contamination is identified or discovered during works on site, which has not previously been considered in the Remediation Method Statement, then no further development (unless otherwise agreed in writing by the LPA) shall be carried out until the developer has submitted additional remediation proposals for approval. Any approved proposals shall thereafter form part of the Remediation Method Statement.

Upon completion of the works, a Remediation Validation Report (Phase 3) shall be submitted. This should include a signed declaration outlining the remediation works that have been carried out, and confirmation that remedial targets have been achieved to the satisfaction of the LPA. This shall be submitted prior to any occupation of any of the dwellings on site unless otherwise agreed in writing by the LPA.

Climate Change

The improved energy efficiency specification measures should be adopted.

The recommended proposals for integrated low and zero carbon technologies should be adopted.

The proposals to meet Good/Best ratings under the West Midlands Sustainability Checklist should be undertaken.

The final Travel Plan should be submitted and approved prior to use of the site.

ESBC Head of Cultural Services

Supports NFC as scheme and community access but changing facilities could be better. Discussions are ongoing about community access and changing facilities.

ESBC Engineering Manager

Increased fluvial flows generated from the development. Attenuation and storage systems are advisable Due to the prestige of the development; it would be an ideal project to see some innovative methods employed.

The eventual discharge into the Lin Brook needs to be carefully considered as this brook discharges into further systems downstream and they need to be safeguarded from further impact.'

Staffordshire County Council – Countryside and Rights of Way Officer

Archaeology

An archaeological watching brief should be maintained during ground works associated with the proposed scheme. This work would most appropriately be achieved via a condition on any planning permission such as "No development shall take place within the area indicated (this would be the area of archaeological

interest) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

It is advised that the LEMP proposed in the initial planning application be maintained to ensure the preservation *in situ* of sensitive buried archaeological remains across the scheme.

A desk-based assessment has been completed on a previous application (PA/16573/010). Following this an archaeological watching brief was maintained during ground works associated with the initial scheme. The desk-based assessment focused upon the medieval and post medieval potential for the area and the watching brief recorded elements of the nineteenth century lodge and associated buildings. The current scheme has taken on board the historic sensitivity around the fishponds and possible moated site and this area will not be impacted by development.

A review of the Historic Environment Record (HER) indicates no new information for the site. From within the wider landscape there does remain the potential for prehistoric remains particularly considering the proximity of the Trent Valley. Within the southern portion of the site several linear features have been recorded on aerial photographs including a triple ditched feature (PRN 04012). These linear features remain undated although their morphology and the number of ditched would suggest a prehistoric date.

Taking into account the scale of the proposed scheme and the demonstrable archaeological potential within particularly the southern portion of the scheme it is recommended that the relevant stages of development should be accompanied by a programme of archaeological fieldwork in the form of a watching brief.

This work would most appropriately be secured via a condition such as the model condition set out in paragraph 30 of PPG16 being attached to any permission issued. The condition states:

"No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Regarding section 1.27 of the Planning Statement it is noted that the Football Association proposes to replace the twenty year Landscape and Ecology Plan (LEMP) with a Biodiversity Action Plan (BAP). This is of concern on historic environment grounds as many of the more sensitive historic assets across the scheme currently lie within areas set aside for landscaping as part of the LEMP. It is considered that should the LEMP be replaced that a BAP focusing upon ecological enhancement and management would not provide sufficient protections to ensure preservation *in situ*. It is therefore advised that the twenty year LEMP be maintained to ensure the continued sensitive management of the site for historic environment, landscape and biodiversity reasons.

Ecology

Conditions and a planning agreement are recommended to ensure preparation and implementation of the proposed Biodiversity Action Plan and associated monitoring and for veteran tree protection and veteran tree management plans. The planning agreement should include a requirement for a full veteran tree survey as recommended by the arboricultural report. Extension of the invertebrate survey proposed for the residential development to the entire site would be welcomed, focussing on species of veteran trees. A condition is recommended requiring compliance with and implementation of, the mitigation measures set out in s.6.0 of the Ecology Chapter - Chapter D, Vol II of the Environmental Statement.

The Design and Access Statement indicates that measures will be put in place to protect veteran trees and semi-natural habitats and to restore and create habitats as mitigation for losses. The development of a Biodiversity Action Plan for the development is welcomed. A condition and/or planning agreement should be used to ensure preparation of the Plan and the consultation proposed, and the implementation of the Plan including mitigation and compensation measures and long-term management of habitats. It should be acknowledged clearly, however, that a large part of a site of Biological Importance will be lost to built development. Presentation of itemised, quantified BAP habitat gains and losses would be useful to allow informed assessment of the proposal. The habitat and great crested newt surveys are appropriate and other species surveys have been carried out. A condition is recommended requiring updated protected species surveys should development of any part of the site commence after September 2011.

The Biodiversity Action Plan Summary

It should be noted that the Staffordshire Biodiversity Action Plan is currently under review. The draft 3rd edition takes an ecosystems - landscape scale - approach. The application site is within the Needwood Woods and Parkland Ecosystem Area where the draft primary priority is wood pasture & parkland, with additional priorities including enhancement of habitat connectivity, lowland meadows, native woodland, hedgerows, arable field margins and ponds. Species will, in general be included in the Ecosystem Area Plans.

The measures proposed for management, enhancement and creation of habitats and for monitoring are welcomed as in general appropriate. The complex recommendations for habitat management, enhancement, restoration and creation will need to be incorporated into a clear management plan with annual operations, clear identification of responsibilities, and provision for monitoring and review; therefore the proposed BAP needs to incorporate that format. Care needs to be taken to reconcile planning and Environmental Stewardship requirements as the required ecological mitigation and compensation needs to be firmly secured by means of condition and/or planning obligations, but Environmental Stewardship funding cannot be granted where a legal obligation to carry out works is in place.

