



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 26th November 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

APP: N/2013/1048 Part demolition and extension of the East stand to provide addition of new seating terrace to increase seating capacity, new conference and/or banqueting hall with ancillary accommodation to include kitchen, service area and toilets, gymnasium and service core, office space, parking for 44 cars hard and soft landscaping area and provision of new access road at Northampton Football Club, Walter Tull Way, Northampton.

WARD: St. James

APPLICANT: David Cardoza Northampton Town Football Club, Sixfields Stadium

AGENT: Jovan Ciric RMCJ Design

REFERRED BY: Head of Planning
REASON: Site within NBC Ownership

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions as set out below and the issues being raised in the report being satisfactorily addressed, (a verbal update will be provided at the meeting) and for the following reason:

1.2 The proposed development would not pose a significant detrimental impact on the amenities of the surrounding occupiers and businesses by reason of visual and general amenity, transportation or the loss of the athletics track or sporting pitch, for which adequate compensatory measures are being made. The proposal would therefore accord with the National Planning Policy Framework and saved policies E19 and E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Applicants propose to carry out a number of significant alterations to the existing Northampton Football Ground. These include the following key elements:

- Demolition of part of the existing east stand and remodelling and extension works to provide additional seating. This would increase the seating capacity from 7,653 to 10,000;
- A new conference suite with a banqueting hall with ancillary accommodation to include kitchen, service area and toilets;
- A gymnasium and service core, office space, food kiosks;
- Parking area for 44 cars;
- Provision of a new access road off Edgar Mobbs Way and
- Landscaping area to include North and South piazza.

Ground Floor Level:

- Increased seating provision rearranged in banks labelled A To J
- Entrance Lobby & Hall
- Reception Area
- Four vertical escape routes
- Two lifts
- Four turnstiles
- Two service cores
- Gym
- Multipurpose Rooms
- WC Facilities
- Delivery Bay

2.2 The submitted plans indicate that the proposed stand would be divided between two concourses - Concourse North and Concourse South the following layout would be as follows:

2.3 Spectators entrance/exit points would be provided, along the length of the building served by four turnstiles with exit doors at each of the four points, in addition there would further entrance/exit points along the short side of the building. On match days this would be used for emergency exit purposes. On non-match days and special occasions these would be used as entrance and exit point to access the wider concourse area. Adjacent to entrance points are four staircases, leading up to the upper on course level, and access points leading onto the pitch side. Refreshment kiosks would be provided.

2.4 The east stand is proposed to be clad in metal cladding panels, whilst the banqueting/conference centre will be clad in translucent material, the base of the building would be constructed using smooth faced concrete block. Adjacent to entrance points are two staircases, leading up to the upper concourse level, and one access point leading onto the pitch side.

2.5 The existing internal road network would be revised to create a full perimeter road that will loop around the stadium. Additional car parking is proposed to the east of the expanded stand on the perimeter road, with some disabled parking which will be placed in the undercroft area. Access into the stadium will be via piazzas north and south of the stand into an undercroft concourse which will provide access to the main entrance to the stand.

Total proposed floor area at ground floor level is 2,491m².

First Floor Level:

2.6 The key uses include would include a Banqueting/ Conference room with seating catering for up to a maximum of 512 people (1,125 sq.m), the function room have options to be divided into three separate rooms. There would also be a kitchen, with auxiliary spaces to include service and storage areas.

2.7 Other ancillary uses include refreshment kiosks, reception, offices and wc facilities.

2.8 The Total proposed floor area at first floor level is 2,980m².

Second Floor Level:

2.10 The key uses would include:

- Director's Box
- Director's Lounge
- 10 Corporate Boxes

2.11 The existing building footprint equates to 665m². The proposed layout seeks to increase the footprint of the building by 1,826m², (21%), to 2,491m².

2.12 A car parking area for 44 cars of which 7 spaces are designed to cater for people with disabilities would be provided. Separate areas would be retained for landscaping and creation of two piazzas at either end of the east stand.

2.13 Scale of the building will increase to the height of 15.5m at pitch side and decrease towards east to 12.0m and 8.95m at the banqueting/conference boundary with the proposed circular road.

2.14 In terms of appearance the applicant proposes to construct the building frame for the addition to the east stand with a steel structure with supporting infill panels.

