

Draft Conditions

Table 1 - Conditions Agreed By Both Parties

Condition no.	Condition and reason
1.	<p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>Reason - To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The development hereby permitted shall be carried out only in accordance with the approved plans and specification, as listed below, except insofar as may be otherwise required by other conditions to which this permission is subject; NPS-00-00-DR-A-(00)-010 P4 (Site location plan), NPS-00-00-DR-A-(00)-021 P2 (Proposed site plan), NPS-00-00-DR-A-(00)-023 P1 (Proposed site plan).</p> <p>Reason - To define the permission.</p>
3.	<p>The use hereby approved shall cease on the 31st July 2029.</p> <p>Reason - In accordance with the applicant's stated intentions.</p>
4.	<p>Construction works and associated deliveries in relation to the development hereby approved shall only take place between the hours of 08:00 and 18:00 Monday to Friday; 08:00 to 14:00 Saturdays and not at all on Sundays or public holidays.</p> <p>Reason - To safeguard the occupiers of nearby residential properties from undue noise and general disturbance (in accordance with Policy N1e of The Plan for Stafford Borough).</p>
5.	<p>The number of bedspaces hereby permitted shall not exceed 481.</p>

	Reason - To ensure development proceeds in accordance with the floorplans and that the level of occupation does not exceed the permitted scale.
7.	<p>A scheme for site security measures to include CCTV and details of site boundary treatments (if any) shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The approved details shall be fully implemented prior to first occupation and retained thereafter.</p> <p>Reason - To ensure the provision of site security measures in accordance with Plan for Stafford Borough policy N1.</p>
8.	<p>The residential occupation of the development hereby permitted shall not take place until an equipped medical facility of not less than 19.7 sq. m has been provided. The Medical Room shall be operational prior to first residential occupation of the development and shall be retained as such for the duration of the use hereby permitted.</p> <p>Reason - To ensure that the facilities provided for the purposes of health screening and health provision within the Initial Accommodation (IA), are fit-for-purpose ensuring the ability of the development to meet the IA occupants' health needs.</p>
11.	<p>The bedrooms and kitchen/lounge/dining areas within the development hereby permitted shall be constructed to accord with the following minimum floor sizes and shall be retained as such for the duration of the use hereby permitted:</p> <ul style="list-style-type: none"> • Not less than 8.4 sq. m per bedroom • Not less than 20 sq. m per lounge/kitchen/dining area (in combination) <p>Reason - To ensure the development provides adequate residential space for occupants.</p>

Table 2 - Conditions Not Agreed Between The Parties

Condition no.	The Council's proposed wording of the condition	The Council's comments	The Appellant's proposed wording of the condition	The Appellant's comments
6	<p>Prior to occupation of the development hereby permitted a scheme for the layout and specification of the outdoor courtyard space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for its implementation and details of its maintenance. The development shall only be carried out in accordance with the approved scheme and then fully implemented prior to first occupation and retained thereafter.</p> <p>Reason - To ensure the provision of a suitably laid out and equipped outdoor amenity space is available for the use of the occupants of the facility.</p>	<p>The Council wishes to secure a scheme of work to improve the courtyard, such as seating and children play facilities. Such improvements within this space are considered important for the benefit of occupants and, as the appeal site does not include other areas of outdoor amenity space, without a suitably laid out and equipped space in the courtyard the Council also considers there may be increased pressure on nearby amenities and groups of asylum seekers may be more likely to gather in the surrounding area off site.</p> <p>The Council does not support Serco's previous proposed deletion of condition 6 to incorporate it in condition 9. Condition 9 relates to the management plan and so has a different purpose to condition 6, The Council considers retaining</p>	<p>Prior to the occupation of the development hereby permitted a scheme for the management of the outdoor courtyard space shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the initial layout of the outdoor courtyard space together details as to its maintenance.</p> <p>The approved scheme shall be implemented prior to first occupation and complied with thereafter for the duration of the use hereby permitted.</p> <p>Reason - To ensure the provision of suitable amenity space is available for the use of the occupants of the facility.</p>	<p>The appellant proposes some minor amendments to the Council's proposed wording in order to provide flexibility so that amenity space and facilities can be provided to respond to changing cohorts within the site.</p>

