

17 May 2017

Dear Sir/Madam

CABINET MEETING

A meeting of the Cabinet has been arranged to take place on **THURSDAY 25 MAY 2017** at **6.00 PM** in **THE COMMITTEE ROOM, DISTRICT COUNCIL HOUSE, LICHFIELD** to consider the following business.

Access to the Committee Room is via the Members' Entrance.

Yours faithfully



Neil Turner BSc (Hons) MSc
Director of Transformation & Resources

To: **Members of the Cabinet**

Councillors: Wilcox (Leader), Pritchard (Deputy Leader), Eadie, Pullen, Smith and Spruce.

1. Apologies for Absence
2. Declarations of Interest
3. Rugeley Power Station Supplementary Planning Document Consultation (copy attached)
4. Award of Contract - Provision of Support and Maintenance to the Vehicle Tracking and Data Transfer System used by the Joint Waste Service (copy attached)
5. To receive the Minutes of the District Board Meeting held on 21 March 2017 (copy attached)
6. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED: "That as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the following items of business, which



would involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972”

7. Development of Land Adjacent to Milestone Way and Rear of 29-39 Cannock Road, Burntwood (copy attached)
8. To receive the Minutes of the Asset Strategy Group Meeting Held on 15 February 2017. (copy attached)
9. To receive the Minutes of Asset Strategy Group Meeting held On 20 April 2017. (copy attached)

(A copy of the Council's 'Strategic Plan at a Glance' is attached for information).



Rugeley Power Station – Supplementary Planning Document consultation

Cllr Pritchard

Date: 25th May 2017

Agenda Item: 3

Contact Officer: Ashley Baldwin/ Sarah Phipps

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Key Decision? YES

Local Ward Councillors Cox, Marshall and Tittley

Members



CABINET

1. Executive Summary

- 1.1 Rugeley Power Station ceased generation in 2016 and presents an opportunity for Brownfield redevelopment. The site boundary cuts across Lichfield District and Cannock Chase District. A joint Supplementary Planning Document (SPD) has been prepared by both planning authorities to assist with the future redevelopment of the site.
- 1.2 From a Lichfield District Council perspective consultation on the Local Plan Allocations closed on the 12th May 2017. The consultation document referenced the Rugeley Power Station site as providing an opportunity to deliver a minimum of 800 dwellings within Lichfield District along with employment land within Cannock Chase District and associated facilities.
- 1.3 The document attached at APPENDIX A represents a proposed SPD on the Rugeley Power Station site which needs to be subject to a minimum of four weeks consultation. Following consultation, officers will review all representations received and make any necessary amendments to the SPD prior to seeking adoption.

2. Recommendations

- 2.1 That Cabinet approve the Rugeley Power Station SPD (APPENDIX A) for the purposes of undertaking public consultation jointly with Cannock Chase District Council.
- 2.2 That Cabinet approve the consultation methods proposed at paragraphs 3.14 of this report.
- 2.3 That Cabinet provide delegated authority to the Head of Economic Growth and Cabinet Member, to make non substantive changes to the draft SPD ahead of the consultation.

3. Background

Overview

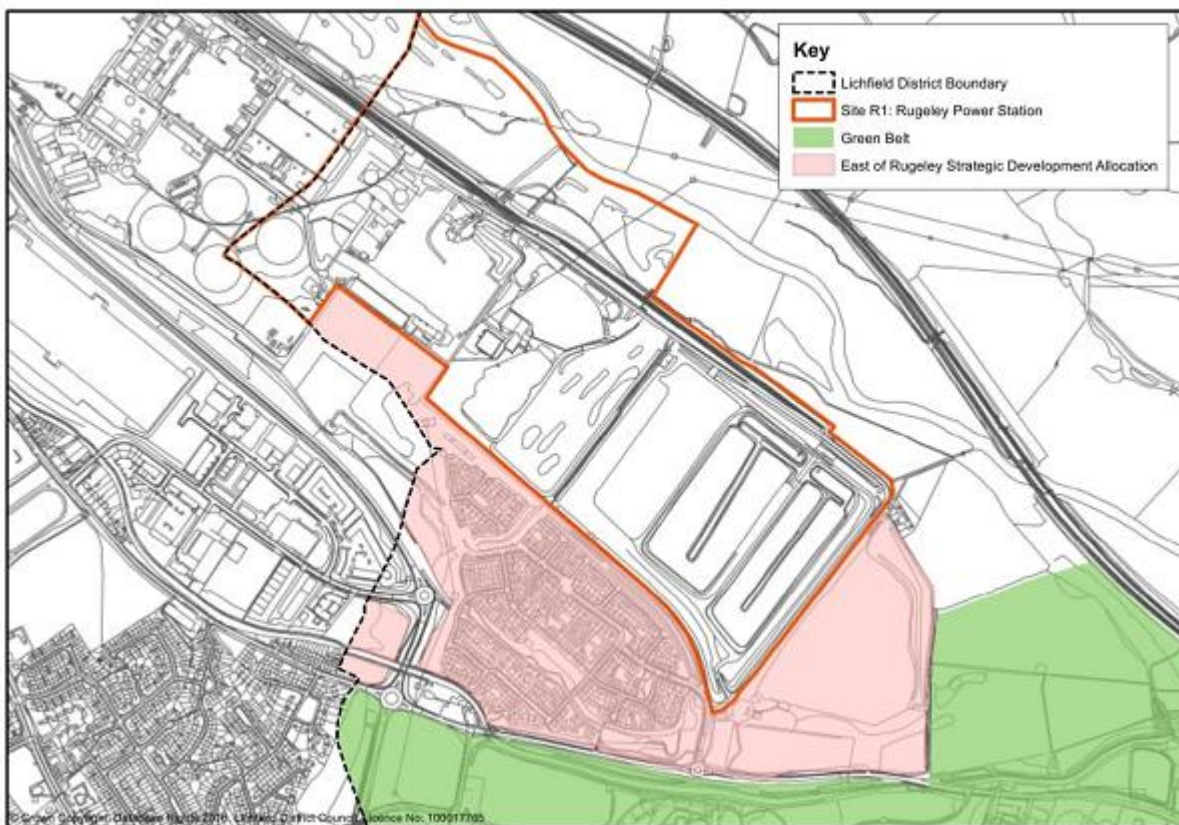
- 3.1 The purpose of this report is to seek authorisation to undertake joint consultation with Cannock Chase District Council on a Rugeley Power Station SPD.
- 3.2 Rugeley Power Station stopped generating power and closed in June 2016 several weeks earlier than initially anticipated. The site is currently being de-commissioned pending its re-development and re-use for other purposes.

3.3 While the station is closing some of the facilities on the site will remain, such as the separate substation that helps power the local area. This is run by National Grid, who will need access maintained to the site throughout the demolition and decommissioning stages. Rugeley Power Limited, the owners of the Power Station site will also retain land to be used for other development.

3.4 In relation to decommissioning and demolition the proposed timetable is:

- Decommissioning – 9-12 months - underway
- Demolition – 2-3 years post decommissioning
- There will also be a need for some enabling works to provide for future development opportunities.

3.5 The site is within both Lichfield and Cannock Chase Districts. The majority of the site (approx. 84 hectares) is within Lichfield District as shown on the Plan below. A significant amount of the built development (cooling towers and plant) is situated within Cannock Chase District. The area within Cannock is approximately 55 hectares.



3.6 Given the importance of the Power Station facility and its closure, and the significance of the site in terms of potential for future jobs, expenditure and impact on the local economy, a Task Force was established (chaired by the Managing Director of Cannock Chase District Council) in March 2016. Membership consists of representation from:

- Rugeley Power Limited
- Cannock Chase District Council
- Staffordshire & Stoke-on-Trent LEP
- Greater Birmingham and Solihull LEP
- Staffordshire County Council

- Lichfield District Council
- Homes and Communities Agency
- Department for Works and Pensions
- National Careers Service

- 3.7 The Task Group were keen to understand the implications of the closure of the Power Station and to work closely with the owners Rugeley Power Limited to determine how the site once de-commissioned and redeveloped will look and operate.
- 3.8 Following the announcement of the closure of the Power Station, the Task Group initially focused on understanding the implications for those working at the plant (directly employed and those working for contractors). However the focus now has turned to the future redevelopment of the site.
- 3.9 Commercial agents Savills (appointed 10.6.16) have been appointed by Rugeley Power Limited to undertake a Masterplanning exercise for the redevelopment of the site. An initial workshop was held on the 14.06.16 with Rugeley Power Limited, Savills, Lichfield District Council, Cannock Chase District and Staffordshire County Council officers.
- 3.10 A Planning Group has subsequently met on a monthly/ bi monthly basis with the two Council's encouraging Rugeley Power Limited and Savills to bring forward baseline information on the site including constraints. Rugeley Power Limited has also been asked to reveal its emerging ideas on how they see the site being developed in the future taking account of their objectives.
- 3.11 Savills have undertaken assessments of the site and developed option appraisals on commercial opportunities which have been translated into broad patterns and scales of mainly residential and employment development. Baseline information has been carried out by Savills and other sub contractors which has been used to inform the development of the SPD.
- 3.12 The production of an SPD will assist any future applicant when preparing their planning proposal. It will also assist the Local Planning Authority in assessing the merits of that proposal and determining any applications received on the site.
- 3.13 The delivery of the SPD will be fundamental to the delivery of Lichfield District's Local Plan. The Local Plan Allocations document cites the Power Station as an opportunity to deliver a minimum of 800 dwellings on a brownfield site over the plan period. If the site were not to come forward there may be a need to find alternative provision within the District to meet the 800 dwelling shortfall.

Consultation proposals

- 3.13 The legal requirements for producing a SPD require public consultation for a minimum of four weeks. At the time of writing Cannock need to take a similar report to their respective Cabinet, following which there will be a need to undertake formal consultation to obtain any interested parties views. Consultation will need to be undertaken in line with both Lichfield District Council and Cannock Chase District Council respective Statement of Community Involvement (SCI)
- 3.14 The following methods of consultation are proposed (in line with Lichfield District Council's SCI):
- Publish the document on both Lichfield District Council and Cannock Chase District Council websites.
 - Publish at Lichfield District Council and Cannock Chase District Council principal offices.

- Make available in alternative formats if requested.
- Issue a press release.
- Advertise via the Corporate twitter and facebook accounts.

3.15 Following consultation comments received will be reviewed and responded to by both Authorities, where appropriate changes will be made to the SPD prior to seeking adoption.

Alternative Options	<ol style="list-style-type: none"> 1. The Cabinet wait for Rugeley Power Limited to release further baseline data and officers review this and provide an updated SPD for the purposes of public consultation. 2. The Cabinet determines that the proposed SPD does not strike the right planning balance in relation to proposed uses and suggest amendments to the SPD.
Consultation	<ol style="list-style-type: none"> 1. Consultation is required on the SPD for a minimum of four weeks.
Financial Implications	<ol style="list-style-type: none"> 1. Consultation is required as part of the planning process. 2. Officer time will be needed to run the consultation on the SPD. 3. The costs of consultation will be met within approved budgets.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. Supports the priority of a vibrant and prosperous economy as it assists in the delivery of the planning function of the Council. 2. Supports the priority of Healthy and Safe communities by ensuring the provision of housing. 3. Supports the priority of Clean, green and welcoming places to live by assisting in allocating land for affordable housing, as well as supporting the delivery of residential and commercial developments.
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> 1. An Equality Impact Assessment has been undertaken (APPENDIX B)
Crime & Safety Issues	<ol style="list-style-type: none"> 1. There are no crime and safety issues.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Rugeley Power Limited release further evidence on an incremental basis which may result in changes being required to the SPD.	We have engaged with Rugeley Power Limited and requested data on numerous occasions. The consultation provides an opportunity for the landowner to submit a response which can be considered post consultation.	Yellow
B	Viability analysis presents an issue with bringing forward the site.	Evidence received as part of the consultation will be reviewed and analysed. Viability and deliverability issues will need to be addressed to ensure the site can come forward.	Yellow
C	An application for the Power Station is submitted ahead of the SPD being adopted.	Officers will seek to ensure the SPD is taken through the adoption process as efficiently as possible.	Yellow

Background documents:

Local Pan Strategy 2015

Local Plan Allocations Publication document

Relevant web links:

Local Pan Strategy 2015 - <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Local-plan/Local-Plan-Strategy.aspx>

Local Plan Allocations Publication document - <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Local-plan/Local-Plan-Allocations.aspx>

**APPENDIX A – RUGELEY POWER STATION
DRAFT SUPPLEMENTARY PLANNING
DOCUMENT**



Rugeley Power Station Development Brief – Consultation Document

DRAFT SUPPLEMENTARY PLANNING DOCUMENT
CANNOCK CHASE COUNCIL AND LICHFIELD DISTRICT COUNCIL

June 2017

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Introduction

Background

The Rugeley Power Stations were a series of two coal fired power stations located to the east of Rugeley adjacent to the River Trent traversing the boundary between Cannock Chase District and Lichfield District. Rugeley Power Station A was decommissioned during 1994 and demolished in 1996 with residential development still ongoing to replace the facility.

This Development Brief relates to Rugeley Power Station B. Rugeley Power Station B was commissioned to work alongside Rugeley Power Station A in 1970. It was announced in February 2016 that due to a deterioration in market conditions the Station would cease operating and it closed in June 2016. The Station and its supporting infrastructure is currently being decommissioned with demolition to follow. It is anticipated demolition will commence in 2018 and take up to two years.

This Development Brief sets out the joint aspirations of Lichfield District Council (LDC) and Cannock Chase District Council (CCDC) for the redevelopment of the Rugeley Power Station site.

The development of the former Rugeley Power Station site supports the redevelopment of a significant brownfield site and creates a logical extension to the East of Rugeley Strategic Development Area (SDA) as allocated for development within Lichfield District Council's Local Plan Strategy. The site will provide physical and social integration of new development with the adjacent residential development (Former Rugeley Power Station A) and the existing settlement of Rugeley.

The overall aim for the site is to create a well-designed mixed use development which incorporates market housing, affordable housing, self-build housing, employment provision, education provision and open space and recreational facilities. It is envisaged that the new development will become a popular residential neighbourhood and place of work, creating a network of pedestrian and cycle routes and open spaces which connect the site with the surrounding area and respond to the local context.

Purpose and Scope

A Supplementary Planning Document (SPD) is a planning policy document that supports a policy in an adopted Local Plan. SPDs fall into two categories: the first is policy supporting a District-wide objective, the second is policy for a specific site or area, such as this SPD.

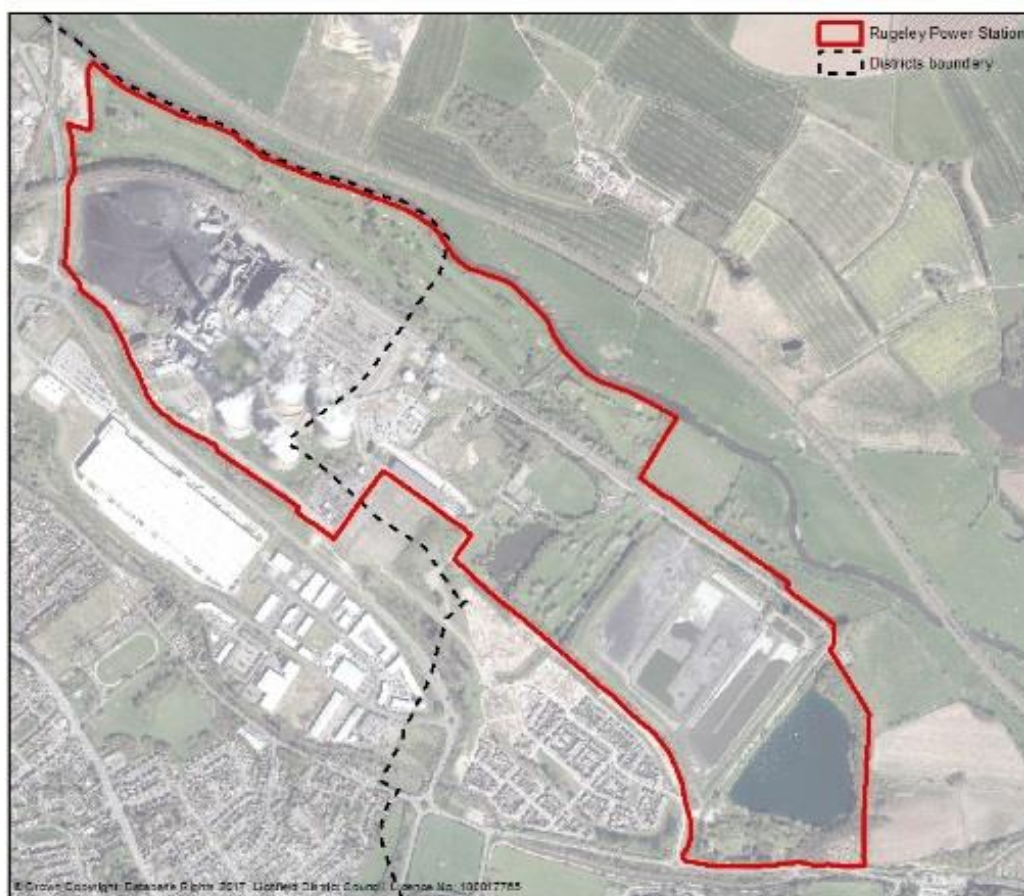
This SPD aims to assist with the delivery of Lichfield District Council's Local Plan Strategy Core Policy 1, particularly delivery of 10,030 dwellings over the plan period to 2029 and with Cannock Chase Council's Local Plan Part 1, particularly Core policies 1 (Strategy) and 3 (Design).