2.15 The following documents accompany the application:

- Design & Access Statement
- Planning Statement
- Interim Transportation Assessment

3. SITE DESCRIPTION

3.1 The site is an existing football stadium located at Sixfields approximately 2 ½ miles from the town centre and is set in a hollow, stepped down on a lower level

south of an existing leisure /retail complex, adjacent to an athletics running track to the east. Edgar Mobbs Way forms the southern edge of the stadium. From the south the site is relatively well-screened by vegetation on key routes approaching the area. The site lies at the junction of Walter Tull Way and Edgar Mobbs Way. The site is 1.76 hectares in area.

4. RELEVANT PLANNING HISTORY

89/1458. Proposed sports & Leisure development to include hotels, stadium, cinema, petrol filling station, water sports facilities & servicing functions. Approved 07-03-1990.

93/0695 Erection of multiscreen cinema, public house, fast food drive thru, pizza restaurant with associated car parks & access roads. Approved 10-11-1993.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the Northampton Local Plan 1997 and the submitted West Northamptonshire Joint Core Strategy – Options and Issues.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

E19 – Implementing Development
E20 – New Development
E40 - Crime

5.4 West Northamptonshire Joint Core Strategy – Submission & Proposed Changes

5.5 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

5.6 Other Policy Documents

Northampton Playing Field Strategy April 2011

6. CONSULTATIONS

Environment Agency – No objections subject to conditions relating to surface water drainage and foundation design.

NBC Environmental Services – No objections subject to conditions relating to contamination.

NCC Highway Authority – Advise that an Interim Transportation Assessment has been submitted and is under consideration. Additional information has been requested. Further comments received will be reported separately.

Sport England – Advise that the application should not be determined until they have been given the opportunity to consider additional information, there is a holding objection. Should the Council be minded to grant planning permission for the development without resolution to the issues, in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit. In accordance with Circular 02/09, Sport England is objecting on the following grounds:

- (i) that the proposed development would result in a deficiency in the provision of playing fields in the area of the local authority concerned;
- (ii) that where the proposed development involves a loss of a playing field and an alternative or replacement playing field is proposed to be provided, that alternative or replacement does not match (whether in quantity, quality or accessibility) that which would be lost.

Highway Agency – No objections.

Northamptonshire Police Crime Prevention Design Adviser Police has no formal objection to the principle of redevelopment at Sixfields stadium subject to conditions including a traffic management plan.

Anglian Water – No objections discharge of trade effluent attached as informative.

7. REPRESENTATIONS

7.1 Statutory press and site notices displayed and nearby occupiers notified.

7.2 A single letter of representation has been received from the occupier of 29 Edison Drive who is primarily concerned with the impact of car parking around Sixfields, particularly on match days with Coventry City Football Club home games when the surrounding residential streets are littered with parked vehicles. Clarification of the use of car park 4 is sought. The applicant has pointed out this is an overspill car park and only utilised when required.

8. APPRAISAL

8.1 The key issues in connection with this application relate to the impact on sporting facilities, transportation related matters and on the visual amenities of the locality.

Impact on Athletics Track and Playing Fields

8.2 The proposal would result in an extent of development that would occupy part of the existing athletics track, effectively this will render this facility redundant. The proposal would also result in the loss of a football pitch which is identified as the club's training ground and located within the centre of the athletics track. This pitch is

currently being utilised in particular by Northampton Town Ladies and by the athletics club as part of their facility.

8.3 Sport England has considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The playing policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches.

8.4 The development does encroach onto land that is being used as a playing pitch and athletic track. The policy position of Sport England is that they would as a general rule, oppose the granting of planning permission for any development which would lead to the loss, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field, unless in the judgement of Sport England one of the five special circumstances outlined below apply:

E1 – A carefully quantified and documented assessment of current and future needs has been demonstrated that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E2 – The proposed development is ancillary to the principal use as a playing field.

E3 – The proposed development only affects land incapable of forming a playing pitch.

E4 – The playing field which would be lost as a result of the proposed development would be replaced by an equivalent or better facility, in a suitable location and better management arrangements, prior to the commencement of the development.

E5 – The proposed is for an indoor or outdoor facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.

8.5 Sport England did initially raise a concern that the proposed development would result in a deficiency in the provision of a playing pitch/athletics track and that the alternative provision or replacement currently did not appear to match that which would be lost.