The Arboricultural Report identifies the site as potentially of national importance for veteran trees. As part of compensation for adverse effects of the development on parkland, the planning agreement should include a requirement for a full veteran

tree survey as recommended by this report. A condition is required for protection of trees as identified by the Arboricultural Report and for management of the veteran and mature trees. As recommended by the Arboricultural Survey, veteran tree management plans should be put in place and implemented for all veteran trees. Any felling or surgery on veteran or mature trees should be preceded by a bat roost survey and should follow Arboricultural Association and Bat Conservation Trust guidelines. Tree protection and management should follow the guidance found in the Arboricultural Report. Extension of the invertebrate survey proposed for the residential development to the entire site would be welcomed, focussing on species of veteran trees/parkland/wood pasture, with results copied to Staffordshire Ecological Record.

A condition is recommended requiring compliance with and implementation of, the mitigation measures set out in s.6.0 of the Ecology Chapter - Chapter D, Vol II of the Environmental Statement.

Landscape

An assessment of the proposals against all parts of Structure Plan Policy NC2 is required, with a re-assessment of the Landscape and Ecology Master Plan to ensure compliance with the Policy objective of Active landscape Conservation.

The original planning application for a National Football Centre, made in 2001, was assessed against policy NC2 of the Staffordshire and Stoke on Trent Structure Plan, as informed by Landscape Supplementary Planning Guidance, Planning for Landscape Change. This assessment identified the landscape of Byrkley Park as of the highest quality and therefore the development needed to contribute to the active conservation of the landscape affected. A detailed Landscape and Ecology Management Plan (LEMP) drawn up at the time identified the positive ways that the landscape would be managed and, as a result, the proposals were deemed to conform to the requirements of Structure Plan policy NC2. The Planning Statement prepared for the enabling residential development, in paragraph 1.27, indicates that this management plan has been signed up to and is operational in relation to the original application. There is no indication in this application of how, or whether, the new proposals will impact in any way on the management plan, particularly with a changed arrangement of elements of the scheme and the introduction of new development proposals such as the enabling housing. It is important therefore that the management plan is re-addressed to provide the same benefits to the landscape, and therefore ensuring continued compliance with Structure Plan landscape policy. There is an indication in the Planning Statement, paragraph 1.27, that the LEMP will be superseded by an area BAP, but this would not address landscape requirements and therefore both plans are needed, to work side by side and address all aspects of the 20+ year development and management of the site.

The scoping opinion identified the need to address landscape character issues on a local scale, as required to comply with PPG7 and the West Midlands RSS. National Forest landscape character types are identified, and the Landscape consultants have carried out a local assessment in the Landscape and Visual section, Appendix E, para.5.8, with 6 character areas reflecting surrounding land uses. The landscape character areas identified in Planning for Landscape Change are not discussed in terms of impact caused by the development, and the resulting work carried out by

the County Council on landscape quality, which should form the basis of assessment against Structure Plan policy NC2 is not addressed. It is reassuring to see, in Appendix E, an analysis of the development against parts a) to c i) - v) of NC2, but this analysis is incomplete unless the first part of the policy, "Development should be informed by and sympathetic to landscape character and quality and should contribute, as appropriate, to the...active conservation of the landscape likely to be affected" is applied. For information, the landscape of Byrkley park is identified as conforming to the landscape character of the *settled plateau farmands/ estatelands* of the *Needwood and Derbyshire Claylands* National Character Area, and the Landscape Policy Objective for this area is Active Landscape Conservation. These points were raised in the County Council response to the scoping opinion. The planning statement therefore purports to demonstrate accord with planning policy requirements relating to visual and landscape effects (para. 11.5) but, without a thorough examination of all requirements for compliance with policy NC2, this must be questioned.

Visual effects of the sports complex are dealt with in detail in Appendix E. It needs to be established, however, whether reference to this document for the housing development is sufficient on its own to address visual impact in sufficient depth for an evaluation of landscape and visual impact to be made. The visual impact study examines the new proposals in the light of the site already having an extant permission for development of a national football centre and works already carried out for that development. This has resulted in little additional landscape and visual impact being identified for the site. Rigorous requirements for a continued LEMP, to address both the football centre and housing, will ensure that the new development remains compliant with Structure Plan Policy.

As two additional points: It is unfortunate that there has not been a requirement for the provision of some photo-montage presentations in Vol. 3 Technical Appendix E7. This exercise, for a range of identified viewpoints, to assess impact of the covered pitches and hotel complex, would have been useful through the consultation process.

Rights of Way

According to the current Definitive Map, there is a public footpath following the north-western boundary of the site and another footpath which cuts across the south eastern extremity of the site. Neither route will be affected by the development. In the event that planning permission is granted, the applicants need to be made aware that the planning permission does not construe the right to divert, stop up or obstruct either of these two routes.

The County Council has not received any applications under Section 53 of the Wildlife and Countryside Act 1981 to modify the Definitive Map for this area.

Staffordshire County Council – Highways

[No comments received to date]

Ramblers Association

No objection to the proposals in P/2010/00255/CLF. Although they are very different from the original proposals for the National Football Centre they are well contained within the centre of the site.'

Sport England

Considered the application in the light of Playing Fields Policy, now largely incorporated into paragraph 15 of Planning Policy Guidance Note17. The policy identifies exceptions to normal position of opposing development on playing fields. The proposal does not lead to the loss of any playing field or sports pitches therefore Sport England has no statutory objection to the proposals.

Also considered the overall sporting value of the facility and recognise the importance of the proposed national football centre as an elite training facility. The location of such a facility in East Staffordshire also gives rise to some potential sporting benefits to the local community and in this regard the proposal to provide 3 football pitches, with associated changing facilities, is very welcome as it will help to address a shortfall of pitches in the area as identified in the Council's Playing Pitch Strategy.