This SPD is written in the form of a Development Brief to provide guidance to landowners, developers and the local community about expectations with regards to layout, form and quality of development on the site. As such, this document will form a material consideration, which will be taken into consideration by LDC and CCDC when determining any future planning application for the site to facilitate a high quality, sustainable development appropriate to its locality.

Development Brief Boundary

This Development Brief relates directly to Rugeley Power B Station. Figure 1 overleaf shows the development brief boundary as well as the boundary for Cannock Chase District Council and Lichfield District Council.

Figure 1: Red Line Boundary



Structure of the document

The SPD is structured as follows:

- **Chapter 2: Site Analysis** - provides background context to the site and summaries the key constraints and opportunities;
- **Chapter 3: Policy Context** – sets out the relevant planning policies and obligations that developers will need to accord with;
- **Chapter 4: Development Principles** – outlines the key design principles for the site; and
- **Chapter 5: Delivery & Implementation** –provides guidance on how the development will be delivered and implemented.

Process of Preparation

Lichfield District Council and Cannock Chase District Council have worked in partnership with a number of key stakeholders in the preparation of the SPD to ensure that any future redevelopment responds to the surrounding area and produces a high quality, mixed use, sustainable development.

LDC and CCDC acknowledge that effective consultation at the early stages of a development proposal improves the scheme and creates value, by allowing communities and stakeholders have a say in the proposals.

The SPD has been informed by consultation with key stakeholders through the medium of a planning working group established as a sub group to the task force. The task force initially comprised of Officers from Lichfield District Council, Cannock Chase District Council, Staffordshire County Council, Staffordshire & Stoke on Trent LEP, Greater Birmingham & Solihull LEP as well as representatives from the HCA, Department for Works & Pensions and National Careers Services. The task force have met on four occasions since being established with the most recent meeting held on 28 February 2017.

This draft SPD represents a consultation document that will be consulted on for a period of six weeks where residents and interested parties will have the opportunity to provide any feedback on the proposals.

The final version of the document will be amended prior to adoption to respond to the following:

- Comments received on this draft document during consultation;
- Any amendments to relevant policies in the adopted Local Plan; and
- Any national policy changes.

Status of the document

In its final form and once adopted by both Council's, the SPD will be a material consideration in the determination of relevant planning applications.

Site Analysis

Site Location

The site comprises of 139 hectares of land and is roughly rectangular in shape. It forms part of the former Rugeley Power Station sites and the boundary is outlined in red in Figure 2.

Rugeley Power Station lies approximately 1km to the east of Rugeley Town Centre and approximately 1.6km to the west of the centre of Armitage.

The north westerly section of site lies within Cannock Chase District and contains the majority of physical infrastructure and the south easterly section of the site is situated within Lichfield District.

The Site is bounded to the north by the River Trent, open countryside and the West Coast Mainline which connects Rugeley with key destinations including London to the south east and Stafford and beyond to the north west.

The site of the former A Station adjoins the southern/ eastern boundary of the site and has been largely redeveloped for residential development known locally as 'The Pippins.'

The A51 forms the remainder of the southern/ western boundary of the site, beyond which lies the Towers Business Park comprising of mixed office and employments uses.

To the south of the site beyond the A513 lies the Hawkesyard Estate which includes conference facilities and St Thomas Priory Golf Course. These facilities are located within the Green Belt.

The Trent and Mersey Canal and its associated Conservation Area designation, closely follows the A513 and is located to the south of 'The Pippins' development.

The site is well located in terms of its proximity to local services and facilities. Given the recent redevelopment and regeneration in the area, the location is more accessible in terms of linkages to rail stations and improved road links and Rugeley Town Centre. Rugeley Town Centre is the primary shopping area and it is envisaged that this will be the main shopping area for the residents of the site.

Figure 2: Site in Local Context

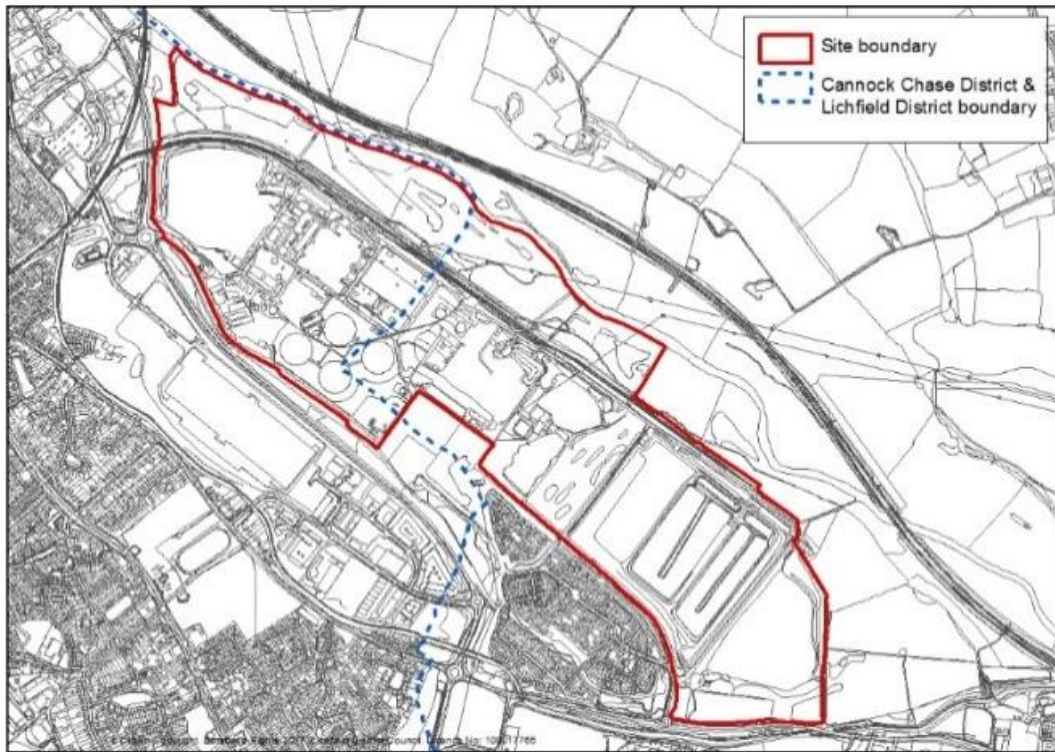
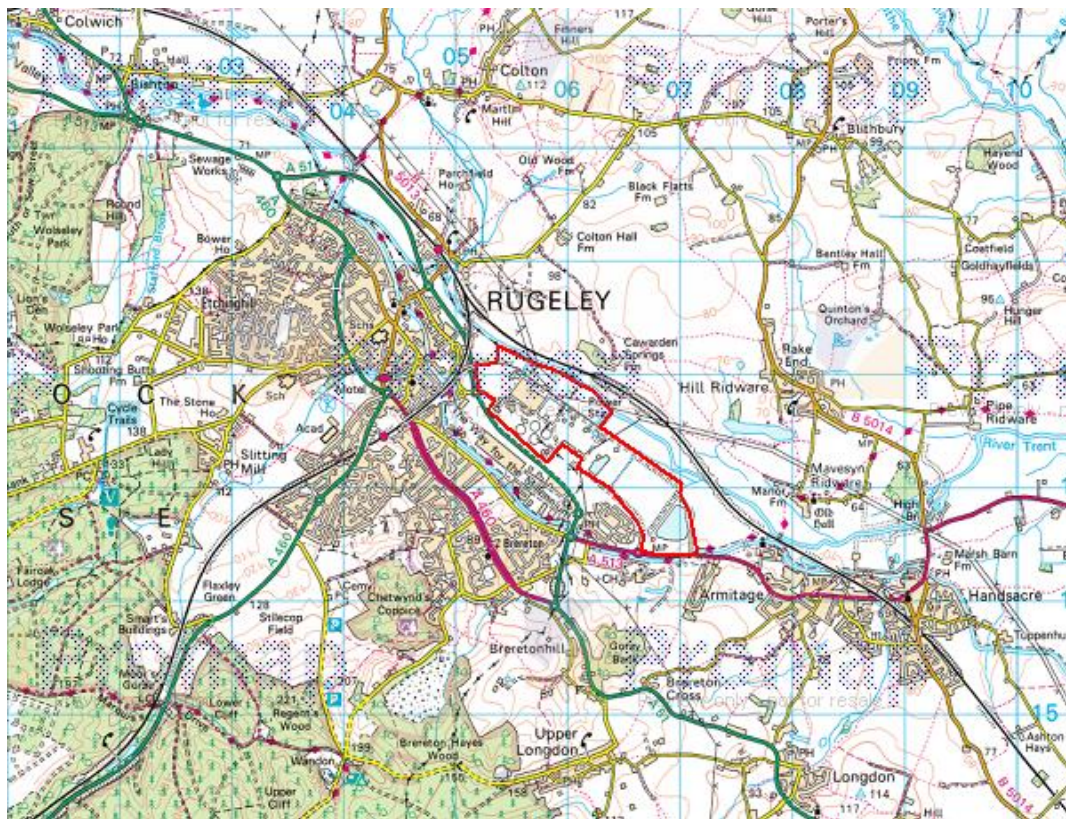


Figure 3: Site in Wider Context



Source: Pro Map

Site Description

Rugeley Power Station is a significant physical landmark within South Staffordshire comprising of both physical infrastructure and soft landscaping areas.

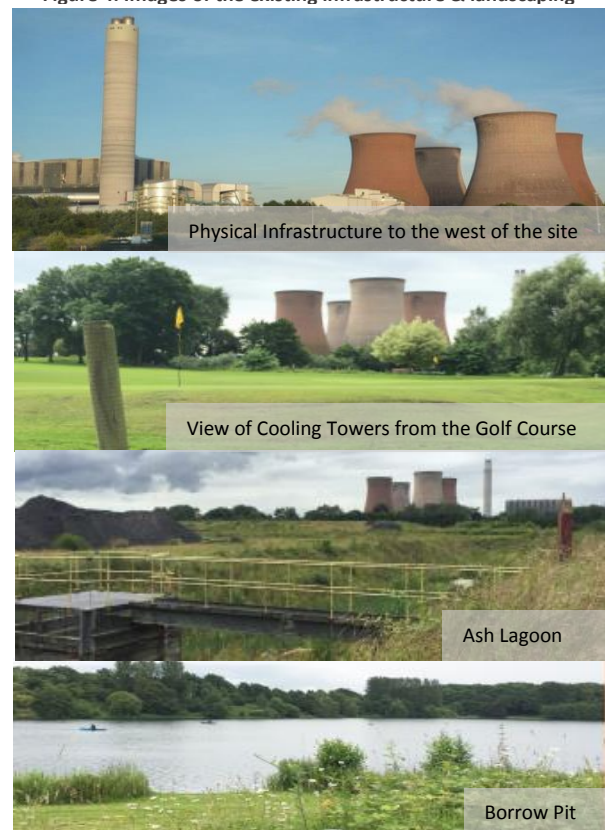
The total gross external floorspace of the existing buildings and structures on site is 239, 800 sqm. These provided for the operation of the power station and include a 75 metre high boiler house, 183 metre high chimney, four 114 metre high cooling towers, a private rail siding, coal storage area, milling plant, electrical switchyard, Flue Gas Desulphurisation equipment and associated plant and machinery. It is considered that the majority of the physical infrastructure will be demolished, however some of the buildings will be retained, namely the 400 kV sub station and 132 kV sub station.

The soft landscaping areas centre around facilities associated with the former Sports and Social Club as well as the ash lagoons and existing borrow pit located towards to east of the site.

As shown in Figure 5 overleaf, the site contains a number of identified character areas, namely:

- Open coal storage area in the north western section;
- Operational buildings and structure concentrated in the central north western section;
- Recreational facilities for the Sports and Social club located centrally and to the north of the railway;
- Ash Lagoons situated in the central south eastern part of the site;
- Borrow Pit in the south eastern section; and
- The railway siding and embankment provide a boundary to the operational part of the site.

Figure 4: Images of the existing infrastructure & landscaping



The main access to the site is achieved from a roundabout on the A51 at the north western corner.

In terms of topography the site is generally flat.

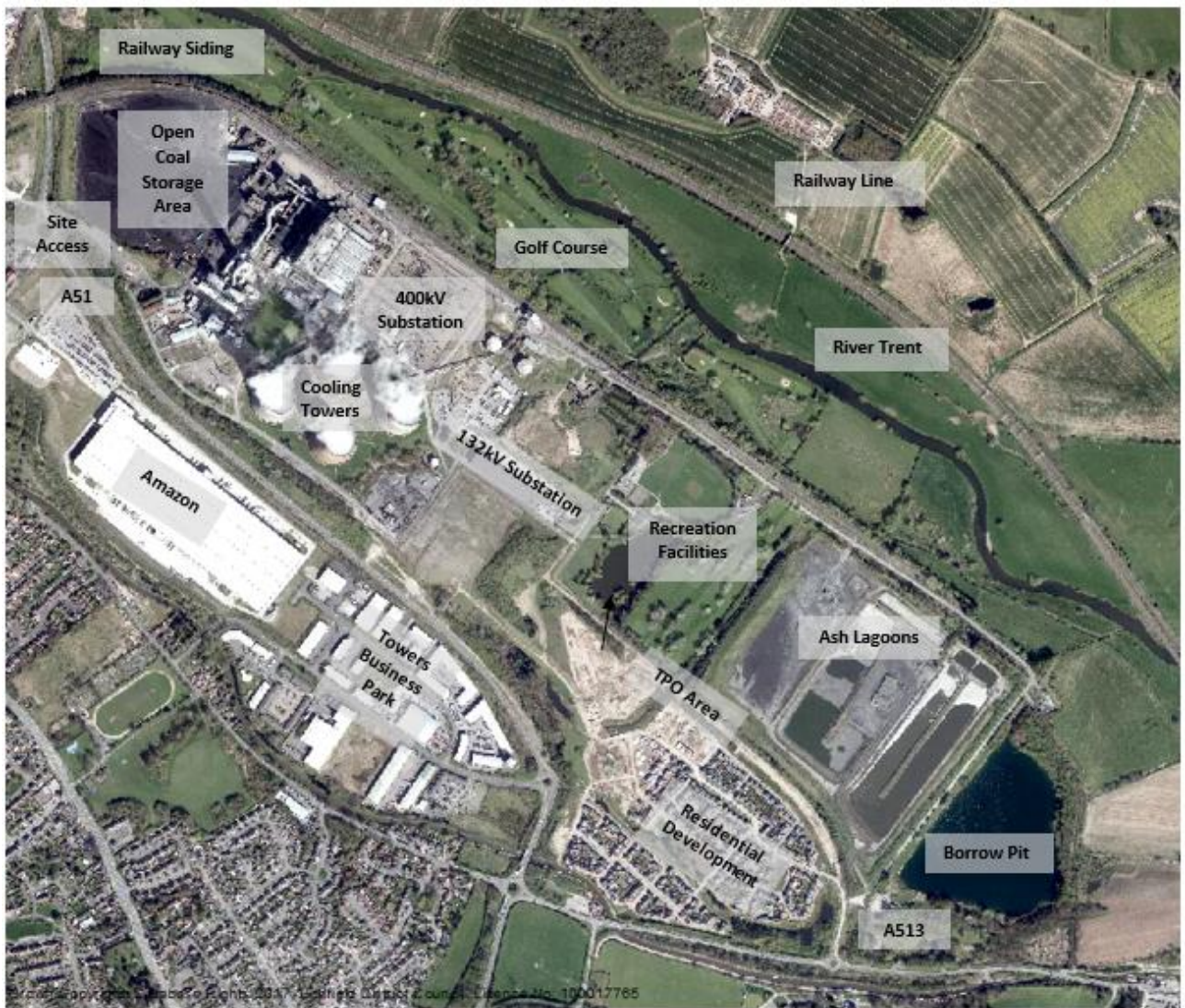
An application for a Certificate of Lawfulness Proposed Use or Development was approved in July 2016 to enable a battery farm to be established on the south-western edge of the site. The battery farm would comprise shipping container sized batteries, together with a small

substation to provide demand balancing energy supply. The system would provide electricity to the network at times of high demand.

An area TPO is in force on the site of the former 'A' Station. The boundary of the TPO encroaches into the site along the shared boundary and a narrow strip extends along the southern boundary of the site along the edge of the A513.

The site does not lie within a Conservation Area but is situated to the north of the Trent and Mersey Canal Conservation Area.

Figure 5: Aerial plan of Site & wider context



Land Ownership

The site is presently owned by Rugeley Power Limited.