8.6 The key implications arising from this proposal for sporting facilities can be summarised as follows:

- The expansion of the Sixfields Stadium, increasing the total seating capacity and other ancillary features.
- The impacts on the Sixfields Stadium Athletics Track and athletics facilities as a whole.
- The impacts of the loss of the playing field, in particular the grass pitch in the centre of the Athletics track.

8.7 In response to Sport England observations a meeting was arranged with the applicant and a senior representative from Sport England. Sport England reiterated that they would not wish to object to the principle of an expansion of the football stadium as this would be considered ancillary to the main purpose of the stadium as a location for sporting activities. Sport England noted that the applicants are in

negotiations for a replacement athletics track and associated athletics facilities at Moulton College. It has been accepted that the relocation is supported by the Athletics Club and England Athletics. UK Athletics has recognised a need to expand the facilities at Northampton Football Club. The UK Athletics strategy has identified a need for an indoor training facility to be developed in Northampton and for the track at Sixfields to be relocated.

8.8 With regard to the identified need for the athletics track at Sixfields to be relocated, Sport England support the principle of a relocation to Moulton College and the synergy this would bring with regard to sports facilities at the College and the use of the College for sports related study both for the college and the links with Northampton University. Sport England have recognised and accepted this position, further details are to be provided by the applicant.

8.9 With regard to the Moulton College site as a suitable site for the replacement, Northamptonshire Sport the County Sport Partnership has advised:

'With its extensive recent investment in sports facilities and an ever-growing number of students on sports-related course, Moulton College makes good sense as a new home for the track and the club.'

8.10 Sport England has recognised that the timing of the replacement athletic track would not be achieved before the existing track is lost and were advised by the applicant that a temporary solution could be provided. Both the applicant and the Rugby and Northampton Athletics Club have supplied further written details outlining the case on the temporary arrangements, so that Sport England is satisfied.

8.11 Turning to the issue of the loss of the football pitch, the Borough Council's Playing Pitch Strategy 2011 has considered the adequacy of provision within Northampton for sporting uses. This identifies that there are a total of 177 pitches available for community teams playing football. The Borough Council provides 92 of these which accounts for 52% of the community use provision. In summary there are 88 adult pitches, 55 junior football uses and 34 mini soccer pitches for community use. The conclusions of the strategy show that there is no shortfall of adult football pitches across the Borough. Therefore adequate alternative provision can be provided.

8.12 As was highlighted earlier above, a meeting was held with Sport England that will lead to their holding objection being withdrawn. The Borough Council has submitted further written evidence that there would be no deficiency in playing pitch provision. Rugby and Northampton Athletics Club have submitted a letter to Sport England supporting the proposed move. 8.13 The Borough Council have confirmed in writing to Sport England that the relocation of appropriate facilities is a pre – requisite of the Borough Councils support for the proposed development. The Sport England representative has indicated that based on the updated information being received, Sport England would withdraw its holding objection. All the correspondence outlined above has been supplied to Sport England.

Transportation

8.14 The NPPF seeks to achieve a balance of land uses and encourage multiple benefits from the use of land and also actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and in essence states the aim of planning policies should be to encourage people to minimise journey lengths for employment, shopping, leisure, education and other activities. There is a

need for planning authorities to be sensitive to existing circumstances and support appropriate development and economic growth. The NPPF goes on to state that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

8.15 Following discussions with the Highway Authority, the applicant has submitted an interim Transport Assessment. This information includes references to traffic surveys of the local junctions on a Weekday, Saturday and Sunday in neutral months, with and without a football game on, to see what the difference would be to calculate the additional football related traffic and in essence the Highway Authority sought to secure:

A future year assessment of the development for 2026;

Agree the traffic generation of the trips generated by the non-football uses proposed on the site, using TRICS data;

Agree the distribution of traffic for the proposed uses;

Assessment of car parking numbers required;

Accident analysis for the agreed study area;

Assessment of existing sustainable transport choices; and

Identified a need for a Travel Plan needs to be produced.

