

From: School Organisation <school.organisation@staffordshire.gov.uk>
Sent: 04 December 2025 14:44
To: Planning (SMDC)
Cc: Rachael Simpkin
Subject: Reserved Matters Application SMD/2021/0780, Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue

Categories:

To Whom it May Concern,

Reserved Matters Application SMD/2021/0780, Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue

In response to the above Reserved Matters Application the School Organisation Team have the following comments to provide as an update to our previous responses to this application:

We have now reached agreement in principle with Persimmon Homes on the work required to be undertaken to the mineshaft as set out in the Coopers Report. However, this report does identify that further detailed assessment/design work is still required. Therefore, whilst progress has been made and in principle the school site can be made acceptable, it is still the case that school site cannot to be transferred to SCC to construct a school until the works are complete. SCC are therefore strongly of the view that for this Reserved Matters application to be granted a condition be attached to the permission requiring Persimmon Homes complete the mineshaft remedial work to the satisfaction of SCC in an appropriate timeframe.

We are aware the applicant has proposed a timeframe of 12 months from commencement of the development to complete the works, which we consider reasonable. However, we are concerned over the enforceability of such and that until the works are complete we cannot begin to plan for the delivery of the new school. Therefore, we would suggest that any condition includes a 'no occupations' requirement until the works are complete i.e. we are happy for development on phase 2 to commence but we don't want to see any of the new homes occupied until the mine shaft remediation works are complete.

We are mindful that the Coal Authority required similar provision in respect of condition 37 of the hybrid consent. However, whilst the works may be the same, we are more concerned over their earlier delivery and ensuring they also achieve the ability to operate a school. We do not believe therefore we can wholly rely on Condition 37 in ensuring the school site can be delivered in a timely manner. Hence new provision is required on this REM application to ensure the school can be delivered when it is needed.

Many thanks



School Organisation Team

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