Rugeley Power Limited is working closely with Lichfield District Council and Cannock Chase District Council as well as other stakeholders to bring forward this substantial brownfield site for redevelopment.

The following ownership matters need to be taken into consideration as part of future development proposals:

- 400kV sub station to remain in situ on long lease to National Grid;
- 132kV sub station to remain in situ on long lease to National Grid with a sub lease to Western Power Distribution;
- Pre-emptive rights in relation to certain infrastructure; and
- Rights of way along roads for the benefit of the substations and some adjoining land.

Historic Environment

A desk-based Archaeological Assessment was undertaken of the site. The assessment records show that there are no statutory or locally listed buildings on site and it is understood that Historic England decided against listing the cooling towers following a recent assessment. However the developer will be required to record the site in line with best practice and in accordance with NPPF, this should be done in consultation with Historic England).

There are however a number of Scheduled Ancient Monuments (SAM) and Listed Buildings within close proximity of the site. These include:

- Circular Earthwork SAM approximately 3 km north west of the site;
- Manor House SAM approximately 5km north east of the site;
- Moated site of Handsacre Hall SAM approximately 3.7km south east of the site;
- Castle Ring SAM approximately 4km south of the site;
- Viaduct over Trent & Mersey Canal is Grade II listed approximately 500m to the west of the site;
- Bridge number 64 off Armitage Road is Grade II listed approximately 1.3km south west of the site, adjacent the Amazon warehouse;
- Spode House and attached Coach house Hawkesyard Priory is Grade II listed approximately 1.6km south east of the site;
- St Thomas Church is Grade II listed approximately 1.2km south east of the site;
- Former Summerhouse west of Spode House is Grade II listed approximately 1.2km south east of the site; and
- The Old Farmhouse Restaurant is Grade II listed approximately 1.2km east of the site.

The Trent and Mersey Canal Conservation Area is also located approximately 300m to the south of the site, beyond Towers Business Park. Within Cannock Chase District, the Historic Environment Character Assessment Addendum (2017) surveyed a zone of land incorporating the Power Station site (reference RHECZ10). This identifies the zone overall as 'low/moderate' in terms of its heritage assets significance and sensitivity to change (i.e. new housing development).

Given that there are no listed buildings on site and the recent development of Rugeley Power A Station for residential development it is not considered that the development of this site will have a significant impact on heritage assets however further dialogue between the

applicant, Historic England, Staffordshire County Council and local Conservation Officers will be necessary.

Transport & Access

The site benefits from being well located in terms of its connectivity and proximity to A roads which connect to the Motorway network, as well as its distance to key public transport hubs including Rugeley Trent Valley Station, Rugeley Town Station and the Bus Station.

Vehicular Access & Movement

The primary access to the site is achieved from a roundabout junction on the A51. This access has served the power station during its lifespan.

The current owners of the site have submitted an application for a secondary access point off A513 to facilitate demolition works (Application Reference: 17/00453/FUL). Further highways work is required to establish the most suitable point of access for the site in terms of its future redevelopment.

Utility way-leaves are provided over a linked network of roads within the site. The wayleaves create a fixed route through the site and enable a right to access the substations for operational purposes.

Figure 6: Existing site access from A51



Pedestrian & Cycle Routes

Given the sites history as an operating Power Station there is a poor existing pedestrian and cycle network within its boundaries, however, the site benefits from being located in close proximity to a number of pedestrian and cycle links.

The A51 comprises a shared footway which runs adjacent to the western side of the carriage and provides direct access to Rugeley Trent Valley Rail station.

A public tow-path lies to the south of the site and follows the Trent and Mersey Canal, providing a valued recreation route to Rugeley Town Centre. There are a number of national cycle routes present in Rugeley.

Public Transport

Rugeley benefits from two train stations, namely Rugeley Town Centre located approximately 1.5km from the site and Rugeley Trent Valley located approximately 2km from the site. These stations connect Rugeley with key destinations including Birmingham, Lichfield and Stafford.

A number of bus services operate within Rugeley, however the current bus provisions are mainly focused within existing residential areas and not the more industrial Trent Valley area of Rugeley.

Ecology & Biodiversity

With regards to Ecology it is considered given the industrial use of the site that land towards the west of the site is likely to be of low ecological value however there is potential for the landscape features and waterways including the golf course area and Borrow Pit to be key ecological assets.

A Breeding Bird survey was carried out in 2015 and identified 53 species, 9 of which are “Red List” Species of conservation importance. The majority of species were found within the existing golf course.

Investigations were also carried out in 2015 to establish whether other protected species were on-site. The survey found that there was no evidence of dormouse on site, however there was evidence of badgers and suitable habitats for otters, water vole, bats, reptiles and newts.

Further survey work will be necessary to establish the presence of these species on site and identify any necessary mitigation measures in advance of submitting a planning application.

With regards to designations, the site lies within the Cannock Chase Special Area of Conservation (SAC) Zone of Influence and will require Appropriate Assessment under the Habitats Directive to ensure it will not generate harm to this European protected area. New developments are required to ensure no harm arises to the SAC. Both [LDC](#) and [CCDC](#) have published guidance on this matter and it is essential that this is referred to.

Landscape & Community Features

The site contains a number of hard and soft landscape and community features, however given the heavy industrial use of the site these tend to be located centrally and to the east of the site as well as to the north of the railway.

When considering the landscape strategy for the site the priority will be addressing and where possible retaining the key landscape features as outlined below and highlighted in Figure 7.

Leisure & Community Facilities

The Rugeley Power Station Sports and Social Club was established during the 1960’s as a staff facility later being opened to the wider community.

The following sports facilities are associated with the club and centrally located within the site:

- A football pitch;
- Cricket oval;
- Two Tennis Courts;
- Lawn Bowls;

An 18 hole golf course is currently split across two sites, with the largest part located to the north of the railway line and adjacent to the River Trent. To the south of the railway line lies the first 5 holes of the golf course and this is constructed on the historic Ash Lagoon 1.

Following the closure of Rugeley Power Station, the Sports and Social Clubs lease has ceased and all facilities will be vacant from summer 2017 onwards.

Borrow Pit & Lakeside Amenity

The borrow pit area is a key landscape/ water feature of the existing site. During the construction of Rugeley Power B station, quarried material was taken from the eastern end of the site and due to the groundwater table and springs, the pit naturally filled and quarrying ceased. The pit and its immediate surroundings have become an amenity and ecological asset and provided fishing for the sports and social club.

A planning application for the filling of the borrow pit was approved in 2007 however the consent has since lapsed.

There is a vacant building and associated parking adjacent to the lake which was previously an education centre.

The Council's will be supportive of proposals that seek to retain the borrow pit.

Allotments

Allotments are located to the south eastern corner of the site adjacent the A513. It is considered the allotments will continue to operate despite the closure of the sports and social club and will form part of any proposals.

Waterways

The site contains a number of waterways comprising of lakes, pools ditches and streams. It will be necessary to consider the retention or amendment of these features as part of an appropriate drainage strategy.

Trees & Landscape

The trees and landscape features on site are predominately associated within margins and earthwork bunds. They divide and screen the site between operational and amenity areas and the wider landscape. The mature vegetation along the site boundary form part of the Area TPO and contribute to the local character of the site. Some of these trees may however need to be lost if the pulverised fuel ash in which they are rooted is required to be removed.

The Cannock Chase Area of Outstanding Natural Beauty is located approximately 2.5km to the west of the site. The site itself is not covered by any statutory or non-statutory landscape designations. The Cannock Chase Landscape Character Assessment (addendum 2017) surveyed a Landscape Character Parcel covering the northern extent of the Power Station site (the golf course area primarily – see parcel reference TV02). This identifies the current condition of the landscape as 'very poor' and recommends a vision for the parcel including a restoration strategy for the River Meadowlands landscape via green infrastructure initiatives along the river corridor and consideration of links to the landscape scale habitat enhancements on projects such as 'On Trent.'

It is envisaged that a Tree Survey and landscape visual analysis and landscaping strategy will support any planning application on the site and further discussions with the Landscape Officers and Tree Officers will be necessary as the application progresses.

Figure 7: Existing Landscape & Community Features



Source: Savills

Flooding & Drainage

Flood Risk

The majority of the site is located in a low flood risk area (Flood Zone 1), however the parcel of land to the north of the railway, namely the existing golf course is identified as being located within a medium flood risk area (Flood Zone 2) and a high flood risk area (Flood Zone 3). Small zones of Flood Zone 2 encroach on the south of the railway embankment as shown on the EA mapping in Figure 8 below.

It is considered that any new development should be located away from either flood zone, unless mitigation works to reduce the flood zone area are capable of being achieved.

Any development proposals will need to be accompanied by a Flood Risk Assessment to ensure that future residents of the development and nearby residents are not placed in danger from flood hazards.

Figure 8: Flood Risk Mapping



Source: Environment Agency

Drainage

The site is currently crossed by four surface water drains connecting with the River Trent to the north of the site.

- Rugeley Town Main Water Drain – located to the west of the site. It is within a underground pipe where it passes through the operational parts of the site before becoming an open channel within the golf course;
- Brereton Brook – the brook is situated between the Sports & Social Club area and the Ash Lagoons. It flows from the south west to north east and joins the northern drain which feeds into the River Trent;

- Borrow Pit – the adjacent residential development site has drainage connections through the Borrow pit out to the River Trent; and
- Northern Drain – located to the north of the railway embankment and within the Golf Course. It lies on a relatively natural alignment from north west to south east. Water is collected at various points along its length and this then flows into the River Trent.

These drains are to be retained and maintained as part of any development proposals.

When the site is redeveloped, opportunities exist to utilise the existing waterways and introduce Sustainable Urban Drainage (SuDS) as part of future proposals. Staffordshire County Council as the Lead Local Flood Authority (LLFA) have prepared a SuDS [handbook](#) and regard should be given to the guidance and standards contained within the handbook.

As part of the pre-application process, discussions will be necessary to assess the capacity of the existing foul sewerage network and establish a comprehensive drainage strategy.

Utilities

Underground Utilities

The location of the site to the north of Rugeley Town Centre and the existing public utilities that serve the Power Station will assist with facilitating development, however the capacity of existing services to serve residential development will need to be established as part of any planning application.

With regards to the existing utilities, the site is currently crossed by a multitude of underground services and utilities the vast majority of which are associated within buildings due for demolition.

There are a series of utilities corridors that serve the 400kV, 132kV substation as well as the off-site Network Rail substation located to the north east of the site. The corridors contain 48" water main, 135kV cables, super grid lines and fibre optic cables. These corridors will need to be retained in situ as part of any redevelopment proposals.

Overhead Utilities

The site is intersected by three 132kV overhead cables and associated pylon towers and 400kV cables exiting directly from the northern side of the 400kV substation, crossing the existing railway into a pylon before turning directly east across the River Trent to the next pylon.

The overhead utilities cables will need to be retained and incorporated into the design proposals in accordance with guidance received from National Grid.

Figure 9: Images of existing utilities



Ground Conditions

Whilst it is acknowledged given the industrial use of the site that the majority of the land is likely to require some remediation. Work is on-going to understand the extent of works required.

Ground surveys of the former Coal Stock Yard have confirmed that the area is under laid by red clay, with a surface covering of shale and coal dust from its former use. It has been confirmed that if the area were to come forward as commercial use then no remediation would be required but if it were to come forward as residential use then some limited works will be required.

A by-product of the power station operation has been the generation of Pulverised Fuel Ash (PFA). The PFA has been stored and treated in accordance with permits at the eastern end of the site within the Ash Lagoon Area.

Historically there were five Ash Lagoons. Lagoon 1 is now an ornamental lake. Lagoon 2 was filled and closed and remodelled to form the first five holes of the Golf Course. Subsequent bunds of around 3m to 4m were formed to enclose the remaining three lagoons.

Lagoon 3 has been filled creating a level platform within the lagoon area. Lagoons 4 and 5 remain in operation and are in the process of being emptied.

A mounded area central to the site and north of the 132kV substation has been identified as containing PFA and aggregate waste from historic demolition activity on the site. Further investigative work of this area is needed.

Overall, further work is required to understand the full extent of the remediation works required to ensure the site can forward for development.



The Staffordshire County Council Minerals Local Plan (2017) identifies a series of Mineral Safeguarding Areas, one of which almost entirely covers Cannock Chase District including the Power Station site. However the site may be exempt from consideration of mineral safeguarding issues as per Mineral local Plan Policy 3 and Appendix 6. Consultation with the County Council will therefore be required in relation to mineral safeguarding issues.

Services & Facilities

The site benefits from being located within close proximity to a number of services and facilities as shown in Figure 11 overleaf.

The proximity of the site to existing facilities assists in establishing the general level of provision in the area and identifying the nature, scale and location of on-site provision which may come forward as part of the development proposals, however, further technical work will be required to assess the capacity of the local services and facilities.

Education

The site is located in proximity to existing educational facilities including Hob Hill CoE School, St Joseph's Catholic School, Churchfield CoE School and Redbrook Hayes Community Primary School. With regards to secondary schools the Hart School is closest to the site.

Further education is also provided at Rugeley Sixth Form Academy which offers higher education for 16-18 years.

Retail Services

The north eastern section of the site is located within 800m walking distance of Rugeley Town Centre. The remainder of the site is within approximately 2.5km of the centre of Rugeley. This will be the primary shopping area for the development.

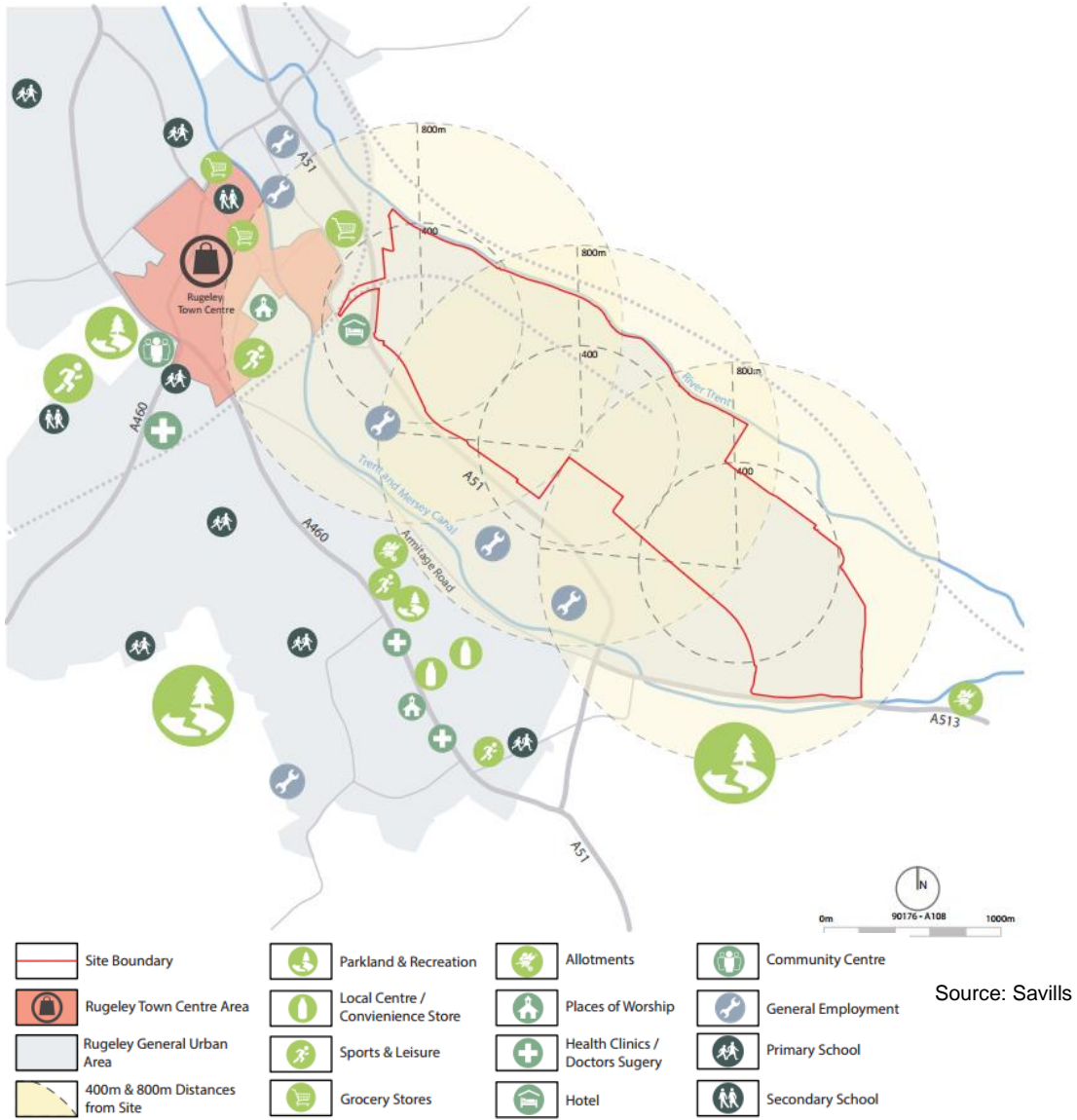
Employment

There are employment opportunities within close proximity of the site including at Rugeley Town Centre and numerous business parks and industrial estates located along the eastern and southern fringes of the Town such as Towers Business Park.