8.16 The Transportation Assessment has been considered by the Highway Authority on the following basis 'that the proposed development includes the part demolition of the existing East Stand to provide a new, larger stand with additional seating (in order to increase the total seating capacity at the stadium from 7,653 to 10,000). The new stand would also include a new multi-functional space, designed to act as a conference centre and/or banqueting hall with seating capacity for up to 512 people (with ancillary uses including a kitchen and service area). It will also include a 256sqm gross floor area gymnasium for the football club to use, and some ancillary office use'. The conclusion of the Transport Assessment is that the site is accessible by a range of sustainable travel modes and is a sustainable location (including walking, cycling, bus and train). There is a requirement to assess whether the local highway network could accommodate the additional vehicle trips associate with the proposed development. Preliminary advice is that the development would have a negligible impact on the local highway network, and existing public parking facilities would be able to satisfactorily accommodate the proposal. An up-date on this will be provided at the Committee meeting.

8.17 The proposed new access road linking the existing road at the back of North Stand terminating at Edgar Mobbs way would eliminate the need for an existing turning circle, behind the North Stand, and enhance the traffic flow to and from the site. New car parking is in addition to already substantial car parking provisions available to the Northampton Town Football Club at match days. Traffic management, which is in place, will be modified to encompass the new additions, link road and 44 car parking spaces.

8.18 It is recognised that the availability of car parking does have a major influence on the means of transport people choose for their journeys. There would be an increase of 44 spaces on the site. Objections have been raised to the impact on car

parking that would arise from the proposed development. The Highway Authority has raised no objection to the principle of the development subject to further accurate information being submitted. Further additional comments will be reported at the meeting.

8.19 Applicant has stated they have an existing Green Travel Plan, which has not been submitted as part of this application. Nevertheless this document would need to be updated and an appropriate condition to secure these details is recommended. This would continue to ensure that alternative measures to the private car are available for employees. In order to reduce the number of single occupancy car journeys, the key measures could include: the appointment of a travel coordinator; provision of an information pack giving details of public transport; limiting service deliveries including refuse collection to a minimum; promote car sharing, cycle / motor cycle usage and work with the travel officers at the County Council.

Impact on Character, Design and Appearance

8.20 The NPPF seeks to ensure that developers provide attractive, usable, durable and adaptable places to live based on achieving and promoting sustainable goals and promotes high quality inclusive design in the layout of new development in terms of the quality of an area based on a sustainability approach. Proposals are required to have regard to the existing character of the locality urban grain, scale, massing, and materials of its surroundings and seek to make efficient use of land.

8.21 The existing stadium is a structure that is very functional in design, constructed in 1994 with a basic block work material and industrial profile steel sheeting. The most visible elements are the four stands. The scale of the complex relative to other typical football stadium can be described as modest. The proposal is primarily intended to extend the east stand to increase overall stadium seating capacity from 7,653 to 10,000 and includes provision for conference and banqueting facilities, corporate hospitality, ancillary facilities and a gym. This would result in an increase in the bulk and scale of the stand on an enlarged footprint. This will feature the suspension of conferencing and banqueting facilities on a first floor above a concourse area and gym. The maximum height will increase from 7.2m to 15.5m to provide the additional seating capacity and accommodate the facilities on offer.

8.22 The applicant has provided assurances to work with your officers to produce a high quality scheme. The design of the proposed development is intended to primarily improve facilities at the stadium and the current appearance of the stadium. The height of the proposal would respect the general heights of the roofs of the existing stadium. The proposed development would create a strong building line and visual presence. Despite the open and quite bleak context, the stadium is not prominent due to the difference in levels which affords views across and into the Stadium from Sixfield's surroundings. The proposal has also been designed so that it takes the opportunity to maximise active frontages. Whilst a proportion of articulation has been provided, details of all external surfacing materials and all boundary treatment would be controlled by planning conditions to improve the character and quality of the area. The proposal has the potential to 'set the tone' for further improvements to the stadium and for redevelopment in the wider locality. Whilst the quality of material relates to function rather than aesthetics, it provides some visual continuity between the existing stadium and an expanded east stand that would have a prominent and different form. Details of some materials, described in the Design and Access Statement are considered to be general and lack specific detail in terms of the size, texture and appearance. The submitted visuals suggest that the development would create a structure with more visual interest relative to the

existing structures. Achieving this objective will be heavily dependent on the quality of materials used and other treatments to surfaces and the edges of the site. Whilst the scope of this proposal does not extend across the whole complex, opportunities for some landscaping around the proposed east stand should be considered with the objective of setting a positive precedent for further development across the wider area. Presently the stadium and the Sixfields area generally has an exposed and bleak feel due to level changes and lack of landscaping. Therefore appropriate hard and soft landscaping would be needed to be provided through a planning condition.