In principle therefore we are supportive of the development however there are two issues which we would like to be reconsidered prior to determination:

- the size of the community changing accommodation
- access to the sports hall, indoor football pitch and leisure facilities by the local community

The size of the changing rooms is only sufficient to serve two 11 a-side teams using one pitch. Given there are three pitches, one of which has an artificial surface which can be used more intensively, it is considered that the changing rooms do not have sufficient capacity to accommodate two or three pitches being used at the same time. We would ask that the changing rooms are therefore increased in size to enable them to accommodate a realistic number of users.

It would be also be beneficial, to the development of sport and in meeting targets to increase sports participation, if access could be provided to the local community to the sports hall, indoor pitch and leisure facilities. I realise that at some times this will not be possible (e.g. when the elite team are training) but we would ask that community access be provided at agreed times and incorporated into a Community Use Agreement.

To summarise, Sport England support the proposal in principle but require:

- the enlargement of the community changing rooms to comply with Sport England and FA technical design guidance, and
- a S106 agreement to secure community use to the three pitches and changing room, and if practicable the sports hall, indoor pitch and leisure facilities.

Response to further information confirms view that proposals for community changing are inadequate.

Police Architectural Liaison Officer

Examined with reference to the Association of Chief Police Officer's Secured by Design Criteria and the Principles of Crime Prevention Through Environmental Design.

Do not object to this proposal, but have provided security proposals to reduce the opportunities for crime and fear of crime in this proposal.

ESBC Tree Officer

Supports the proposed Veteran Tree Management proposals, the felling of certain trees and the use of conditions to secure the appointment of an onsite arborist to oversee all operations on site during and prior to the construction phase, as recommended in the submitted tree survey.

Recommends:

- The already fallen deadwood and felled stems of the larger specimens be left in situ as these are an important part of the biodiversity of the site as a whole.
- The 'sanitisation' of parts of the site by the removal of all deadwood could be avoided by instead addressing public safety issues by a scheme of footpaths and suitable understory species planting
- At some point a proper survey should be undertaken to establish the level of any perceived risk to the public using an industry wide accepted method.
- A blanket Tree Preservation Order should be placed across the whole site.

Advantage West Midlands

Welcomes application. Strategic Objective 4.3 of West Midlands Economic Strategy (WEMS) suggests need to position the West Midlands as a global centre where people and business choose to connect. The proposal will be a flagship training and development centre for football in England. This will play a major part in raising the profile of the Borough and Region.

Number of benefits including employment opportunities and additional expenditure in the local and regional economy, environmental and community improvements.

Welcome investment by the FA of around £55 million in project. Proposal will create around 220 jobs as well as ground staff, security, hotel staff and temporary construction jobs.

Consistent with priorities outlined in West Midlands Visitor Economy Strategy, in particular business tourism and festivals/events growth.

Proposal will have significant economic spin-offs for the region, having an important role in shaping the perceptions of the region as a gateway for visitors, investors, business and potential new residents and maximise the cultural offer and assets.

Highways Agency

No concerns with regard to trip generation. Wish to be consulted on any signing strategy. Pleased to note proposed public transport and shuttle bus initiatives.

No objections.

SCC Minerals

Site is in area permitted for the winning and working of gypsum and anhydrite by underground methods, and whilst no mining has occurred under the site important mineral resources are available here that could be accessed via the mine at Fauld. The resources are nationally significant to the cement industry.

Even though the minerals below the site are not owned by the mine operator it remains necessary to consider national and local policy for safeguarding important mineral resources from long term sterilisation caused by built development. SCC recommends that the Council consider the evidence provided by British Gypsum relating to the extent of the sterilisation of nationally important reserves of gypsum and anhydrite. The Council should consider the long term Impact of mineral sterilisation associated with the proposals and take into account that current constraints of mineral ownership may not prevail in the longer term. For these reasons SCC object.

Various policies are also cited in relation to securing a site waste management plan.

British Gypsum

Gypsum and anhydrite lie beneath the two application sites, which is of cement manufacturing quality, and information submitted in relation to a recent application to mine 6m tonnes to the west of the current mined area states that Fauld Mine currently accounts for 80% of these minerals supplied to the UK's cement industry,

The potential amount of sterilisation is 1.9m tonnes at the sport/hotel site and 1.6m tonnes at the housing site and concludes that "*because of the acknowledged scarcity, and national importance of the supplies to the cement industry the impact of sterilisation of the mineral resources from the proposed development would be significant*"

National Forest Company

Acknowledge 2001 planning permission establishes principle.

Ecological Impacts

Combined development will have significant impact upon wildlife habitats resulting in the loss of:

- 6ha mature parkland
- 1.52ha unimproved grassland
- 1.45ha of ephemeral (disturbed ground) habitats
- 0.08ha ponds habitat for Great Crested Newts
- small areas of marshy grassland and new tree planting, plus several mature trees and areas of scrub
- 1.25ha unimproved grassland to drainage swale construction

Impacts also upon habitats and foraging areas of a number of protected wildlife species including Badgers, Brown Hare, Bats, Great Crested Newts, Hedgehog, Small Heat Butterfly and a number of birds of national conservation concern. All of these habitats make a valuable contribution to the National Forest and other Biodiversity Action Plan targets.

NFC regrets loss of habitats and biodiversity value and considers it essential that the Council and FA get specialist views of Staffordshire Ecological Records Centre and Natural England to assess the significance of these losses.

Also consider there is a major omission in that a full bat survey of the parkland trees and a breeding bird survey have not been undertaken. Without this information it is not possible to assess the full impacts upon nationally protected wildlife species – information that must be required before the application can be determined.

Landscape Impacts

Taken together the two main development ‘footprints’ will break up the continuity of the existing parkland landscape across the site. NFC is concerned that this will effectively isolate the remnant areas of parkland and have a major, negative impact upon overall habitat connectivity.