Community and Health Facilities

The site benefits from being located in close proximity to a range of local community and health facilities including places of worship, health clinics and GP surgeries on Brereton Road and near Rugeley Train Station and Trent Valley Station. Rugeley Leisure Centre is located approximately 2km to the south west of the site.

Figure 11: Local Services and Facilities



Surrounding Development

Rugeley Power Station is predominantly surrounded by residential and industrial development to the south. The site provides a logical extension to the East of Rugeley Strategic Development Area (SDA) as allocated in LDC's Local Plan Strategy and development proposals will need to respond to the local context and surrounding development.

Residential Development

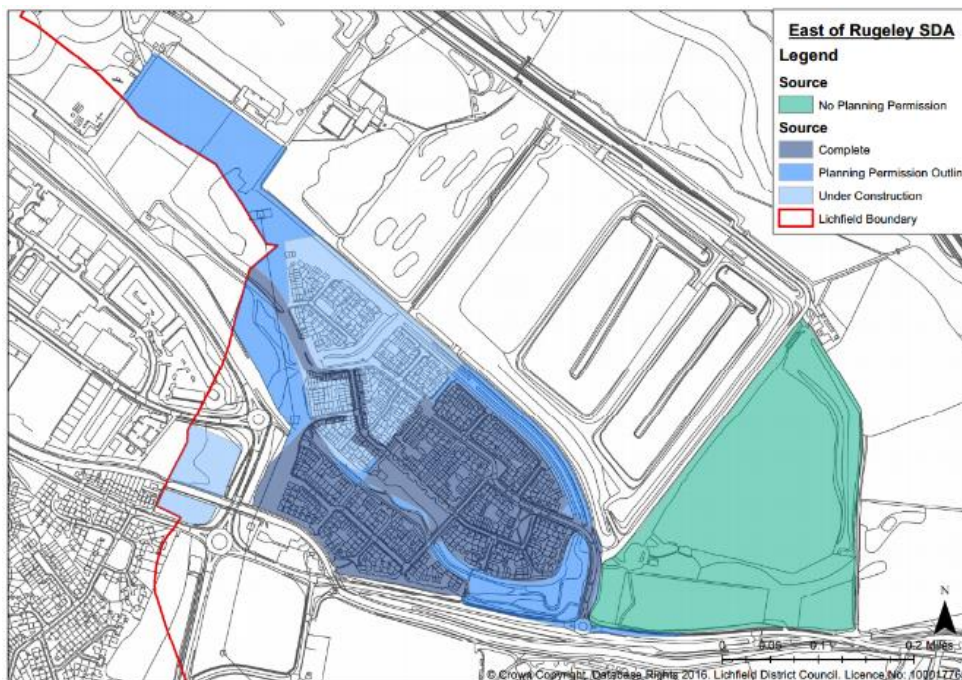
The East of Rugeley SDA was allocated in Lichfield District Council's Local Plan Strategy (adopted 2015) for mixed use development comprising of approximately 1, 130 dwellings.

The SDA includes the residential development known as 'The Pippins', the smaller canal side site and the borrow pit.

Outline permission was granted in 2005 for The Pippins (CCDC reference: CH/03/0378 and LDC reference: 03/00627/OUT) comprising of a maximum of 600 dwellings. To date detailed permission has been granted for 568 units of which the majority are completed.

Figure 12 below highlights the current status of the SDA which benefit from permission.

Figure 12: Status of Rugeley SDA



The new residential development comprises of a mix of house types and tenure including 25% affordable housing provision. Examples of the development are shown in Figure 13 overleaf. A balanced mix of housing will be encouraged as part of any development proposals.

Figure 13: Examples of surrounding residential development



Employment Development

The Tower Business Park is located to the south of the site and comprises of a number of business and warehouse facilities, including occupiers Amazon, Premier Inn and McDonalds.

Figure 14: Examples of surrounding employment uses



Opportunities and Constraints

The site appraisal has highlighted the following development opportunities and constraints.

Opportunities

- Redevelop a substantial brownfield site;
- Provide a significant amount of new homes and provision of employment land;
- Utilise the existing access road into the site;
- Accommodate a local centre to include a community/ sports building and convenience store;
- Provision of a primary school of an appropriate scale to support the residential development on site;
- Create pedestrian and cycle links through the site to connect to local services and facilities;
- Integrate the existing landscape assets and mature trees;
- Retain natural assets and existing sports facilities where possible and retain the borrow pit as a landscape/ water feature/ recreational feature.
- Investigate potential to link school and community facilities on site;

Constraints

- Retain parcel of land to accommodate 400kV and 132kV electricity sub stations;
- Certificate of Lawfulness Proposed Use or Development granted to enable a battery farm within the site;
- Underground utilities and over ground cables intersect the site;
- Maintain existing drainage links to the River Trent;
- Ground contamination is likely to require remediation and mitigation;
- Land to the north of the railway is located within Flood Zone 3;
- An area of TPO is located along the southern boundary.

Figure 15: Map showing key opportunities

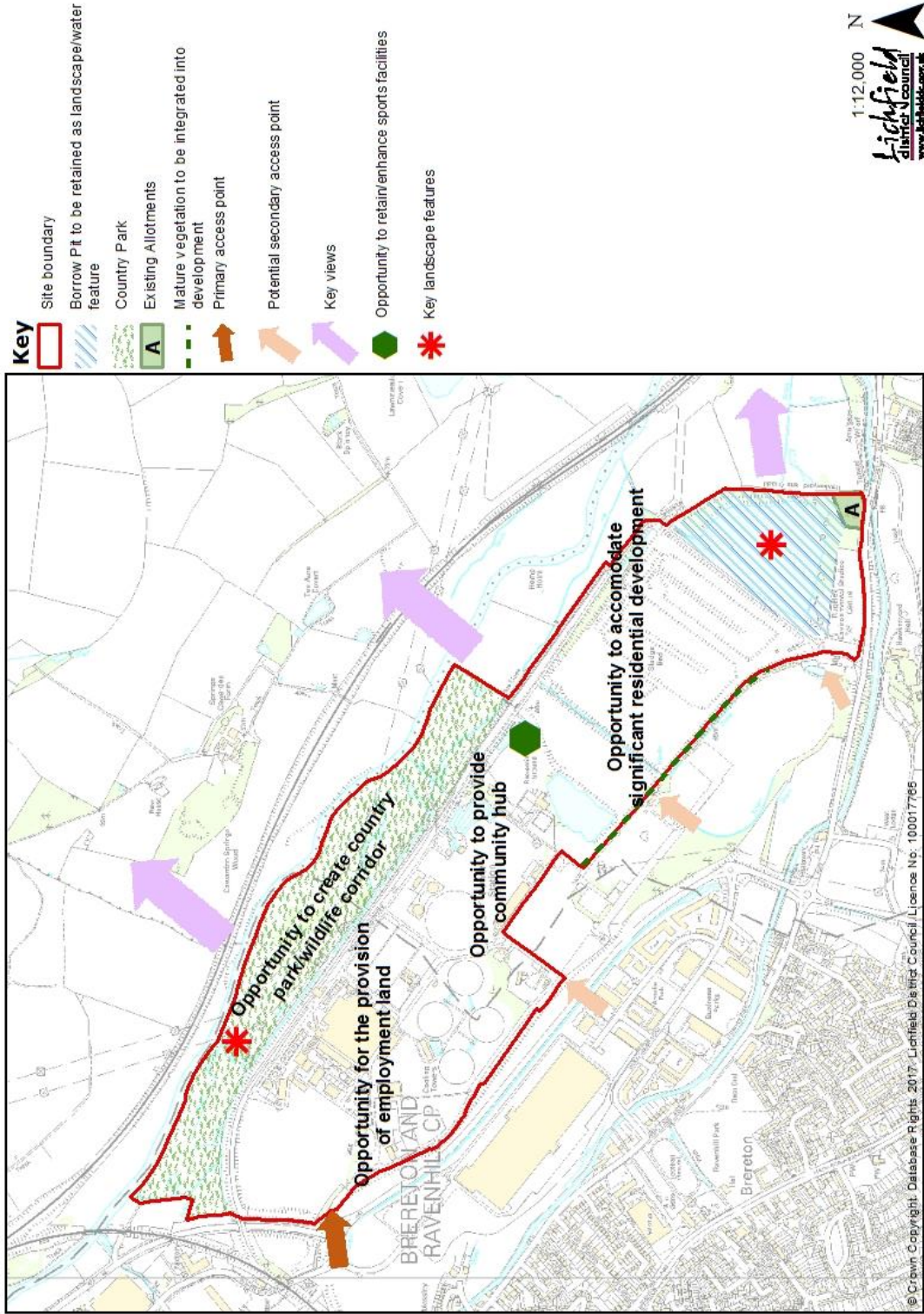
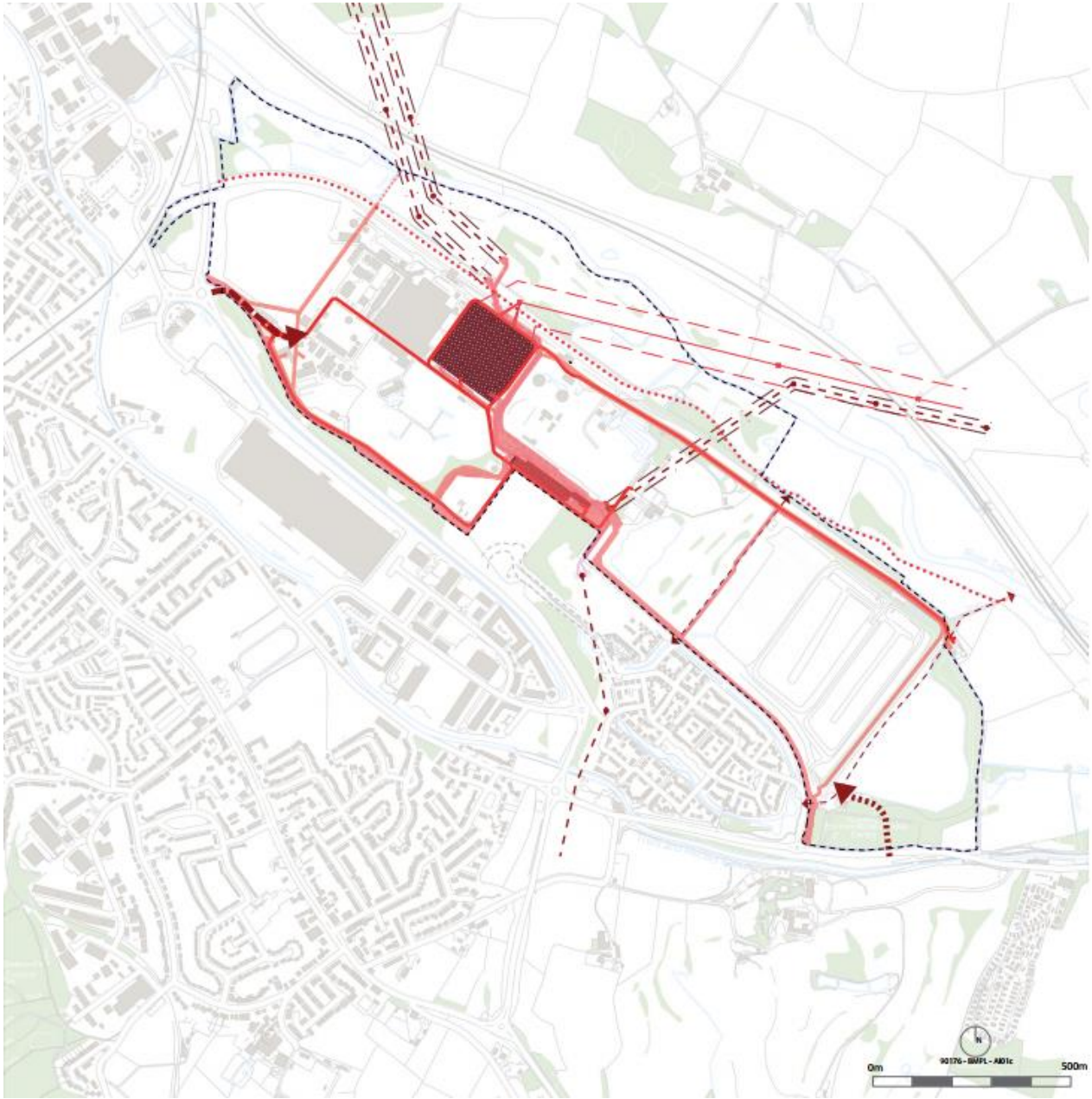













Figure 16: Map showing key constraints



- | | | | | | |
|---|---|---|---|---|--|
|  | Site Boundary |  | Primary Access of Existing Main Site Access.
<small>(Source: Client Instruction based on MTS&R Master Map 190516-001)</small> |  | Existing Alignment of Brook to be Retained.
<small>(Source: Instruction recommended by Ramboll)</small> |
|  | Areas to be Retained to Accomodate 400kV and 132kV Electricity Sub Stations
<small>(Source: MTS&R Master Map 190516-001)</small> |  | New Second Access off Rugeley Road. (Planning Application to be Submitted).
<small>(Source: Client Instruction based on MTS&R Master Map 190516-001)</small> |  | Open Drain Linking Mains Water Drain to River Trent.
<small>(Source: MTS&R Master Map 190516-001)</small> |
|  | Zones (3m offset to utility line) - Containing Underground Utilities to be Retained - Incl: 48" Water Main; 132kV Cables; Super Grid Lines; & Fibre Optic Cables. *
<small>(Source: Developed Using MTS&R Master Map 190516-001)</small> |  | Existing Way-Leaves to be Retained.
<small>(Source: MTS&R Master Map 190516-001)</small> |  | Need to Maintain Drainage Link to River Trent.
<small>(Source: Instruction recommended by Ramboll)</small> |
|  | 132kV Cables Overground with Recommended 15m Offset.
<small>(Source: MTS&R Master Map 190516-001)</small> | | | | |
|  | 400kV Cables Overground with Recommended 50m Offset.
<small>(Source: MTS&R Master Map 190516-001)</small> | | | | |

Source: Savills

Policy Context

In establishing the SPD and guiding the future development of the site, a range of planning policies need to be taken into consideration.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s key objectives for achieving sustainable development.

The NPPF sets out 12 core planning principles, including that planning should be “proactively driven and support sustainable economic development” and “encourage the effective use of land by reusing previously developed land.”

The following objectives are of relevance to the redevelopment of the Rugeley Power Station site.

- **Building a strong economy** – ensuring the planning system does everything it can to support sustainable economic growth;
- **Ensuring the vitality of town centres**- ensures that edge of town developments will not undermine the existing town centres;
- **Promoting sustainable development** – ensures proposals have regard to the need to promote and develop choices and options for sustainable travel;
- **Delivering a wide choice of high quality homes** – where residential development is involved, a range of homes should be delivered which incorporate a mix of housing to meet local needs including the provision of affordable homes;
- **Requiring good design** – achieving high quality and innovative design, stressing the importance of local distinctiveness and sustainability;
- **Promoting healthy communities** – focuses on creating healthy, inclusive communities;
- **Meeting the challenge of climate change, flooding and coastal change** – consideration to reduce greenhouse gas emissions, design layouts to minimise energy consumption and manage mitigating flood risk;
- **Conserving and enhancing the natural environment** – protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity;
- **Conserving and enhancing the historic environment** – sets out the need to preserve and enhance the historic environment, linking this to locally distinctive character; and
- **Facilitating the sustainable use of minerals** – concerned with the need to define minerals safeguarded areas with associated infrastructure and the need to consider minerals extraction when determining planning applications.

Local Planning Policy

The site straddles the administrative boundaries of Lichfield District Council and Cannock Chase District Council and therefore consideration needs to be given to the policy position of each authority.

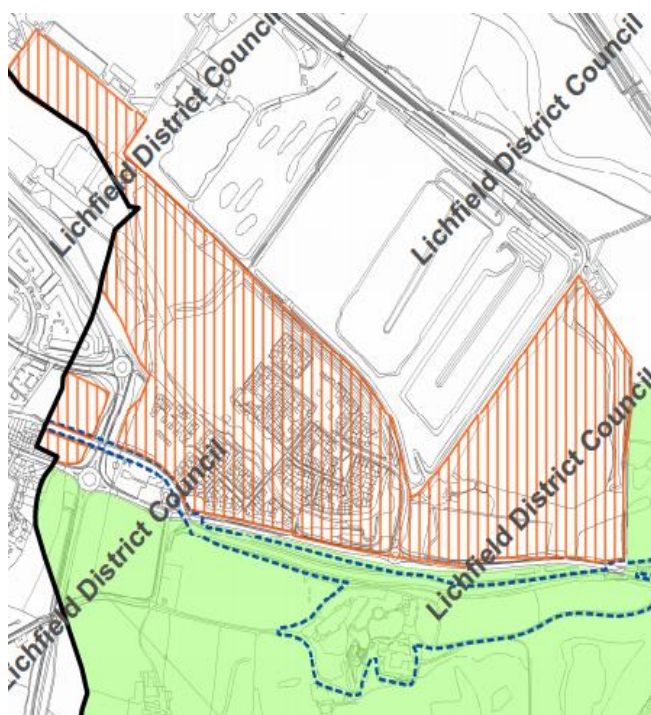
Lichfield District Council

The Lichfield District Local Plan 1998 is being replaced by a two part Local Plan comprising:

- Local Plan Strategy 2008-2029 (adopted in 2015); and
- Local Plan Allocations (consulted on Publication Draft spring 2017).