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		condition 6 would make securing a scheme of physical improvements to the open space a less complex matter to discharge.		
9	<p>The development hereby permitted shall not be occupied until a site operational management plan (SOMP) has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:</p> <ul style="list-style-type: none"> The establishment of a multi-agency forum (including the voluntary sector) which shall be implemented in accordance with an operational management plan for the lifetime of the permission. An induction briefing (including in the written language of service users) identifying health services that are available to service users upon occupancy. The induction briefing will include 	<p>As set out above the Council does not support Serco's proposed deletion of Condition 6 and considers that the word 'facilities' that was instead inserted into Condition 9 by Serco is not required as the relevant facilities are covered in Condition 6 (open space), Condition 8 (medical room) and Condition 10 (indoor multi-functional space).</p> <p>In Condition 9, the schedule of activities should in addition also cover those activities to be arranged off-site.</p> <p>The final two sentences of the policy relate to the Council's wish to ensure the management plan is updated to address 'lessons learned' from year 1 of the occupation of the unit (Serco's revised wording of "no later than</p>	<p>The development hereby permitted shall not be occupied until a site operational management plan (SOMP) has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:</p> <ul style="list-style-type: none"> The establishment of a multi-agency forum (including the voluntary sector) which shall be implemented in accordance with an operational management plan for the lifetime of the permission. An induction briefing (including in the written language of service users) identifying health services that are available to service users upon occupancy. The induction briefing will include 	<p>The appellant proposes some minor amendments to final bullet point in the condition to reflect that offsite activities cannot be controlled by the appellant.</p>

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	<p>advice regarding the processes for registration with a GP and making an appointment.</p> <ul style="list-style-type: none"> • A list of services (based on what Serco can facilitate) that will be provided to occupants of the development that may support them to overcome potential barriers to accessing primary and secondary care services and a key contact (updated as necessary). • Details of informal educational activities which shall be facilitated for children occupying Initial Accommodation. • Arrangements for the provision of travel for occupants to access healthcare services and other services within Stafford town centre. • A method for recording and reporting incidents of anti-social and/or criminal behaviour within and outside the development in 	<p>12 months" would allow for the management plan to be resubmitted straightaway and the requirement that the revised management plan be complied with thereafter was omitted.</p>	<p>advice regarding the processes for registration with a GP and making an appointment.</p> <ul style="list-style-type: none"> • A list of services (based on what Serco can facilitate) that will be provided to occupants of the development that may support them to overcome potential barriers to accessing primary and secondary care services and a key contact (updated as necessary); • Details of informal educational activities which shall be facilitated for children occupying Initial Accommodation. • Arrangements for the provision of travel for occupants to access healthcare services and other services within Stafford town centre. • A method for recording and reporting incidents of anti-social and/or criminal behaviour within and outside the development in 	

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	<p>connection with the use of the development.</p> <ul style="list-style-type: none"> A schedule of activities and facilities to be carried out within the outdoor and indoor recreation space and off-site. <p>The SOMP shall be reviewed and submitted for written approval 12 months after occupation. The SOMP including any approved amendments following review shall be complied with for the duration of the development hereby permitted.</p> <p>Reason - To ensure an integrated approach for the management of this accommodation and the operation of facilities and services.</p>		<p>connection with the use of the development.</p> <ul style="list-style-type: none"> A schedule of activities to be carried out within the outdoor and indoor recreation space and examples of activities that are available off-site. <p>The SOMP shall be reviewed and submitted for written approval 12 months after occupation. The SOMP including any approved amendments following review shall be complied with for the duration of the development hereby permitted.</p> <p>Reason - To ensure an integrated approach for the management of this accommodation and the operation of facilities and services.</p>	
10	The residential occupation of the development hereby permitted shall include indoor amenity space in the form of a room of not less than 90 sq. m and shall be retained as such for the duration of the use hereby permitted.	In order to secure a communal area for the benefit of the occupants (for teaching, meetings, exercise classes, social gatherings etc.) the Council wishes to see the indoor space not only provided, but also retained	The residential occupation of the development hereby permitted shall include indoor amenity space of not less than 90 sq. m in total and shall be retained as such for the duration of the use hereby permitted.	The appellant does not consider it necessary to require one single room of 90 sq. m. The intention is for the space to be flexible so that it can accommodate a range of activities and it is not intended for the space to remain

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	Reason - To ensure the provision of a suitable indoor amenity space for the use of the occupants of the facility.	for the duration of the use. We also consider that, to ensure suitability for such purposes, the condition must require that this space be in the form of a single room (rather than allowing for this to be provided in the form of a number of smaller rooms).	Reason - To ensure the provision of a suitably provision of indoor amenity space is available for the use of the occupants of the facility.	<p>in the current form. Some activities can and should reasonably be held at the same time in different rooms.</p> <p>In order to assist the appellant would be agreeable to setting minimum room sizes (e.g. 30 sq m) to provide comfort that they will be large enough to accommodate a range of activities if the Inspector considers it necessary.</p>