Landscaping and ecology proposals

A number of the landscaping and biodiversity works should be regarded as expected best practice, purely to mitigate the development impact. These include:

- creation of new pools, wetlands and hedgerows as replacement habitats for Great Crested Newts
- creation of 2ha wetland – in part to fulfil requirement for sustainable drainage system for housing
- translocation of marshy grassland and unimproved grassland for development drainage
- inclusion of 80 bird boxes and 40 bat boxes to mitigate loss of trees and parkland habitat

Works to compensate for biodiversity losses and landscape impacts include:

- creation of 4ha new parkland east of Lin Brook (falls short of 6ha lost)
- creation of 0.15ha shingle beach
- management of unimproved and semi-improved grassland west of Lin Brook
- inclusion of arable HLS management options for land east of Lin Brook
- replacement tree planting (should be on 10:1 basis not 1:1 recommended)
- proposals for managing existing ponds and woodlands
- additional small-scale landscaping with trees

Draft Biodiversity Action Plan includes reference to “a long term aspiration to create further parkland east of Lin Brook” with eventual aim after 5-15 years to covert 24.5ha of arable land to parkland habitat. NFC views this 24.5ha as crucial to

offset the overall impacts and to create a high quality environment as a setting for the proposals. As such this should be required by condition/Section 106.

Tourism and leisure benefits

Welcome intention to broaden the use of the hotel to wider users. An additional high quality hotel in the area will greatly benefit the tourism economy and appeal of the national Forest. Also support intention to allow community use.

Building design

Support aim to achieve 'Very Good' BREEAM rating.

Support intent to:

- source local materials and use materials with a low environmental impact
- use materials of a colour and texture that will seek to blend with the surrounding character of the landscape
- commit to using timber from certified sources
- inclusion of oak panel cladding
- installation of ground source heat pumps and combined heat and power system
- securing high energy and water efficiency measures
- commitment to achieving significant waste recycling

Summary

NFC has a number of concerns about the cumulative environmental impacts of proposals. The environmental harm of the combined development is only outweighed by the early inclusion of the 24.5ha parkland creation as a key element of the broader landscaping and ecological proposals.

Natural England

Proposal will affect a locally designated site, Byrkley Park and Lin Brook Special Biological Interest.

No objection in principle subject to implementation of Biodiversity Action Plan and some additional survey work regarding bats. Have concerns (echoed by Staffordshire Wildlife Trust and National Forest Company) that mitigation planned could be improved.

Wish to see the wider parkland vision (two sites adjacent to site) created hand in hand with development as part of mitigation for loss of habitat.

As a minimum like for like replacement for loss of Great Crested Newt breeding ponds required via condition and site resurveyed for newts prior to commencement of development should commencement be after 12 months.

Presence Absence surveys for bats should be undertaken to provide confidence as to whether the development will have a significant impact on European protected species. Surveys should be carried out before determination of the applications. Presence of bats would require a mitigation scheme to compensate for loss of roosting opportunities.

Condition securing recommendations of other protected species surveys (birds, invertebrates, badger and fungi) required.

Support aims of Biodiversity Action Plan. Recommend condition requiring development to proceed only in accordance with BAP unless prior approval is sought in consultation with Natural England.

Support use of Sustainable Drainage Systems. Full details of foul and surface water drainage strategy should be required by condition.

BREEAM excellent should be as aspiration for a development likely to be extremely high profile. This would underline the commitment of the district and FA to create a sustainable development and could act as an exemplar for other development in the area.

Recommend LPA considers and fulfils its duty on wider biodiversity matters.

Staffordshire Wildlife Trust

[No comments received to date]

Severn Trent Water

No objections.

Cllr Hardwick

Aware of communication with Draycott in the Clay Parish Council - the key issue will be traffic approaching the site from the A50 certainly traffic from Uttoxeter and Sudbury will end up at Six Roads Ends at the top of Draycott Cliff. When scheme was originally proposed improvement works were done at two junctions Five Lanes Ends in Needwood and the Mitre Cross Road at Newborough on the basis that this was how they would instruct drivers to approach the site. Time has moved on and with the increasing popularity of Sat Navs the probability is that proposed approaches will not be same as the direction the Sat Nav will take you.

The route via Mitre Cross Road takes you two sides of a triangle, the route from Six Roads End to Five roads End is only one side so will be shorter. I would be grateful if the Six Roads End Junction could receive some consideration with regard to the impact of traffic both from a construction phase and the completed development. The junction is still the scene of accidents even though the County Council have installed speed cameras and improved road-markings, this is due to the confusion caused by six roads merging. The ultimate solution would be a roundabout.

Woodland Trust

[No comments received to date]

8.0 Main Issues/Evaluation

- a) Planning History
- b) Development Plan Framework
- c) Environmental Impact Assessment
- d) Transport
- e) Design
- f) Other material considerations

8.1 Planning History

- 8.1.1 By virtue of the 2001 planning permission for a very similar range and scale of uses, the principle of development of the wider site is established. The 2001 permission remains extant.
- 8.1.2 Whilst the 2001 permission is for buildings in different locations and of different styles, the basic components of full size covered indoor pitch, sports hall and associated facilities; hotel type accommodation, teaching and seminar buildings, pitches and training areas, and associated infrastructure are approved.
- 8.1.3 The 1991 permission for hotel with conference and golf facilities and 29 dwellings, is of lesser relevance to the consideration of the current application(s) as it has lapsed and not been implemented, it is however, a material consideration.

8.2 Development Plan Framework

- 8.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities, when determining planning applications, to have regard to the Development Plan and if its provisions are of relevance, determine the application in accordance with the plan unless material considerations indicate otherwise.
- 8.2.2 The Development Plan for East Staffordshire comprises:
 - Regional Spatial Strategy (RSS) for the West Midlands 2008
 - Saved policies of the Staffordshire and Stoke on Trent Structure Plan 2002, and
 - Saved policies of the East Staffordshire Local Plan 2006
- 8.2.3 Revisions to these plans amount to the emerging development plan. The RSS Phase 2 Revision is at an advanced stage and some policies contained within it are being applied by the Council. The Council's Local Development Framework has not yet progressed to a stage where it can be considered as part of the development plan or a material consideration.
- 8.2.4 A number of adopted Supplementary Planning Documents, notably the Design Guide 2008, form important parts of the wider development plan framework.