The Local Plan Strategy policies map as shown in Figure 17 designates land adjacent to the Power Station site as a Strategic Development Allocation (SDA) for a mixed use development of approximately 1,130 dwellings. The SDA comprises of three sites: Hawkesyard residential development (known locally as ‘The Pippins’) which is almost complete; the smaller canal side site which is currently under construction and the Borrow Pit which forms part of this Development Brief.

Figure 17: Extract from Lichfield District Council Policies Map



Any development proposals will need to demonstrate compliance with the general policies contained within the Local Plan Strategy. A summary of the relevant policies can be found in Appendix A.

The Council has consulted on its Local Plan Allocations Document which identifies Rugeley Power Station within Policy R1: East of Rugeley Housing Land as ‘*an opportunity for a sustainable and well-designed mixed use development which is integrated into the existing strategic development allocation.*’

The Local Plan allocation is supported by a Concept Statement which has guided this Development Brief. The Concept Statement sets out the following key objectives for the site:

1. To integrate the development of a minimum of 800 homes and associated facilities within a landscape setting;
2. To ensure the protection and enhancement of ecological interests including the management and future maintenance of landscape and important recreation features;
3. To provide strong walking and cycling links through the development and between the new and existing residential developments, building on existing linkages and enhancing the sustainable transport options available within the East of Rugeley area; and
4. To ensure a good degree of physical and social integration with the existing settlement. For clarity, the Local Plan Strategy identifies the land adjacent to the Power Station including the Borrow Pit for development as a strategic housing development and the

Local Plan Allocations documents identifies the Power Station site for residential development.

Supplementary Planning Document

The following existing policy guidance documents will assist developers in preparing proposals for the scheme:

- Biodiversity and Development SPD;
- Developer Contributions SPD;
- Trees, Landscape and Development SPD; and
- Sustainable Design SPD.

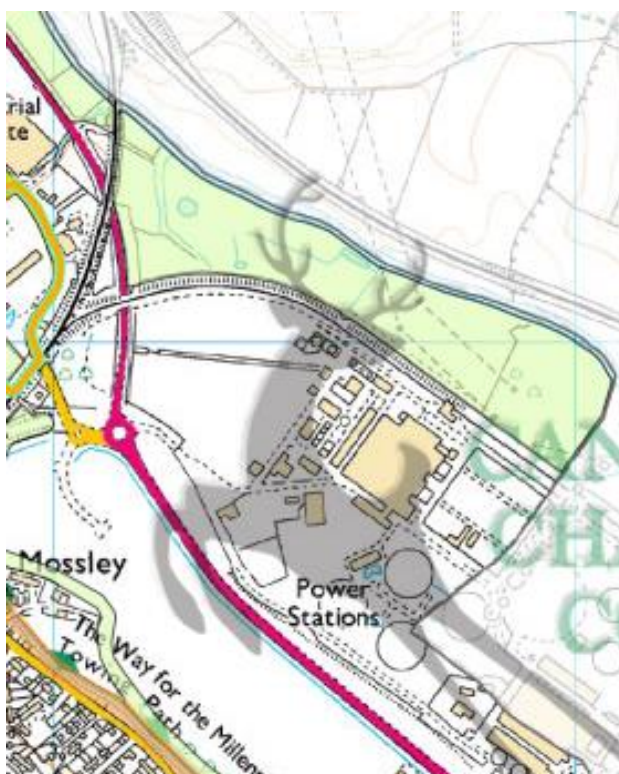
Cannock Chase District Council

The Cannock Chase Local Plan is formed of two parts:

- Local Plan Part 1 (adopted 2014)
- Local Plan Part 2 (consulted on Issues and Options in spring 2017).

The Local Plan Part 1 policies map shows the western part of the site is not designated for a particular use. The land to the north of the site between the railway sidings and the river Trent forms part of the Green Space Network.

Figure 18: Extract from Cannock Chase Policies Map



Any development proposals on the site will need to have due regard to all policies contained within the Development Plan. These policies are summarised in Appendix B.

The Rugeley Town Centre Area Action Plan (AAP) also forms part of the Local Plan (Part 1). This AAP sets out a vision for the regeneration of the town centre and includes a number of plan-wide and site specific policies to achieve the objectives. Given the proximity of the Power Station site to the town centre, and the potential for mixed non-residential uses on the site, regard should be paid to the AAP policies accordingly and sustainable linkages between the site and town centre and its environs should be maximised.

Cannock Chase Council has recently consulted on its Local Plan (Part 2) Issues and Options document (January- March 2017). This identifies a number of issues to be addressed including identifying suitable housing and employment sites for allocation as well as considering the safeguarding of Green Belt land for future development. The Local Plan (Part 2) Issues and Options Consultation identifies Rugeley Power Station as a *'significant brownfield site in a suitable location on the edge of a settlement which could provide a substantial contribution to the development needs*

of the District. Regard should be had to the Local Plan (Part 2) as it progresses. The Council currently anticipates a Proposed Submission consultation document will be available by the end of 2017.

Supplementary Planning Document

The following policy guidance documents will assist developers in preparing proposals for the scheme:

- Design Guide SPD; and
- Parking Standards, Travel Plan & Developer Contributions for Sustainable Transport SPD; and
- Developer Contributions & Housing Choices SPD.

The Design Guide SPD provides guidance on the design process as well as detailed information on the existing character of local areas across the District, providing recommendations for how to reflect this in individual site design schemes. There are also a series of recommendations for the design of individual buildings by different use type and guidance by topic on how to address key elements within an overall scheme design such as trees and landscaping. Proposals should clearly demonstrate how they have taken this information into account.

Neighbourhood Planning

Rugeley Power Station is sited within Brereton and Ravenhill Parish (CCDC) and Armitage and Handsacre (LDC).

- Brereton and Ravenhill Parish was designated as a Neighbourhood Area in January 2013; and
- Armitage and Handsacre Parish was designated as a Neighbourhood Area in July 2013.

Each of these areas has determined to develop a Neighbourhood Plan.

Both Neighbourhood Plans are in the early stages of preparation and therefore no weight can be attached to them at the time of writing.

Developer Contributions

Developer contributions will be sought for the provision and funding of existing and new community infrastructure. In this context, whilst not an exhaustive list, community infrastructure may include open space, affordable housing, education facilities, highways and healthcare service.

Both Cannock Chase District Council and Lichfield District Council have an adopted Community Infrastructure Charging Levy Schedule (CIL) in place.

Cannock Chase District Council adopted its CIL with effect from June 2015. The following charges are levied:

Use	CIL Charge (per sqm)
Residential – (excluding specialist retirement housing)	£40
Retail -Food stores with floorspace greater than 280sq.m and out of centre retail park development	£60
All other uses	£0

Lichfield District Council adopted its CIL with effect from June 2016. The following charges are levied:

Use	CIL Charge (per sqm)
Market houses within Strategic Development Areas and the Broad Development Location	£14
Market houses in lower value zone	£25
Market houses in higher value zone	£55
Supermarket	£160
Retail Warehouse	£70
Neighbourhood Convenience Retail	£20
All other development including residential apartments	£0

The site falls within two charging zones in Lichfield. The Borrow Pit area falls within the SDA and would attract a cost of £14/sqm if developed for residential use. The remaining site area falls within the lower value zone of £25/sqm.

Given that there are different CIL rates across the site, it is considered appropriate that the development will be charged CIL at the relevant rate of the district within which it lies.

The CIL regulations allow for relevant buildings which are in lawful use and to be demolished or retained as part of the new development scheme to be potentially off set against the schemes overall CIL liability. However, this is subject to a number of tests and it will therefore be a matter for detailed discussions as part of the planning application process.

Affordable Housing

With regards to affordable housing provision, Policy H2 of Lichfield District Council's Local Plan Strategy seeks up to 40% of new dwellings to be provided as affordable housing on schemes of 15 or more units with at least 65% of these units to be social rented managed by a registered provider. Policy CP7 of Cannock Chase's Local Plan Part 1 seeks on site provision of 20% affordable housing units for schemes of 15 or more units.

The level of affordable housing provided across the site will be subject to negotiation, taking into account the differing levels of provision required by the individual Local Planning Authorities.

The National Planning Practice Guidance now incorporates a section on the application of 'Vacant Building Credit'. This enables existing buildings on site which are to be demolished or retained as part of the new development scheme to be potentially off set against the overall affordable housing requirement. However, this is subject to a number of tests and it will therefore be a matter for detailed discussions as part of the planning application process.

Education Provision

Both of the District's adopted Local Plan policies and supporting guidance refer to the need for appropriate education infrastructure to support sustainable development. Given the scale of the development, it is anticipated that the site will need to accommodate a primary school. Further discussions with Staffordshire County Council will be necessary as part of the application process.

Community Facilities

Both of the District's adopted Local Plan policies and supporting guidance refer to the need for appropriate community facilities infrastructure to support sustainable development. The proposals are likely to generate a requirement for a community hub, comprising a community / sports building and small scale retail provision.

Open Space, Sports & Recreational Facilities

Both of the District's adopted Local Plan policies and supporting guidance refer to the need for appropriate open space, sport and recreation infrastructure to support sustainable development. The proposals will be required to incorporate provision for open space, sports and recreation facilities in line with local policy, incorporating playing pitches, equipped play, allotments and where possible retaining any sports and recreation facilities that are not justified to be surplus to requirements.

Public Art

The proposals should seek to incorporate public art, having regard to the historic use of the site as a power station.

Development Principles

The development principles set out in this chapter seek to respond to the relevant planning policies, site analysis and principle development opportunities and constraints and will be used to guide future planning applications associated with the redevelopment of Rugeley Power Station.

The development principles are structured under the following key themes:

- Land Uses
- Access and Movement
- Open Space & Green Infrastructure
- Ecology & Biodiversity
- Flood Risk & Drainage
- Development Layout

Land Uses

A key principle of the development will be to create a sustainable mixed use site which comprises of the following uses.

Residential

Residential development will be the principle land use for the Rugeley Power Station site and the development proposals should comprise of a range of housing, including provision of affordable housing and self-build housing.

The site has capacity for a minimum of 800 dwellings to be delivered within LDC's plan period to 2029. The final quantum of dwellings will be fixed in the context of other suitable uses for this mixed use site including employment provision and the final development will be derived from a well-designed scheme that responds to the existing topography, fixed constraints and landscape assets.

The site is suitable for a range of house typologies and it is anticipated that LDC and CCDC will seek to achieve a balanced mix of housing and apartment typologies. The housing mix is flexible and will be agreed at the time of submission, informed by consideration of local policies, housing market dynamics and the needs arising within Rugeley.

Affordable Housing

The policy requirement for affordable housing differs between Lichfield District Council and Cannock Chase District Council. The Local Plan Strategy for LDC requires 40% subject to viability and the Local Plan Part 1 for CCDC requires 20% affordable housing subject to viability.

The level of affordable housing provided across the site will be subject to negotiation, taking into account the differing levels of provision required by the individual Local Planning Authorities.

Self/ Custom-build Housing

The delivery of self-build housing is strongly supported by national policy and offers the opportunity for residents to be involved in the design and construction of their own homes.

In order to help achieve a mixed community, the development proposals should consider the inclusion of self/ custom build housing plots.

Employment

The site is considered suitable to accommodate significant new economic development. The site would be well suited to the provision of industrial and commercial units given the surrounding context and there is opportunity for businesses to expand and/ or relocate to the area. The existing rail sidings could also be a significant opportunity depending on the potential end users of the site.

The scale and quantum of employment floorspace will need to be the subject of a more detailed market assessment at the planning application stage.

Community Uses

To ensure the development provides for the sustainable needs of its community it is important to ensure the proposals incorporate neighbourhood facilities in the form of a ‘community hub.’

The Council will encourage proposals to locate the community hub towards the centre of the development to ensure it is accessible to residents, as well as maximise opportunities to connect the hub with open space and recreational facilities.

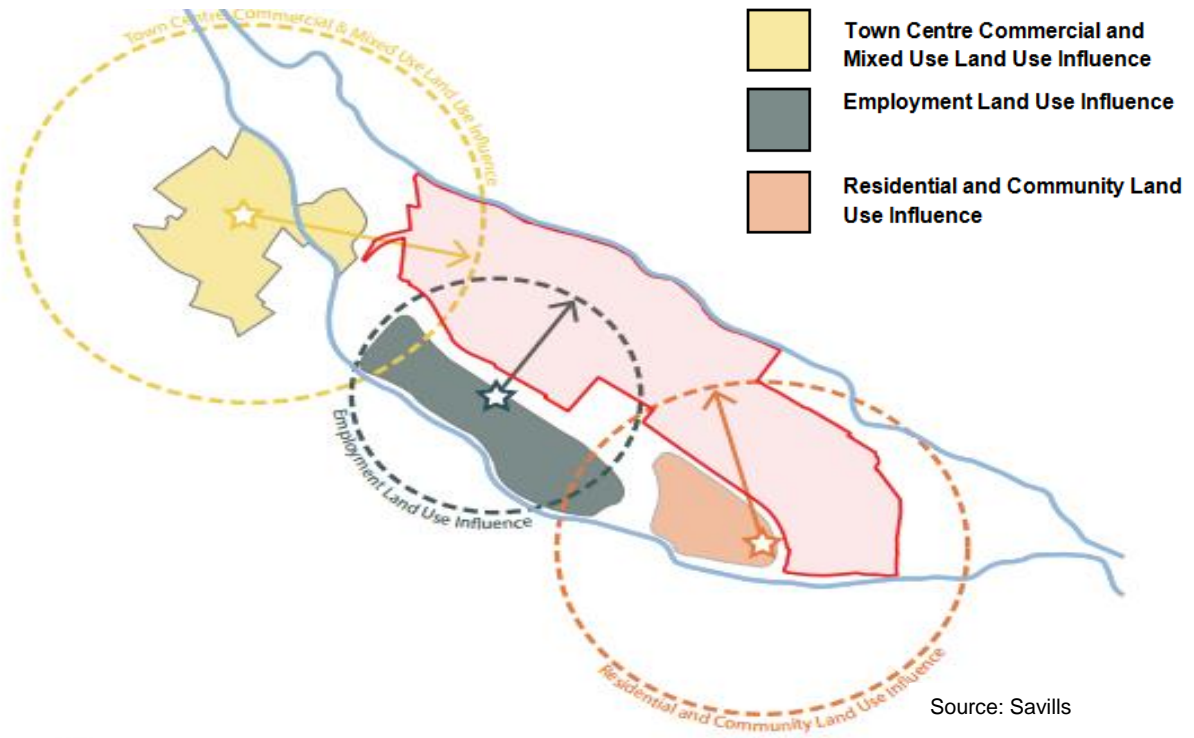
The exact form and scale of the hub will be established at the planning application stage, however it will be required to incorporate a community/ sports building and small scale convenience retail provision.

Education Provision

During discussions with Staffordshire County Council, they have advised the scale of proposed development generates the need for a primary school. The school should ideally be centrally located, to encourage internal walking and cycling and reduce reliance on car use.

Further discussions with Staffordshire County Council as well LDC and CCDC will be required at the planning application stage to establish the scale and location of community and education facilities.

Figure 19: Strategic Land Uses



Access & Movement

A key principle of the development is to create a sustainable development which reduces car dependency and utilises its connections to public transport.

Vehicle access

Given the size of the development, a minimum of two vehicular access points are considered necessary.

The primary access to the site should be achieved via the existing roundabout on the A51 at the north western corner of the site. However it is recognised that the future development of the site may come forward on a phased basis which does not lend itself to utilising this access initially. However it is proposed that upon complete redevelopment of the site this should be the primary access point.

Rugeley Power Limited have submitted a planning application for a secondary access to facilitate demolition works to the east of the site. Further work is required as part of the detailed design stage to establish the most suitable point for access for the site in terms of its future redevelopment.

Road Hierarchy

Where possible development proposals should utilise the existing road network to maintain easements and way-leaves. This will help establish a primary route through the site.

Pedestrian and Cycle Links

The proposed development offers an excellent opportunity to provide pedestrian and cycle routes throughout the site and to connect the Rugeley Power Station site to the green infrastructure network and existing settlements, services and facilities beyond the site boundaries such as in Rugeley Town Centre and Armitage.

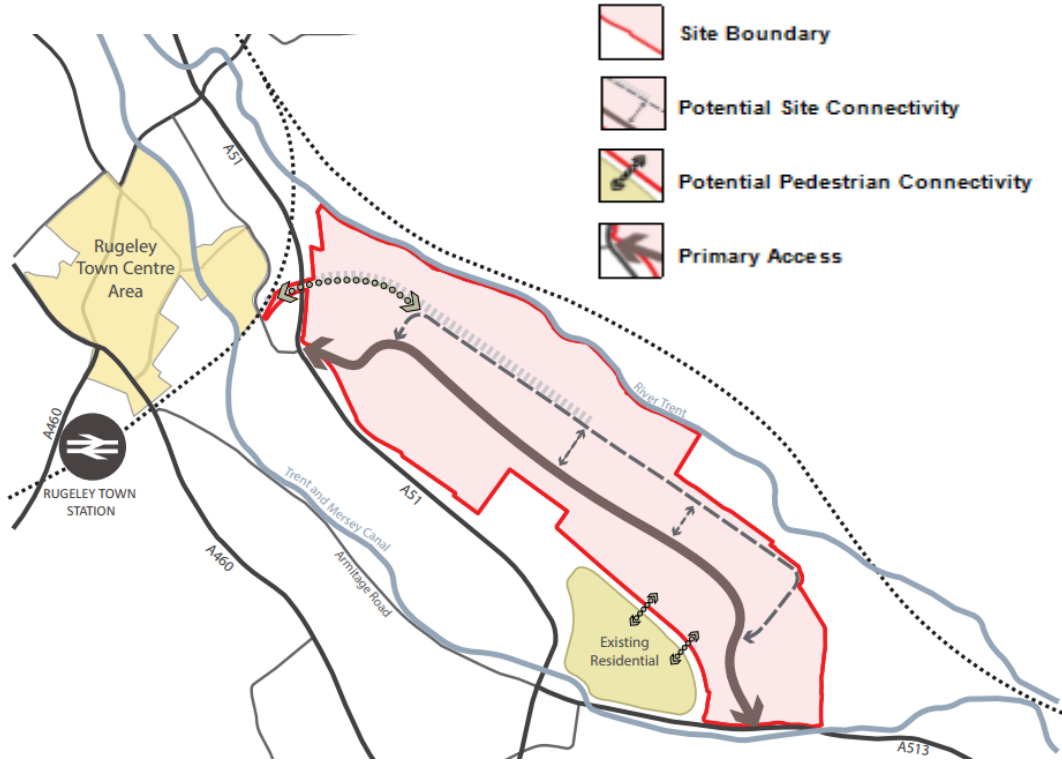
The proposals should seek to integrate with the access points provided as part of the recent residential development to the south of the site and also provide designated safe crossing points to ensure safety and encourage usage of pedestrian and cycle links.

Safe and secure cycle parking should be provided on site where appropriate.

Car Parking

The development proposals should provide appropriate car parking facilities in accordance with local standards. The parking should be integrated into the development in order to limit the impact on visual amenity and residential privacy. To enhance visual interest and break up the street scene, generous planting will be required in areas where there is surface level parking, this will also help to ameliorate the effects of climate change.

Figure 20: Strategic Access & Movement



Source: Savills

Open Space & Green Infrastructure

A key principle of the development proposals should be to create useable, well connected green infrastructure network, comprising of open spaces, landscape features, recreation facilities, equipped play and allotments.

Recreation Facilities

The site currently benefits from on-site sports and recreation facilities which are centrally located. As part of the development proposals, the Council will encourage the retention and protection of any existing sports and recreation facilities that are not justified to be surplus to requirements. This will need to be delivered in line with National and Local policy requirements.

Play Facilities

Children's play space for a range of ages should be provided in the development. In accordance with local policy requirements, it is likely that several areas for play space will be included on the site.

Allotments

It is envisaged that the existing allotment provision located to the south west of the site will be retained and opportunities to accommodate further provision to meet local need where identified would be welcomed.

Landscape

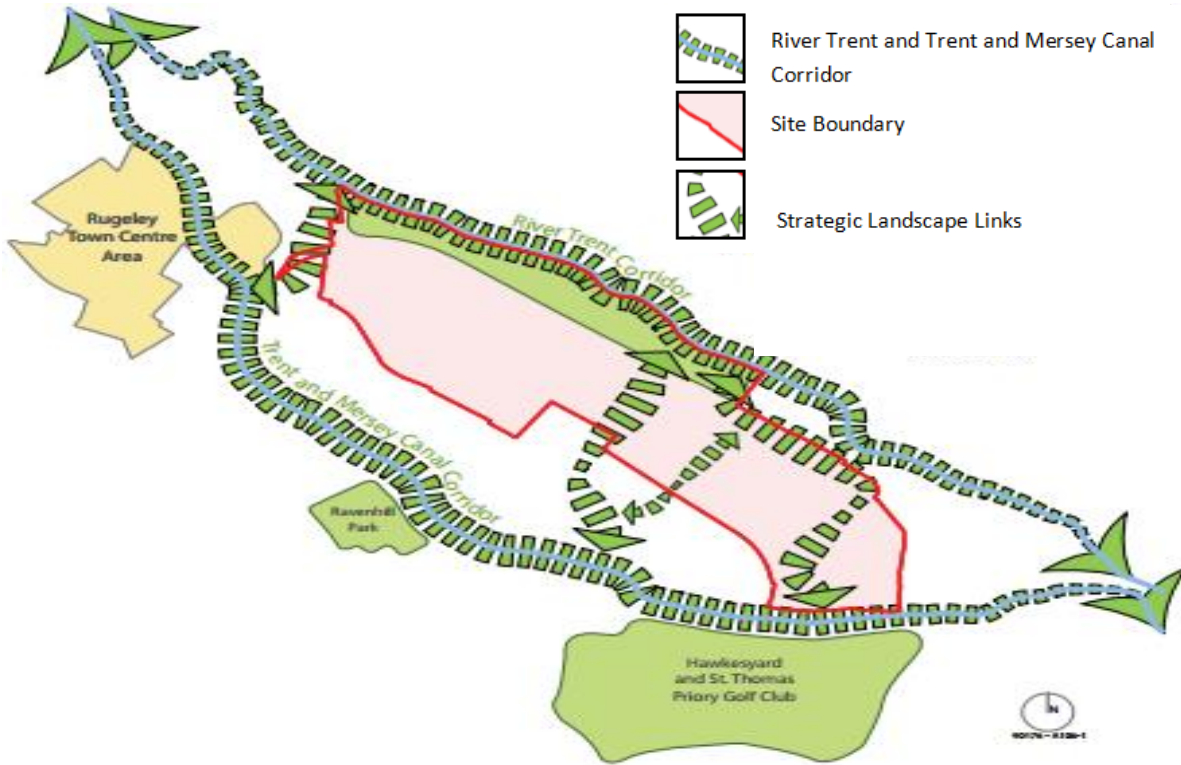
The planning application will need to consider the impact of development on the wider landscape and on existing trees and hedgerows.

Discussions with Arboricultural Officers will be required to agree the strategy for the retention and selective removal/ replacement of trees within the site, however it is envisaged that the mature tree belt which helps to create a strong site boundary adjacent to the Rugeley Bypass will be retained.

A key landscape / water feature of the existing site is the Borrow Pit area. The Council will be supportive of proposals which seek to retain the Borrow Pit area as part of any redevelopment proposals.

As part of any development proposals a landscaping strategy will need to be prepared that demonstrates how the surrounding countryside can be drawn into development through the integration of multi-functional green space. This landscaping combined with street trees, courtyard and garden planting should provide a verdant extension and create a green infrastructure network across the site.

Figure 21: Strategic Landscape Principles



Source: Savills

Ecology & Biodiversity

Given the landscaping and green infrastructure provision there are likely to be opportunities to enhance ecology and achieve a measureable net gain to biodiversity on site.

The following measures should be considered:

- Tree planting
- Water resources, associated with SuDS and landscape features
- Nesting opportunities for a variety of bird and bat species
- Lighting within the site should be sensitively designed to minimise adverse effects on wildlife
- The addition of bat and bird boxes
- The retention of the Borrow Pit and the adjacent landscape features
- Mitigation measures to address any impact of development on the Cannock Chase SAC

Flood Risk & Drainage

Surface Water Drainage

Future proposals should consider the surface water drainage strategy at an early point in the design process and should follow the principles of SuDS.

The likelihood of having to incorporate SuDS will require discussions with the regulatory authorities in particular Staffordshire County Council as the Lead Local Flood Authority, South Staffordshire Water and the Environment Agency. Discharge amounts, rates and volumes will have to be agreed with these authorities so as to manage the flood risk issues on and off site.

It is important that the development utilises examples of best practice for surface water drainage. Staffordshire County Council have prepared a SuDS Handbook which sets out key SuDS features to be considered as part of development proposals.

There may be opportunities for storage/ attenuation space to be provided as part of open spaces and to utilise the existing water courses throughout the site.

Foul Drainage

It is anticipated that foul water flows from the development will be able to connect to the existing sewerage system. The detailed drainage strategy will need to assess the capacity of the existing sewerage infrastructure along with the need for any pumping facilities on site.

Development Layout

This development layout section aims to set out more detailed considerations to guide the appropriate scale, form, density and character of development in different parts of the site taking into consideration the key land uses, access and movement and open space & green infrastructure identified above.

Residential development should be defined by the landscape framework and location of open space and recreational facilities. It is likely that this will be towards the west of the site. In general, there should be a variation of densities across the site, with lower densities towards the southern and eastern edges so that the built edge can be assimilated into the countryside and associated views thereto.

Employment uses should be provided in those parts of the site with the greatest potential accessibility by public transport. It is considered that employment provision is most appropriate towards the west of the site. Employment uses may be able to utilise the existing railway line and proximity to surrounding business and industrial parks.

With regards to open space and landscaping there is an opportunity to retain the natural assets contained within the site, including the Borrow Pit as a key landscape/ water feature and retaining and enhancing the recreation facilities located within to the site.

Given the flood plain constraints it is envisaged the Golf Course/ Country Park will be retained as a landscape feature.

Community facilities should ideally be centrally located in the most accessible part of the site.

With regards to detailed design, the buildings should be appropriate to the location of the site, with the overall architectural theme respecting the sites setting in relation Rugeley, surrounding development and the wider countryside.

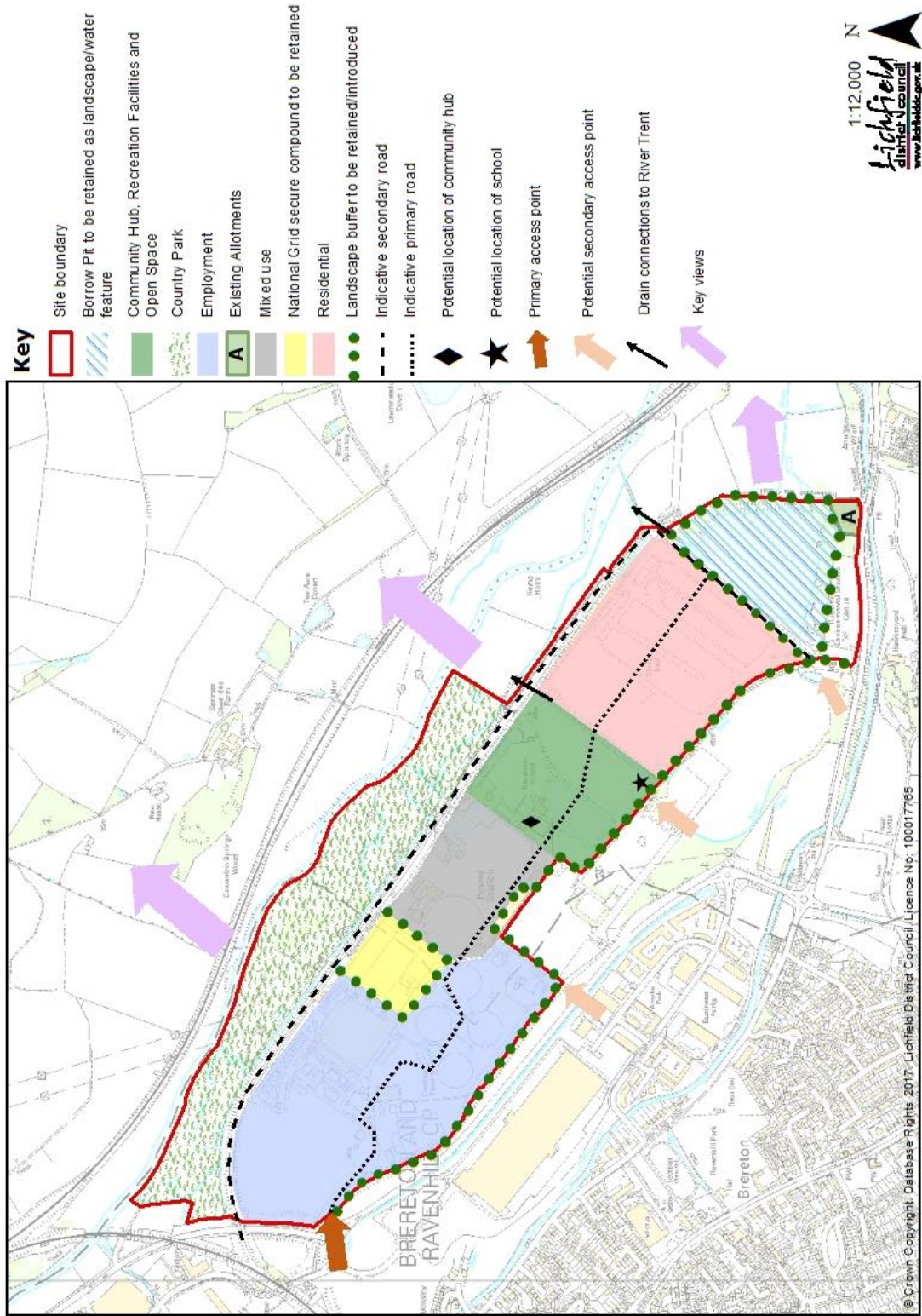
A clear design strategy must form part of the proposals at the planning application stage. The strategy should ensure that the proposed development:

- Enhances and preserves key viewing corridors
- Reflects and enhances the landscape setting of the site
- Derives a clear strategy to provide links to Rugeley Town Centre and Armitage with Handsacre
- Seeks to retain natural assets contained within the site including the borrow pit, mature tree belt and existing sports facilities.

Whilst the development areas may vary with the detailed design at the application stage the illustrative design parameters set out in Figure 22 should be the starting point for any proposals.

The Council's respective SPDs related to design considerations should be consulted and feed into the overall site design; the overall character of the new development; and inform the style of individual buildings and associated features e.g. detailed landscaping.

Figure 22: Design Parameters



Delivery & Implementation

Process

Given the scale of the Rugeley Power Station site, development proposals will have to consider how the new development will function as a place. For this reason, it is anticipated that the proposals will come forward as an outline planning application covering the whole of the Power Station site. However it should be noted that an alternative process to submitting the planning application may be more appropriate and this should be agreed through pre-application discussions.

The outline application will need to demonstrate how the site can be comprehensively redeveloped in accordance with both Lichfield District Council's Local Plan Strategy and other planning policies and Cannock Chase Council's Local Plan Part 1 and other planning policies. Further, given the scale of development, an Environment Statement will be required to consider a range of issues including landscape and ecology.

Reserved matters applications will then provide further detail for each phase or parcel of development.

It is likely that any outline permission will be subject to a large number of conditions as well as developer obligations.

As part of the planning application process, early engagement with the statutory agencies and other key stakeholders will be imperative. Given the nature of the site, and likely future land uses, early consultation and ongoing engagement with the Environment Agency, Natural England and Sport England will be of particular importance.

Planning Obligations

The development will result in the increased need for community infrastructure such as education facilities, public open space, sports facilities, health facilities, public art and community facilities. Facilities should reflect local interpretation to ensure the history of the site is not forgotten.

Both LDC and CCD has adopted its CIL and it is envisaged that discussions regarding additional contributions will take place as part of the application process.

Phasing

Given the size of the Rugeley Power Station site it is envisaged a phased approach to development will be appropriate. A phasing plan should be submitted with the outline application for approval by the Local Planning Authorities. The phasing plan should include the phased provision of housing over the site closely linked with the phased provision of infrastructure.

The phasing plan should identify what infrastructure will be delivered at what phase of development and who is responsible for the delivery of that infrastructure and the timescales for delivery.