Social and Economic Benefits

8.2.5 PPS4, the RSS and the Council's Economic Regeneration Strategy seek to achieve improved economic performance whilst balancing relevant social and environmental considerations. The submitted Economic Impact Assessment and the Socio-Economic Chapter of the ES, set out the potential benefits of the proposals. In summary they are:

- capital investment of approximately £55 million (including spending on building materials and labour)
- annual expenditure generated of approximately £9 million (including spending on wages and the supply of goods and services) with 60% of this likely to be in the West Midlands
- creation of up to 50 full time equivalent jobs during construction
- creation of up to 221 net additional full time equivalent jobs at the sports and hotel facilities, with up to 55 'spin-off' jobs in services in the local area and up to 90 'spin-off' jobs in the West Midlands
- generation of £5.5 million supplier and wage expenditure in the local area with an additional £2 million 'spin-off' expenditure in the West Midlands

8.2.6 There are a number of less quantifiable but important qualitative likely impacts including:

- enhanced profile for the area with a boost to investment confidence
- long term expenditure by residents, employees and visitors
- contribution to vitality and viability of tourism sector
- creation of additional business visits to the area
- development of flagship sports facilities acting as a potential catalyst for further sports investment
- expansion of football pitches in the local community with potential for additional tournaments to be attracted to the area

8.2.7 RSS Policy PA10 (Tourism and Culture) encourages the further development of tourism and culture such as sport and hotels, as a key element in the diversification of the regional economy.

8.2.8 Policies similarly support tourism in appropriate locations and as a means of both rural diversification and urban regeneration. The National Forest has a leading role in the establishment of a significant tourist resource and encourages distinctive new attractions in rural locations subject to them being compatible with policies seeking to protect the countryside and areas of important landscapes.

Sports Benefits

8.2.9 The FA proposals match the government objectives to encourage wider participation in sport, thus creating a more active nation and improve performance. The Regional Plan for Sport in the West Midlands (2004-2008) aims to increase general participation in sport and improve the performance of athletes in international competition.

8.2.10 The FA point to the dedicated facilities for players, coaches and match officials in the majority of European countries, and how St George's Park could provide a comparable facility. The centre will be used for training all of the England teams including the senior Men's squad, senior Women's squad, men's Youth teams (under 16s, 17s, 18s, 19s, 20s and 21s), women's youth teams (under 15s, 16s, 17s, 19s and 21s), and disabled teams.

8.2.11 All teams will use the centre for training, pre-tournament preparation, injury rehabilitation, etc. and during these activities will be accommodated at the hotel. The intention is to also make the centre a destination of choice for coaches, players, administrators and officials. For example, the League Managers Association has committed to making the centre its future headquarters.

8.2.12 The potential for the centre to also provide a base for participants in international football and other sporting events is clear, with the potential as an events and training facility for the 2012 Olympics a further aim.

8.2.13 Access to the centre for community use is encouraged by the FA. Aside from the few occasions when exclusive use of the centre is necessary, for example when the senior England men's team is in residence, it will be available for community use. Some local schools and amateur clubs already use the existing pitches on an ad hoc basis. Burton Albion uses the facilities on a regular basis and will continue to use the NFC as a training ground.

8.2.14 Three pitches and new changing facilities are to be made available through a Section 106 Obligation for community use at weekends and at certain times during the week. The management of use of the pitches will be undertaken by the Council with ongoing maintenance the responsibility of the FA. This aspect of the proposals, together with the overall nature of the NFC, meets the general aspirations of the Council's PPG17 Open Space and Playing Fields Strategy.

Hotel

8.2.15 As the 2001 permission includes 'short term residential accommodation in the form of a 150 bedroom 'living house', the concept of this type of accommodation for those attending the NFC is established. There are no conditions attached to this permission linking the 'living house' to the NFC related activities, and therefore if this permitted scheme were to be implemented, it could function as a 150 bedroom hotel.

8.2.16 The current hotel proposals are bigger than the 'living house' and will accommodate a different range of ancillary facilities. It will be managed by a non-FA international brand operator and will be open to the public except for those days when the FA requires sole occupation.

8.2.17 The size and type of hotel proposed is seen by the FA as essential because:

- necessary for the operation of the NFC to provide accommodation for participants in training and learning programmes

- without the hotel the security of the players/staff could be compromised and indoor teaching/outdoor training could not operate efficiently alongside each other
- by providing hotel and sports facilities on the same site the number of vehicle trips is minimised
- funding strategy for the NFC assumes that the hotel will be sold and generate approximately 36% of total funding requirement
- fulfils an aspiration of the National Forest Company

8.2.18 The FA consider that as the need for the hotel could only be satisfied on-site and not in nearby town centres, they do not consider it to be a 'town centre use' in terms of PPS4. The impacts of the hotel are, however, assessed and a sequential assessment in accordance with policies ES16 and EC15 of PPS4 has been carried out. This work demonstrates that:

- the social, economic and sports impacts of the hotel, in isolation and as part of the NFC, will be of significant benefit to the local area and the region
- there are no comparable hotel facilities within Burton town centre such that there is likely to be trade diversion
- the impact on the vitality and viability of existing town centres, including Burton will be positive because it will encourage visitors to the area and increase expenditure in the economy
- the hotel offer is very different to the new hotels/extensions currently proposed or committed such that implementation of these schemes (which are all out-of-centre) would not be compromised
- the hotel will satisfy a need for a high quality branded hotel in this location (there are currently no 4* rated hotels within 10 km), and
- the hotel will help support the significant contribution that tourism makes toward expenditure and job creation in the National Forest

8.2.19 The appraisal of sequentially preferable sites demonstrates that there are no reasonable, alternative, sequentially preferable sites available that could accommodate a development that could serve the NFC.