Appendix A

LDC Planning Policy

Policy	Title	Summary
CP1	Spatial Strategy	Focuses investment and regeneration within existing settlements and strategic development allocations including the delivery of a minimum of 10,300 dwellings during the plan period. Development expected to make use of and prioritise the use of previously developed land. Development should promote sustainability by minimising pressure on resources whilst mitigating and adapting to climate change and reducing the need to travel.
CP2	Presumption in Favour of Sustainable Development	The LPA will take a positive approach reflecting the presumption in favour of sustainable development. Applications that accord with the plan will be approved without delay unless material considerations indicate otherwise. Where policies are absent, silent or out-of-date, planning permission will be granted unless material considerations indicate otherwise taking into account whether the adverse impacts of doing so outweigh the benefits or specific policies within the NPPF indicate that development should be restricted.
CP3	Delivering Sustainable Development	Identifies criteria to be considered as part of the formulation and assessment of development to ensure it contributes towards sustainable development whilst minimising and mitigating impacts.
SC1	Sustainability Standards for Development	Outlines minimum sustainability standards (unless demonstrated to be unviable) including equivalent of former Code 6 (net zero carbon) for new dwellings and BREEAM "Excellent" for non-residential buildings
SC2	Renewable Energy	Seeks to provide for renewable energy generation that results in 10% of the District's energy needs (minimum) being achieved through renewable sources. Biomass energy development encouraged.
CP4	Delivering our Infrastructure	New development required to provide necessary infrastructure at a timely stage to meet community needs.
IP1	Supporting & Providing our Infrastructure	New development required to provide necessary infrastructure at a timely stage to meet community needs as set out in the relevant allocations and concept statements. Viability will be considered when determining extent and priority of contributions
CP5	Sustainable Transport	New developments should be served by a choice of transport modes including public transport, cycle and walking routes. Development should make appropriate provision for reducing the need for travel whilst widening travel choices.
ST1	Sustainable Travel	Requires major development proposals to be supported by Transport Assessments and Travel Plan
ST2	Parking Provision	Appropriate provision for off-street parking to be made in accordance with the maximum parking standards set out in the Sustainable Design SPD.
CP6	Housing Delivery	Established a minimum housing target for the district and includes the strategic allocation to the East of Rugeley for 1,125 dwellings including 500 to meet the needs arising in Rugeley. Residential developments expected to contribute towards sustainable communities, have high quality design in accordance with relevant SPD, contribute to meeting housing needs and deliver required infrastructure.
H1	A Balanced Housing Market	Development to include a mix of house size, type and tenure. Smaller properties including 2-bed apartments and 2 and 3 bed houses particularly encouraged.
H2	Provision of Affordable Homes	Targets up to 40% provision with a split of 65% social rent, the remainder a choice or mix of affordable rent or intermediate housing. Precise amount and mix will be subject to consideration of viability.
CP7	Employment and Economic Development	Provides for sufficient employment land to meet identified needs. High value jobs in business, education and research and those supporting the low carbon economy and key growth sectors are encouraged.
CP8	Our Centres	Supports the hierarchy of centres. New Neighbourhood Centres will be required to meet the day to day needs arising from the new communities proposed as Strategic Development Allocations
CP10	Healthy and Safe Lifestyles	Facilitated through appropriate provision and access to open spaces and facilities. Infrastructure needs generated by new developments will be provided in the best way to meet the needs of the new communities. Loss of existing recreational spaces will be resisted unless alternatives of equivalent or higher standard are provided.
CP11	Participation in Sport and Physical Activity	The LPA will seek to encourage, protect and enhance existing sports facilities and assets. Support will be given to proposals that address existing deficiencies in provision and the creation of new facilities in areas of unmet demand or the provision of new facilities which accord with the playing pitch strategy. Loss of existing facilities/assets including playing fields, tennis courts,

		bowling greens, indoor sports will be resisted unless clearly demonstrated that alternative facilities of equivalent or better standard are being provided.
HSC1	Open Space Standards	New SDA to ensure all parts of the development are within 480m/10min of an equipped play area. Amenity green space to be provided at a minimum rate of 1.43ha/1,000 population. SDA will provide or contribute to provision of allotments at a rate of 1 plot (150sqm)/32 households where there is evidence of unmet demand.
HSC2	Playing Fields and Sport Facility Standards	Seeks to prevent the loss or displacement of facilities unless demonstrated alternatives provided of at least an equivalent standard. Development of new facilities supported in areas of identified unmet need. All new SDA to provide playing field facilities at a minimum level of 1.23ha/1,000 population including 200m ² for changing and pavilion space and 0.025ha for parking
CP13	Our Natural Resources	Seeks to safeguard features of ecological and biodiversity interest.
NR3	Biodiversity, Protected Species and their Habitats	Development only permitted where it protects and enhances or suitably mitigates impacts to provide a net biodiversity gain
NR4	Trees, Woodland and Hedges	To be protected from damage and retained unless it is demonstrated that removal is necessary and appropriate mitigation is agreed. Space to be made within development to retain veteran trees and woodlands. Loss of large mature species will be resisted. Development to be designed to ensure no conflict between retained features and the built form in the longer term. Cross reference to the Trees, Landscaping and Development SPD.
NR5	Natural and Historic Landscapes	Development will be permitted where it does not negatively impact on geological, archaeological and historically important landscapes.
NR6	Linked Habitat Corridors and Multi-functional greenspaces	Development will be expected to create and link green infrastructure and corridors as part of the multi-functional greenspace which is integrated into the public realm.
NR7	Cannock Chase Special Area of Conservation	Before being permitted, development must show that it does not have an adverse impact on the SAC having regard to avoidance or mitigation measures. Development resulting in a net increase in dwellings within a 15km radius of the SAC is deemed to have an adverse impact unless avoidance or mitigation is provided. This must, however, be read in conjunction with the most up to date Guidance on SAC mitigation to be found at: https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Planning-obligations/Other-mitigation.aspx .
CP14	Our Built and Historic Environment	The LPA will protect and improve the built environment. Special regard will be given to the enhancement of the historic environment.
BE1	High Quality Development	Developments to achieve high quality sustainable development and have positive impacts on: historic environment, reducing carbon emissions, built vernacular, safety/crime, amenity, the natural environment and sustainable transport.

Appendix B

CCDC Planning Policy

Policy	Title	Summary
CP1	Strategy	Focuses investment and regeneration within existing settlements whilst conserving and enhancing the environment. Presumption in favour of sustainable development. Where there are no policies relevant to an application or policies are out of date, the Council will grant planning permission unless material considerations indicate otherwise.
CP2	Developer Contributions for Infrastructure	Requires developments to contribute to affordable housing and/or necessary infrastructure. Contributions will be via: CIL payments and/or S106 planning obligations (subject to viability)
CP3	Chase Shaping - Design	Seeks high standards of design of buildings and spaces. Outlines design criteria to be considered when formulating and assessing development proposals. Cross refers to adopted and forthcoming Supplementary Planning Documents and advises that specific guidance will be produced for urban extensions in the form of development briefs.
CP4	Neighbourhood-led Planning	Sets out the Council support for the neighbourhood plan process
CP5	Social Inclusion and Healthy Living	Seeks to agree provision, or contributions, towards providing relevant social infrastructure including health, education, open space plus indoor and outdoor sports/recreation, cultural/community facilities and local shopping facilities. Standards for the provisions of open space to be set out within supplementary documents. A presumption against the loss of facilities or green space in line with National Guidance.
CP6	Housing Land	Includes recognition of the East of Rugeley allocation in the Lichfield Plan. Advises that release of land for housing within the district will be managed and the availability of appropriate sites reviewed through the SHLAA to maintain a 5 year supply.
CP7	Housing Choice	Seeks 20% provision affordable housing (subject to viability). Private housing mix should include mix of tenure and choice of size (Informed by SHMA). The following is encouraged as part of the mix: Smaller dwellings for younger people, Housing suitable for those with specific need, Larger 3 and 4 bed aspirational housing, Housing to cater for an aging population
CP8	Employment Land	Seeks to maintain and deliver a supply of 88ha of new/redeveloped employment land for primarily B use classes including for 18ha in Rugeley and Brereton. Redevelopment of existing employment /brownfield sites for employment uses will be encouraged and supported.
CP9	A Balanced Economy	Priority given to employment uses which add value and raise job density. Proposals for low density job generation jobs (eg B8 uses) will need to demonstrate their added value to the economy.
CP10	Sustainable Transport	Development to promote sustainable travel. Need for Transport Assessments and Travel Plans. Measures to promote walking and cycling should be incorporated into new development including segregated cycleways (developments over 200 dwellings). Local parking standards to be developed through Local Plan Part 2.
CP11	Centres Hierarchy	Establishes a hierarchy of centres. New housing development should enhance existing centres or provide new local centre as appropriate
CP12	Biodiversity and Geodiversity	Seeks to conserve and enhance ecological and geological sites/ species. Development will not be permitted if harm cannot be mitigated.
CP13	Cannock Chase SAC	Developments leading to net increase in dwellings will be required to mitigate adverse effects on the SAC through contributions, provision of Suitable Alternative Natural Green spaces (SANG) within developments (on or off site) and measures to encourage sustainable travel. However, the position on this has now been updated and the policy must therefore be read in conjunction with the most up to date Guidance on SAC mitigation to be found at http://www.cannockchasedc.gov.uk/sites/default/files/cannock_cannock_chase_sac_updated_guidance_january_2017.pdf
CP14	Landscape Character and Cannock Chase AONB	Developments should take account of landscape character and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.
CP16	Climate Change and Sustainable Resource Use	Encourage and support proposals for energy efficiency, use of renewable, low carbon energy generation and sustainable construction; reduce pollution; minimise waste and sustainable use of land (preference for brownfield development). Development should take account of flood risk. New developments should: Explore measures to exceed national targets for zero-carbon development and sustainable construction Assess how they can include renewable and low carbon technologies Achieve water efficiency of 105 litres/person/day (former Code 3/4) Non-residential development should seek to achieve BREEAM “Very good” as a minimum Improve energy efficiency over and above building regulations Use SuDS

APPENDIX B – EQUALITY IMPACT ASSESSMENT

equality impact assessment

stage 1 quick check

questionnaire



If you are planning on making a change to an existing service or policy, or launching something new, fill out this quick questionnaire to find out if you need to complete a full equality impact assessment. You can also use this form to check your current services or policies.

To find out more about the legal background to equality impact assessments, or for advice on which of your current services should be assessed, read our equality impact assessment help notes.

Section 1: About you and your service area

Your name:	Ashley Baldwin
Your service area:	Economic Development
Your director/line manager:	Craig Jordan
Your cabinet member:	Cllr I. Pritchard

Section 2: About your plans

Name of service/policy you are assessing:	Rugeley Power Station Development Brief – Consultation Document
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Is it? (please delete as appropriate)
<ul style="list-style-type: none"> ▪ Supplementary Planning Document to support existing / proposed policies

Who are the main users of your service/policy? (please delete any that are not appropriate)
<ul style="list-style-type: none"> ▪ Mixture of residents and visitors ▪ Other : those working within the District

Please briefly describe why you are creating a new service/changing an existing service or reviewing current policy/service (where appropriate, include sources of evidence such as customer feedback):
Supplementary Planning Documents (SPD) provide further detail to policies found in the Local Plan. Policy R1 of the Local Plan Allocations Document which is currently being consulted on identifies

Rugeley Power Station to deliver a minimum of 800 dwellings over the plan period to 2029. The Rugeley Power Station – Development Brief SPD supports Policy R1 of the Local Plan Allocations Document and builds upon the concept framework to set out development principles for development proposals. It also supports the delivery of the Local Plan Strategy and associated policies contained within it.

Section 3: Will your plans impact on any particular groups?

3a:  Please fill in all boxes that apply in the table below. If any boxes don't apply, please leave blank.

Hints & tips Think about who will benefit from or be affected by your plans/policy. Will any particular group be negatively affected, or not able to use the service? For further guidance please see Section 3 of the help notes.

Impact of plans	Will your plans have a positive impact on this group? If so please explain why?	Will your plans have a negative impact? If so please explain why?  If there is a negative impact on any group(s), please complete section 4 for each group.
Groups of users		
Age ranges (indicate range/ranges)	Neutral	No
Disability (physical, sensory or learning)	Neutral	No
Gender/sex	Neutral	No
Transgender/gender reassignment	Neutral	No
Race (includes ethnic or national origins, colour or nationality)	Neutral	No
Gypsies and travellers	Neutral	No
Refugees / asylum seekers	Neutral	No
Sexual orientation	Neutral	No
Marriage and civil partnerships	Neutral	No
Religion or belief (includes lack of belief)	Neutral	No
Pregnancy and maternity	Neutral	No
Carers or the people cared for (dependants)	Neutral	No

Other (please specify)		
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3b: Further details

Please use this space to provide further details if necessary

Section 4: Can you justify and evidence, or lessen any impact?

4a: If you have identified a negative impact(s) on any group(s) please complete the below table for each affected each group. If any boxes don't apply, please leave blank. If you didn't identify any negative impact(s) on the previous page, skip to section 6.

Hints & tips Is there something you can do to reduce or alter any negative impact you have identified? *For example when we changed waste and recycling collections to kerbside collections, we offered disabled/less able people assisted collections.* Please list all the evidence you have gathered to support your decision(s) – this could include customer feedback, statistics, comparable policies, consultation results. If you don't have any evidence, please carry out appropriate studies and research to gather the evidence you need to support your decision(s). If you have no/insufficient evidence or cannot gather any, you will need to complete a full EIA. For further guidance, see Section 4 of the help notes.

<p>Actions you need to take</p>	<p>We will make the following change(s) to the service/policy to reduce the negative impact. Explain the change(s) and the evidence you have to support your decision?</p> <p><input checked="" type="checkbox"/> Use section 4b below if you want to give more details.</p>	<p>We won't make changes as we can justify our decision and there are sound reasons behind our decision. Justify why and detail the evidence you have gathered to support your decision.</p> <p><input checked="" type="checkbox"/> Use section 4c below if you want to give more details.</p>	<p>There is a negative impact, and we cannot justify it and/or have no, or insufficient, evidence to support our decision.</p> <p><input checked="" type="checkbox"/> You will need complete a full equality impact assessment. See the help notes for more details.</p>
Groups of users			
Age ranges (indicate range/ranges)			
Disability (physical, sensory or learning)			
Gender / sex			
Transgender / gender reassignment			

Race (includes ethnic or national origins, colour or nationality)			
Gypsies and travellers			
Refugees / asylum seekers			
Sexual orientation			
Marriage and civil partnerships			
Religion or belief (includes lack of belief)			
Pregnancy and maternity			
Carers or the people cared for (dependants)			
Other (please specify)			

4b: Further details on changes

Please use the space below to give more details on the changes you will make, if necessary:

--

4c: Further details on justification

Please use the space below to give more details on the justification/evidence you have gathered, if necessary:

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Section 5: Your action plan

Help notes If, as a result of this assessment, you are going to adapt your plans or policy, please include details below. Please include a quick action plan and key dates that will show how you will review your decisions and when. Please include responsibility and expected outcomes. For full guidance on how to complete this section, please refer to the help notes.

--

Section 6: Record your actions (delete as appropriate)

I have sent this to Policy and Performance for publication on the intranet and on www.lichfielddc.gov.uk	Yes
Date completed:	April 2017

Contract Award – Provision of Support and Maintenance to the Vehicle Tracking and Data Transfer System used by the Joint Waste Service

Report of Cabinet Member for Waste Management

Date:	25 th May 2017
Agenda Item:	4
Contact Officer:	Nigel Harris
Tel Number:	01543 687549
Email:	
Key Decision?	YES
Local Ward Members	All

CABINET

1. Executive Summary

- 1.1 The Joint Waste Service uses a vehicle tracking and data transfer system (Waste Collector) to monitor and manage all the waste collection operations in both Lichfield and Tamworth. The hardware for the system which comprises of in cab computers plus the software licences were procured as part of the vehicle fleet contract when it was awarded in February 2016. The vehicle fleet contract expires on 31st March 2022 and the hardware will be replaced again at the expense of the contractor in 2019.
- 1.2 The system requires support and maintenance which can only be provided by a single supplier who are Bartec Auto ID Ltd. Last year these services were procured using an annual subscription. In order to comply with the authority's Contract Procedure Rules it is proposed that a contract be awarded using a framework agreement to Bartec Auto ID Ltd for a period of 58 months to coincide with the end date of the vehicle fleet contract.
- 1.3 The total expenditure during the life of the contract will exceed £50,000 and therefore the Financial Procedure Rules require that the award be approved by Cabinet.

2. Recommendations

- 2.1 That Cabinet approve the award of a contract to Bartec Auto ID Ltd to provide support and maintenance to the Vehicle Tracking and Data Transfer System used by the Joint Waste Service for a period of 58 months commencing on 1st June 2017.

3. Background

- 3.1 Waste Collector is an electronic data transfer and vehicle tracking system which has been specifically designed for the waste collection industry by specialist software engineers Bartec Auto ID Ltd. The system allows two way communication in real time between the collection vehicles and the back office, including full integration with CRM which ensures a seamless end to end process. The main benefits of the system are that it reduces avoidable customer contact, ensures faster enquiry resolution and improves service delivery standards. The crews can report a whole range of events including non-presentation and contamination using a small computer monitor in the cab. The back office can update entitlement to extra bin capacity and assisted collections for individual properties which are also shown on the in cab monitor. The system eliminates the need for daily round sheets, routine phone calls and manual record keeping.
- 3.2 The in cab computers (hardware) were originally inherited from Tamworth Borough Council when the Joint Waste Service started in 2010. As with all electronic equipment the computers became outdated

and incompatible with advances in technology. A decision was made to renew all the hardware when the Joint Waste Service procured an entire new vehicle fleet in February 2016. A full EU compliant tendering exercise was undertaken for the supply of the vehicles and the in cab units were included in the specification. The contract was awarded for a period of six years and two months and is due to expire on 31st March 2022. The computers are all owned and maintained by the fleet provider and there is a clause in the contract which requires the renewal of all the terminals half way through the contract in 2019. The software licences for the terminals were also included in the procurement.

- 3.3 The Waste Collector software requires support and maintenance and this service can only be provided by Bartec Auto ID Ltd as they are the developers and owners of the system. This service will be required until the expiry of the vehicle fleet contract in 2022 and whilst it can only be provided by a sole supplier the procurement still needs to comply with the authority's Financial Rules. Compliance will be achieved by awarding a framework contract for a period of 58 months. The relevant framework which Bartec Auto ID Ltd are listed on is the Crown Commercial Service Framework - Local Authority Software Applications - Reference RM1059. Lot 11.
- 3.4 The authority's Financial Rules also require a supplier financial appraisal to be undertaken because the contract award exceeds £50,000 and the service is only available from one supplier. The appraisal has revealed that Bartec Auto ID Ltd are at minimum risk of business failure.

Alternative Options	1. None as single supplier.
Consultation	1. None required.
Financial Implications	1. The total value of the contact over the 58 month period will be approximately £80,000 for which there is sufficient provision within the Joint Waste budget.
Contribution to the Delivery of the Strategic Plan	1. The Joint Waste Service plays a key role in assuring we have a clean, green and welcoming place. Being financially stable is a key element of the Council's aspirations to be Fit for the Future.
Equality, Diversity and Human Rights Implications	1. None.
Crime & Safety Issues	1. None

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Business failure of sole supplier	Undertake supplier financial appraisal	Yellow (material)
B	Supplier fails to provide service in accordance with contract	Robust contract monitoring	Yellow (material)

Background documents: None

Relevant web links: None



LICHFIELD DISTRICT BOARD

Held at 4 pm on 21st March 2017 at the Council House, Frog Lane, Lichfield

Present:

Elected Members:

Councillor Mike Wilcox, Lichfield District Council
Councillor Caroline Wood, Staffordshire Fire and Rescue Authority

Representatives from Partner Organisations:

Rob Boucherat representing Staffordshire College
Marilyn Castree representing Lichfield & Tamworth Chamber of Commerce & Industry
Darrin Gamble representing Strategic Housing Partnership
Sandra Payne representing Support Staffordshire (Lichfield and District
Marisha Place representing Staffordshire Police

In attendance:

Susan Bamford, Jenni Coleman, Gareth Davies, Richard King, of Lichfield District Council, Tracey Jackson, Staffordshire University and Wayne Mortiboys, the District Commissioning Lead, Staffordshire County Council

Agenda Item	Minutes	Action
1	<p>Welcome and Apologies</p> <p>Cllr Mike Wilcox welcomed Marilyn Castree, Lichfield & Tamworth Chamber of Commerce & Industry to her first meeting of the District Board.</p> <p>Apologies had been received from Cllr Doug Pullen, Inspector Jo Rea, Cllr Alan White and Eleanor Wood.</p>	
2	<p>Minutes of the Meeting 14th November 2016</p> <p>The minutes were agreed.</p>	
4	<p>South Staffordshire College – Area Review</p> <p>Rob Boucherat, Deputy Principal, South Staffordshire College and Tracey Jackson, Head of UK Partnerships gave the Board an update on the Area Based Review and the implications for the Lichfield Site. He explained that the area review had considered larger more sustainable colleges, with the recommendation for South Staffordshire College to merge with Walsall. The possible merger had been looked into but as a result of the due diligence tests was not going to be pursued at this</p>	

Agenda Item	Minutes	Action
	<p>stage. Rob also advised that although the merger is not proceeding at this stage there are some challenging decisions relating to the location of HE provision. The Lichfield site has had steady growth with its arts specialism attracting leavers from around the district. However, he also reiterated that the site needs to be viable and vibrant and is very much dependent on numbers, which is a particular challenge with a demography on the downward curve.</p> <p>Board members were keen to offer support and discussed where the Arts fits in the LEP Strategy. The apprenticeship levy was also discussed and it was felt that there is a need to raise awareness of the range of apprenticeship options available. Marilyn Castree asked how awareness can be raised and Rob Boucherat offered to talk to employers about the range of apprenticeship options on offer and the benefits to employers.</p> <p>Decision:</p> <p>The District Board noted the outcome of the area review and welcomed the decision to retain the Lichfield campus.</p>	
5	<p>Draft Community Safety Delivery Plan</p> <p>Jenni Coleman, Community Safety Manager, Lichfield District Council reminded board members that the Community Safety Partnership has a statutory duty to produce a 3 year Community Safety Plan, reviewed annually. The new plan for 2017/20 identifies progress over the last 12 months and sets out future plans against the priorities of:</p> <ul style="list-style-type: none"> • Anti-Social Behaviour • Domestic Abuse • Child Sexual exploitation <p>There are also two cross cutting themes of alcohol and mental health and an under pinning theme of public reassurance. These priorities link into and support the following 3 Police & Crime Commissioner priorities:</p> <ul style="list-style-type: none"> • Early Intervention • Supporting Victims & Witnesses • Public confidence <p>Jenni confirmed that these priorities have been informed by the December 2016 Community Safety Strategic Assessment.</p> <p>The Community Safety Delivery Plan identifies :</p> <ul style="list-style-type: none"> • What we said we would do • Measures & Targets 2016/17 • What we achieved • Our Plans for 17/18. <p>Through the Locality Deal Fund the PCC has allocated approx. £72k to Lichfield District Safer Community Partnership for 2017/18.</p> <p>Board members discussed the priorities and the merits of early interventions and stopping activities at source.</p>	

Agenda Item	Minutes	Action
	<p>Decision:</p> <p>The Board endorsed the Community Safety Delivery Plan and agreed to receive further reports as appropriate including the Mid-Year Progress report in the autumn.</p>	
6	<p>Building Resilient Families and Communities – Update</p> <p>Wayne Mortiboys, District Commissioning Lead updated District Board members on the progress being made across Lichfield District working with families with multiple issues, as part of the County Council’s Building Resilient Families & Communities (BRFC) project. Members of the Board were reminded that the initiative identifies families of needing three different levels of intervention; Intensive, light and superlight. Predominantly these interventions are carried out by different parts of the partnership. Families requiring intensive interventions are key-worked by the FIP team, a multi-disciplinary, multi-organisational team consisting social worker, PCSO, youth worker and in Lichfield a member of Support Staffordshire who is seconded into the project on a reimbursable basis. This later arrangement is felt to be one of the main contributing factors as to why the Lichfield District is achieving proportionally more successes than elsewhere.</p> <p>The Board was advised that some £33,300 + 15 claims with DCLG audit in reward grant has been received through the Payment by Results mechanism where positive progress has been made with families. This money has been used to fund local organisations through the Locality Commissioning Board., namely initiatives by Bromford (Work Clubs), Positive Futures (ASB) and Action Kids (ASB) and will continue to support these, subject to satisfactory 6 month performance targets being achieved, through to the end of March 2018.</p> <p>Wayne also gave the Board an update on the progress of the Children’s Transformation pilot work in Burntwood, working with the community organisation Spark in supporting families with young children, who displayed presenting “risk factors” but who were not yet being supported by statutory services. Spark receives a £3 incentive for each family that participates in an activity at their Spark Centre if they satisfy one of the “at risk” criteria. By providing a broad range of community led activities at the Springhill Spark Centre, families are supported to become more resilient by their peers. The project also demonstrates the fact that families needing support will voluntarily engage in this way whereas they would not come forward for support from “social services.”</p> <p>The cumulative totals show that 95 unique children under the age of 5 meeting “at risk” criteria have been regularly engaged at the Spark Centres, participating in a total of 613 sessions returning a reinvestment of £1,839 to Spark. This has helped cross subsidise the broader offer to families in Burntwood which overall has represented 260 unique children, participating in a total of 1,689 sessions.</p> <p>Board members were also advised that during April 2017 the 2,000 properties across the LSOA’s of Burntwood with very high statistical significance of being “at risk” will be leaflet dropped by Spark volunteers to drive up participation further into the summer term.</p>	

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	<p>Payment by Results monies accumulated during phase 2 of the Troubled Families initiative are currently held in reserve by SCC as programme lead pending applications to draw down this money to fund identified projects / priorities.</p> <p>Given the significant reduction in Job Seeker Allowance claimants in the Lichfield District over the past 5 years since the BRFC initiative was launched, it is no longer felt appropriate to re-invest 50% of future PbR monies into employment initiatives. Whilst JSA figures continue to fall, ESA claimant figures have increased over a similar period and therefore it is proposed to reduce the level of local investment of future PbR monies to 25% which will help support initiatives to help those furthest from the job market and transfer the 25% reduction in the level of investment of Payment by Results monies in employment initiatives across to community based support for families who are potentially “at risk” of requiring support from statutory services, based on circumstantial and geographical risk factors.</p> <p>Decision:</p> <p>The District Board:</p> <ul style="list-style-type: none"> a) noted the progress made during phase 2 of the Building Resilient Families and Communities programme and the amount of reward grant that has been received through the Payment by Results mechanism where positive progress has been made with families b) supported the proposal to reduce the level of investment of Payment by Results monies in employment initiatives from 50% to 25% due to improving job market across Lichfield District, focussing the 25% investment in those furthest from the job market c) noted the progress made through the Children and Families transformation pilot across Burntwood since March 2016 d) supported the proposal to transfer the 25% reduction in the level of investment of Payment by Results monies in employment initiatives across to community based support for families who are potentially “at risk” of requiring support from statutory services due to circumstantial and geographical risk factors. 	
7	<p>Bromford’s Locality Delivery Model</p> <p>Darrin Gamble, Bromford Housing gave District Board members a presentation about Bromford’s locality delivery model. He highlighted their approach to inspire customers to be their best, supplying the right home, the right relationship (different ways of working) and enough money. At the heart of the localities programme are 26 neighbourhood coaches across Lichfield District who have a patch of around 175 homes compared to the old housing managers who were responsible for 500 to 600 properties, giving them the real capacity to get to know their customers.</p> <p>The aim of this approach is to build understanding and relationships of trust so together more can be achieved. This more proactive approach also means that</p>	

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	<p>things can be spotted earlier on. This approach represents a fundamental shift from telling people what to do to giving greater responsibility to the customer so that can learn to develop their own solutions. The aim is also to have neighbourhood coaches who live locally and have the ability to know what is going on in their patch.</p> <p>Darrin highlighted the fact that across partner organisations there is a desire for less dependency, greater efficiency and to do things differently. He invited board members to consider what Bromford is asking of partners:</p> <ul style="list-style-type: none"> a) How can we combine activities & work together better? b) Who are your key colleagues who can help us design different approaches to partnerships? c) Champion our approach in your own organisations d) Identify some mutually agreed 'starting point' principles and try some stuff out with us e) Think about how we can build shared knowledge of local community assets <p>Board members discussed opportunities for taking this forward, including sharing the names of coaches so they can be points of contact. Sandra Payne suggested that the coaches would benefit from Lets Work Together training.</p> <p>Decision:</p> <p>District Board members agreed to consider the opportunities to work more closely together and how they can build a better understanding of the assets in Lichfield Districts communities</p>	All
8.	<p>Partner Update</p> <p>Sandra Payne advised that Support Staffordshire were developing county forums with the option to move these around the county.</p> <p>Eleanor Wood circulated the following update from the Lichfield/Burntwood Locality:</p> <p>The GP Forward View, published in April 2016, committed an extra £2.4 billion a year nationally to support general practice services by 2020/21. The emphasis was to improve patient care and access, and invest in new ways of providing primary care in order to ensure its sustainability taking in to account the challenges with GP recruitment and also an ageing population with more long term conditions.</p> <p>The three South Staffordshire CCGs, SES&SP, Cannock Chase and Stafford and Surrounds CCGs, recognise that transformational changes are needed to support the development and capacity of primary care in order to achieve that and to meet the requirements of the GP Forward View. The CCGs have developed a programme approach to delivering this. We recognise that this will take time and resource. We want to work with our practices to motivate, incentivise and support them on the transformational journey.</p> <p>The CCG is adopting a programme approach to delivering the GP Forward View across 6 programme areas:</p>	

Agenda Item	Minutes	Action
	<ol style="list-style-type: none"> 1. New Models of Care – improved integration between all elements of healthcare 2. Access 3. Workforce 4. Workload 5. Quality 6. Infrastructure <ul style="list-style-type: none"> • Estates • Information Management and Technology <p>The Lichfield/Burntwood Network Partnership is continuing to develop and started its journey prior to the publication of the GP Forward View. The practices felt that working together would release valuable time in order to support the most vulnerable patients. The work that the network is looking to undertake supports the programmes within the GP Forward View.</p> <p>Since the previous update a board for the Lichfield/Burntwood Network Partnership has been developed and regular meetings are now taking place. A number of projects looking to enhance patient experience through managing workload and streaming patients more efficiently to release capacity are being developed. There is work to allow integration of records so that joint clinics can be set up is nearing completion. To re-iterate this is not a merger of the Lichfield/Burntwood practices. The practices will still retain their individual contracts. This is to allow joint working through managing workload, making the patient journey more efficient and increasing equity of service provision.</p> <p>As previously reported the Greenwood House development is being progressed. This is awaiting approval of the business case and we remain optimistic that this development will go ahead.</p>	
9.	Any Other Business None	
10.	Items for next Meeting <ul style="list-style-type: none"> • Locality Commissioning – Funding & Use of Partnerships Reserves • STP • Discretionary Housing Payment Policy 	
11	Future meeting dates 22 June 2017 (to be held at the Innovation Centre, Chasewater Country Park 29 November 2017 28 March 2018	
	The meeting finished at 1740	

our strategic plan at a glance

Read in full at www.lichfielddc.gov.uk/strategicplan

To be a strong, flexible council that delivers good value, quality services and helps to support a **vibrant and prosperous economy, healthy and safe communities** and **clean, green and welcoming places to live**.

How we create a vibrant and prosperous economy

How we create healthy and safe communities

How we create clean, green & welcoming places to live

What we will do

Between 2016 and 2020 we will place particular importance on:

- Promoting Lichfield District as a good place to invest through the roll out of the Local Plan.
- Ensuring our district is 'open for business' by welcoming and nurturing new enterprises to start up and succeed in our key business centres and rural areas.
- Delivering support, signposting and networking opportunities to existing businesses to help them thrive.
- Making it easy for businesses to interact with us.
- Understanding, monitoring and adapting to business needs and issues across the district.
- Encouraging increased visitors to our district, increased spend in the local economy and more overnight visitors.
- Delivering good quality and safe car parking in our key retail areas.

- Creating policies and events that promote healthy and active lifestyles for all, including young people – from cycle and safe walking routes, through to events, community activities and more.
- Providing support to help those with disabilities and older people stay healthy and active.
- Creating opportunities to increase the number of residents who are physically active, especially in hard to reach groups.
- Supporting and encouraging the development of clubs and other organisations to increase the quantity and quality of leisure and cultural opportunities across the district.
- Delivering a programme of disabled facilities grants to help people remain living safely at home
- Providing help and advice to prevent homelessness.

- Implementing our Local Plan which will ensure a controlled and balanced growth of the district.
- Developing supplementary planning guidance which will help to preserve our historic environment, support rural communities, and ensure the district continues to be an attractive place.
- Maintaining our parks and open spaces which encourage residents to enjoy the outdoors.
- Restoring the historic features of Stowe Pool and Fields.
- Our joint waste service continues to help our residents recycle a large percentage of their waste.
- Pursuing opportunities to transfer some open spaces to local organisations who can look after them for the enjoyment of all (e.g. playing fields).

By 2020 there will be:

- More local jobs and more people in employment.
- More new businesses locate in our district.
- More businesses succeed.
- More visitors and greater visitor spend in our district.
- A regenerated Lichfield City centre and an improved retail offer in Burntwood.

- More people will be active and healthy.
- More people will be involved in volunteering and community activity.
- Fewer people and families will be homeless.
- More people will feel safer and less worried about crime and anti-social behaviour.
- More people will be living independently at home.

- More affordable homes in the district.
- Our heritage and open spaces will be well maintained or enhanced.
- Our streets will be clean and well maintained.
- More people will use parks and open spaces.
- New homes, office, retail and manufacturing spaces will be built or developed in line with our Local Plan and planning guidance.

Our council By 2020:

- Our customers will be more satisfied.
- We will continue to be financially responsible.
- Our organisation will have clear corporate values and be committed to openness and transparency.
- More people will interact with us through our website and digital channels.
- We'll be more innovative in how we deliver services and make a difference locally.

This plan sets out the high level outcomes we want to achieve over the next four years. Every year we produce a one-year action plan that sets out the key activities we will deliver to drive forward the priorities set out in this plan in detail, and the measures and targets we use to check how we are doing. Read our actions plans at www.lichfielddc.gov.uk/actionplans



Lichfield
district council
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