Biodiversity, Trees and Protected Species

8.2.20 Structure Plan policy NC13 seeks to ensure the retention of trees wherever possible but accept that trees may necessarily be lost as a result of development. Where trees are to be lost, replacement planting is required.

8.2.21 These proposals retain the majority of existing trees and replacement planting is proposed to mitigate the removal of some trees which are either structurally poor or in declining condition and of generally poor condition.

8.2.22 RSS policy QE7 seeks to encourage the maintenance and enhancement of the region's biodiversity resources and recognises that the quality of biodiversity depends on good management. The proposed BAP for the wider site, seeks to demonstrate compliance with this policy.

8.2.23 Sites of Biological Importance (SBIs) are non-statutory designations which amount to material considerations. Policy seeks to protect SBIs where possible and unless there are reasons for the proposal which outweigh the need to safeguard the intrinsic nature conservation value of the site. The principle of development within the SBI was assessed and established by the 2001 planning permission.

8.2.24 That part of the application site within the Lin Brook SBI is not directly affected by the built development and the ES concludes that it will be positively integrated into the development through the retention of a grassland buffer incorporating swales. The Byrkley Park SBI covers the northern part of the application site. The ES concludes that the proposals will not directly affect the habitats that justified the designation as no veteran trees or trees of amenity value will be lost and built development will be in areas created as a result of site clearance works associated with the 2001 permission.

8.2.25 Overall the ES concludes that the proposals satisfy policy guidance by having little adverse impact on biodiversity because the more important habitat is outside the boundary of the application site. Also a range of proposals are being developed for inclusion in the BAP which will preserve and significantly enhance the biodiversity interest in the wider site, in accordance with PPS9.

8.2.26 PPS9 policies seek to ensure adequate protection for a variety of species. The ES outlines the extent of surveys undertaken to establish the presence of protected species across the wider site. Great Crested Newts, badgers, bats and nesting birds have been identified. Mitigation and management measures are set out in the ES and BAP and confirm:

- a Great Crested Newt mitigation strategy including the creation of new ponds and terrestrial habitats to the east of Lin Brook (to be submitted as part of a European Protected Species Licence to Natural England)
- an ash tree (providing potential habitat for bats) to be felled will be surveyed for bat roosts prior to felling and a range of bat boxes installed
- any vegetation clearance will occur outside the bird nesting season, a range of bird nest boxes erected, new habitat created in conjunction with the Great Crested Newt relocation ponds, new wetland to the north of the hotel and parkland creation east of Lin Brook
- Barn Owl boxes erected and an area of currently intensively managed grassland will be less intensively managed to encourage small mammals as new foraging for owls

Visual and Landscape Effects

8.2.27 RSS Policy QE6 seeks to ensure that development is informed by, and sympathetic to, the character of the surrounding landscape. Local Plan Policy CSP6 places emphasis on the need for high quality development reflecting the architecture of the National Forest. The submitted Design and Access Statement explains the siting of the sports and hotel buildings has been carefully chosen to minimise visual impact, and how a limited pallet of materials with extensive areas of glazing will help form a sound relationship with the Forest setting.

8.2.28 The development is generally focused in the area that was developed following the grant of permission in 2001 and as such is not considered to be out of character with the surroundings. Development of the scale proposed (and approved) will inevitably have some impact on visual amenity and landscape character beyond the wider site boundary.

8.2.29 The ES concludes that there will be a beneficial effect on views from the north associated with the reconfiguration of buildings relative to the 2001 permission. Views from the east and west are limited and there will be minor adverse effects on landscape character and visual amenity in localised areas to the south as buildings will be seen from certain locations. However, as landscaping on the southern boundary matures any adverse effects will reduce.

National Forest

8.2.30 RSS Policy QE8 and Local Plan Policy CSP6 support the preservation and creation of woodland as part of the National Forest initiative and as a means of contributing to wider objectives relating to health, recreation, rural diversification and regeneration. The National Forest Strategy (NFS) provides the framework for these regional and local policies.

8.2.31 New woodland planting across the site and wider site area amounts to at least 20% of the proposed development area and as such is in accordance with the planting guidelines for the National Forest set out in the Local Plan. Evaluated against the objectives linked to the benefits of development-related planting and landscaping set out in the NFS, the proposals will significantly assist the achievement of social, economic, and environmental ambitions.

Sustainable Construction and Operation

8.2.32 The Council seeks through the provisions in RSS Phase 2 Revision Draft 2007 Policy SR3 to ensure that new developments are designed and constructed to the highest possible environmental standards, working toward the achievement of carbon neutral development through compliance with a range of criteria. The Sustainability Statement submitted with the application sets out proposals to deliver benefits through reducing construction and operational CO2 emissions and use of natural resources.

8.2.33 Assessment against the BREEAM model (there is no equivalent standard for development of this type) has been carried out by the applicants. It is anticipated by then that the scheme will achieve a rating of 'Very Good'. Energy efficiency measures seek to exceed current Building Regulations. A Combined Heat and Power (CHP) system to meet energy demands is proposed.

Transport

8.2.34 PPG13 requires all major planning applications to be supported by a Transport Assessment (TA) and Travel Plan. These matters are evaluated in further detail below.

Flood Risk

8.2.35 PPS25 requires a Flood Risk Assessment (FRA) of proposals that have the potential to generate significant volumes of surface water runoff due to their size in areas that are known to at risk of flooding. There are no watercourses within the application site, and it is within Flood Zone 1 which means the annual risk of flooding is low (less than 10%). A FRA has however, been undertaken in view of the size of the development. This confirms that runoff rates as a result of the development will increase and will need to be mitigated, and this can be achieved by the use of conditions.

8.3.36 Sustainable Drainage Systems (SUDS) are to be used to manage flows through to Lin Brook. The existing pitch drainage and irrigation system will remain unchanged. As there is no local sewer network near the site, foul water is to be treated on site by a new waste water treatment plant (underground). Subject to Environment Agency agreement, treated water will discharge into Lin Brook.

8.4 Environmental Impact Assessment

8.4.1 The purpose of the ES submitted is to:

- provide analysis of environmental impacts (including survey information)
- assess the significance of the impacts
- propose appropriate mitigation and/or compensation measures (including any positive impacts), and
- assess any residual impacts

8.4.2 The methodology used in the ES follows acknowledged and rigorous models. As such the information can be relied upon as a sound basis for evaluation, together with the commentary on the ES provided by statutory and other consultees.

8.4.3 In respect of alternative forms of development, alternative sites have not been assessed by the FA as the acceptability of the site has been established by the 2001 permission and part implementation of this scheme.

8.4.4 The ES assesses the effects that may arise during the construction period. The anticipated construction works will be carried out in a single phase over a period of 18 months. A Construction Environmental Management Plan (including measures to reduce environmental effects of construction), together with a Construction Management Plan (to manage the construction process) and a Site Waste Management Plan (to minimise waste and maximise the use of recycled materials in construction) will be used and monitored.

8.4.5 The assessment of effects on biodiversity is for the whole St George's Park site. A range of ecological surveys has been undertaken to support the assessment and to identify locations of statutory and non-statutory sites of nature conservation interest. There are no statutory sites within the site but there are two non-statutory Sites of Biological Interest – Byrkley Park SBI and Lin Brook SBI.

8.4.6 The ES concludes that for the majority of receptors/ecological features the residual impacts will be reduced to neutral. Positive impacts will occur in relation to an area of woodland scrub, semi-improved grassland and bats. For a small number of receptors, the residual impacts will still be adverse. However, these impacts will be offset through the implementation of a proposed Biodiversity Action Plan (BAP) to effectively replace and supersede the current LEMP.

8.4.7 Some aspects of the ES have raised concerns and objections from the key statutory and non-statutory wildlife bodies. Two main issues remain unresolved:

- the adequacy of parkland creation as mitigation for habitat loss – whether the 4ha proposal east of Lin Brook should be expanded to provide the stated ambition for a further 20ha
- the adequacy of surveys in respect of bat roosts given the loss of an ash tree with potential for supporting roosts

8.4.8 Discussion in relation to both the extent of, and implementation triggers for, newly created parkland east of Lin Brook, are continuing. An update will be provided at the meeting.

8.5 Transport

8.5.1 The assessment of the effect of the proposals on transport in consultation with Staffordshire County Council as local highway authority compares the findings against those identified in relation to the 2001 permission. Net impacts are assessed taking into account the £335,000 contribution under the previous S106 that has been used to improve the B5234/B5017/Tutbury Road and Needwood Road junction known as Five Lanes End.

8.5.2 It is envisaged that the current proposals will generate more traffic than was envisaged by the 2001 scheme, the main difference being the level of on-site accommodation (i.e. traffic likely to be generated by a 228 bedroom hotel compared to the 150 bedroom 'living house'). The TA concludes that the current proposals are unlikely to have a significant impact on the level of peak hour traffic (during both the morning and evening peak hours) and so are likely to have a relatively minimal impact on the surrounding highway network relative to the 2001 permission.

8.5.2 Access to the wider site from the B5234 was improved under the 2001 permission and has sufficient space to accommodate 2 adjacent vehicles at the give-way line on the exit from the site and a right-turn ghost island. New modelling shows nominal impact on this junction relative to the 2001 scheme.

8.5.3 The Travel Plan seeks to maximise potential for non car travel by users of the site. The terms, management, monitoring and implementation of the Travel Plan are to be secured through the proposed Section 106 Obligation. A further component of the S106 will be a signage strategy similar to that agreed as part of the 2001 S106.

8.5.4 Construction traffic will also be controlled through the S106.

8.5.5 Concerns raised by Parish Councils and other interested parties in relation to the need for further junction improvements such as at Six Lanes End, are not supported by the analysis of traffic generation, accident records or comparison between the 2001 consented scheme and the current application(s). It is seen as unreasonable in these circumstances to oblige the FA to fund further highway improvements.

8.6 Design

Response to Context

8.6.1 The Design Guide SPD underlines the importance of a full and positive response to context in any development. The sensitivity of the beautiful parkland landscape at St George's Park and the location of the development in the open countryside require a design approach that seeks to minimise disturbance to the parkland through the careful location of new buildings and facilities. The 2001 permission allows for buildings to be sited in very prominent positions relative to the site's topography and comprises large building masses similar in scale to those now proposed.

8.6.2 Consultation by the FA on the design of the proposals has been extensive, but focused on the 'football family'. Architecturally the site offers something of free reign in so far as there is no need to follow a particular townscape precedent.

8.6.3 A Design Review undertaken by the Regional Architecture Centre for the West Midlands (MADE) in November 2009 as part of pre-application consultation provided a useful framework for the Council's evaluation and 'shaping' of the proposals. MADE were impressed with the ambitions for the "University of Football" and by the Council's demands for "an inspirational complex in the heart of the National Forest". The design review panel recognised the importance of the project to the Midlands region, and commented that it needed to be judged against the very high standards exemplified by the applicant's six core values informing the project.

Layout

8.6.4 The panel noted the beauty of the site and regarded as critical that the design should live up to the quality of its landscape setting. They noted that the rigid geometry of the existing football pitches and the associated levelling of the land had not enhanced the landscape, and saw no reason why the new complex of buildings should subscribe to the grid and alignments determined by these pitches. The scope for a more organic layout moulding itself to the landscape was preferred. Their review was undertaken at the early stages of the FA design evolution and whilst MADE were keen to review the project further when architectural design was more advanced, this has not been undertaken to date.

8.6.5 The layout approach chosen by the applicants seeks to:

- retain the sense of place on arrival at the site from the north
- build upon the sense of privacy and seclusion that the site benefits from

- locate buildings towards the south of the site where the presence of the twelve full size pitches creates a more functional feel
- align the buildings to the contours of the site to minimise physical intervention in the landscape
- create a sense of geography and aid navigation around the site by segregating the independent communities of hotel and sport
- orientate buildings on a north-south axis to afford views either to the woodland and lakes, the courtyard or the pitches
- contain the principal car parks to the west of the site to avoid interruption of the natural beauty of the site and maintain the continuous corridor of meadow and grassland that runs alongside Lin Brook
- minimise landscape disturbance by locating servicing and staff parking for the hotel below ground level

8.6.6 The resultant layout creates a very formal geometric arrangement and a somewhat uncompromising large scale building form which sits on the landscape rather than being set within it. The FA design team has pursued a very clear vision from the outset for a strong geometric design.

Scale

8.6.7 The tallest part of the complex proposed (the sport building) is located on the lowest part of the site, over an existing artificial pitch, and the lowest part (the hotel) on the highest part of the site. No building has been designed greater than three storeys in height which ensures that the buildings generally sit below the wider skyline of surrounding plantations and woods.

8.6.8 Judged against the Design SPD requirements for addressing issues of scale the design is successful.

Architectural Design and Materials

8.6.9 The key considerations can be summarised as:

- is the development an acceptable response to the context ?, and
- is it of high quality in its own terms ?

8.6.10 The architectural style employed could be described as collegiate or campus-like. It adopts a modern and largely functional approach to the sports buildings, and links this style to the more grandiose and institutionalised form of the hotel by a common pallet of materials and design detailing.

8.6.11 Some details such as the overhanging eaves are important features in that they lend depth to the building. Vertical columns are also important in providing interest and strong vertical emphasis.

8.6.12 Materials proposed include:

- roofs clad in weathered brass

- timber and steel columns
- timber fins
- timber wall cladding
- timber soffits and louvres
- natural stone wall cladding
- patinated green copper
- white stretched Teflon fabric roofing
- Kalwall sports hall cladding

8.6.13 It is considered that through the use of these materials and their colours, the development will respect and reflect the sensitive setting and at the same time represent a modern and appropriately functional addition to the site and its emerging and evolving character. The colours and materials create a naturalistic aesthetic and help to soften the potentially commercial nature of the architecture.

8.6.14 The hotel complex in particular will be a significant and dominant feature in the new landscape of the site, and yet will not detract from the parkland and secluded nature of the area due to the very limited views into the site.

8.6.15 The new complex of buildings will exploit the beauty of the site and enhance the profile of the NFC, the borough and the region through its respect for the existing landscape features in combination with the modern and stylish architecture. It will be critical to ensure that the materials and details proposed are retained as core elements of the design, and hence appropriate conditions are required.

8.7 Other material considerations

Minerals Safeguarding

8.7.1 The importance of the gypsum and anhydrite resources below the application site has been highlighted by both the County Council (acting as Minerals and Waste Planning Authority) and British Gypsum who are the operators of the Fauld Mine.

8.7.2 However, as there are no rights of access to mine or ownership of the land in question which would allow British Gypsum to mine this resource, as their existing resources in the immediate area appear to provide many decades worth of future mining, and given that no such objections were raised when the 2001 proposals were considered, it is unreasonable to withhold permission at this time on this basis.

Financial Appraisal and Housing proposals

8.7.2 Financial information submitted seeks to demonstrate that the development of the NFC will be funded principally by the FA, Umbro, the 'football family', sponsorship, hotel development and public sector grants. The issue for the FA is that even with these funding streams, there is what they describe as a 'funding gap'. They cite this as the reason for submitting the associated planning application for 28 dwellings, and refer to how this is "inextricably linked" to the NFC proposals.

8.7.3 The Council has obtained independent verification of the financial information provided by the FA through DVS Property Specialists (a commercial arm of the Valuation Office Agency).

Section 106 Obligations

8.7.4 The applicants propose a Section 106 Planning Obligation to provide for:

- Travel Plan implementation, monitoring, reporting, review, etc.
- Submission, approval and implementation of a Signage Scheme
- Submission, approval and implementation of site directional and general signage within a defined area
- Use of a Construction Management Plan to ensure construction traffic enters and leaves the site by the B5234 and avoids the villages of Rangemore, Tatenhill and Barton under Needwood
- Submission, approval and implementation of a Biodiversity Plan (within the framework of the submitted BAP)
- Community use of pitches and changing facilities
- No occupation of the hotel prior to the bringing into operational use the sports development facilities

Public Rights of Way

8.7.5 No closure or diversion of any public rights of way that cross the site or run adjacent to its boundaries are proposed.

9.0 Conclusions

9.1 In many ways the current application can be described as revised proposals to those permitted and part-implemented in 2001. The extant permission provides a very significant framework for evaluation of the new proposals. It establishes many of the principles that underpin this application. There have not been significant changes in policy since this scheme was permitted.

9.2 The quality of the design, environmental credentials, and approach to biodiversity proposed is of a high standard, and certainly exceeds that of the earlier scheme. Whilst some detailed matters relating to mitigation measures and protected species analysis remain to be resolved, the proposals accord with relevant Development Plan policies and potentially provide significant benefits to the Borough and the region. Any impacts of the development are considered to be limited and with appropriate mitigation measures secured by either planning conditions or Section 106 Planning Obligation(s) can be seen as acceptable.

10.0 Recommendation

10.1 For the reasons set out in the above report then **PERMIT** subject to:

- a) resolution of outstanding issues relating to adequacy of bat surveys and parkland creation measures, and
- b) completion of a Section 106 Planning Obligation providing for the Heads of Terms set out in 9.7.3 above, and
- b) suitable conditions to be detailed as an update to this report.

For further information contact: Tim Furnell
Telephone No: 01283 508616
Email Address: tim.furnell@eaststaffsbc.gov.uk