8.23 The proposal has been designed to cater for the needs of people with disabilities with level access from the public realm. There are two lifts proposed within the East Stand serving all levels, with direct and step free access to the seating terrace, corporate boxes and banqueting/conference facilities. All escape stairs are designed to incorporate safe refuge areas for wheelchair users.

Secured by Design

8.24 The NPPF states planning authorities should plan positively for the provision and use of shared space and community facilities and planning decisions in turn, should aim to achieve places which promote opportunities for safe and accessible environments where crime and disorder, and the fear of crime, do not undermine.

8.25 The Police Crime Prevention Adviser has been proactively involved in the pre-application discussions and negotiations for this planning application and the advice given has been accepted by the applicant to improve security measures as Sixfields stadium is classed as a 'crowded place', and advice has also been sought on the proposals from the Counter Terrorism Security Adviser. Design changes have been made to reflect the guidance. The new undercroft walkway would be covered by an extension to the existing CCTV system and pinch points are avoided to reduce opportunities for pick pocketing. Walls would be curved to eliminate places to hide. The Police Liaison Officer for the stadium requested that a new traffic management plan should be submitted for consideration in view of the new traffic circulation around the stadium as a result of this development. An appropriate condition is recommended.

Flood Risk Assessment

8.26 The NPPF and the associated technical guidance require that all risks of flooding to and from the site are identified and their implications assessed. They encourage development to be located in areas of low flood risk and stress the importance of preventing increases in flooding risk off site to the wider catchment area. The Environment Agency has considered the information submitted by the applicant and raise no objections subject to conditions. Anglian Water has confirmed that the surface water strategy / flood risk statement is acceptable and informative is included.

Impact on the Economy

8.27 The site is within the designated Enterprise Zone new jobs are expected to be created. The Sixfields Local Development Order (LDO) is being prepared which would set key parameters to facilitate the development of sites in addition to the use by Northampton Football Club, in July 2013 Coventry City Football Club agreed a three year deal to play home games at the stadium. The influx of additional visitors into the town would also have a positive benefit on the local economy and would reinforce the cultural offer of the town.

Contamination, Noise and Odour

8.28 Environmental Health Officers have advised that there are no prevailing factors to prevent the development of the site. Conditions are recommended to assist to deal with potential contamination matters.

9.0 CONCLUSION

9.1 In summary, the principle of the development is considered acceptable in policy terms. Overall the proposed expansion of the east stand is potentially a positive start for the wider regeneration of the Sixfields area. It is important that the expansion creates a development that starts to raise the image of the stadium and the area, as this is a key 'shop window' of Northampton. The proposal would bring significant benefits to the community and lead to local employment opportunities. The scheme accords with policies in the submitted West Northamptonshire Joint Core Strategy, saved policies within the Northampton Local Plan and the NPPF. The proposed development is considered acceptable and should be permitted subject to conditions and the withdrawal of Sport England holding objection and confirmation that the Highway Authority is content with the information submitted in support of the application.

10. CONDITIONS

1 The development hereby permitted shall begin no later than 3 years from the date of this permission; the developer shall notify the Local Planning Authority in writing within three weeks of the following date:

- a) The date of commencement of the development hereby permitted; and
- b) The date when the development hereby permitted is bought into use.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of Planning and Compulsory Purchase Act 2004 and enable to compliance with other conditions of this planning permission.

2. The development shall be carried out in accordance with the following approved plans: 1013 02; 1013 03; 1013 04; 1013 05; 1013 06; 1013 07; 1013 08; 1013 09; 1013 10; 1013 11; 1013 12; 1013 13; 1013 14; 1013 15; and plans 1013 17 to 1013 24 consecutively.

Reason: For the avoidance of doubt and to accord with the approved planning application.

3. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:
 - a) A site Waste Management Plan;
 - b) A Traffic Management Plan incorporating the routing construction traffic and details of heavy vehicle movement patterns (including earliest and latest times and suspension of trips during local peak traffic times along Weedon Rd.
 - c) Measures to minimise and control noise, vibration, dust and fumes during

site preparation works and construction, including vehicle reversing alarms;

- d) Details of siting of all vehicles of site operatives and visitors;
 - e) Details of the design, appearance, erection and maintenance of security hoardings to include informative displays;
 - f) The location, extent and duration of any temporary stockpiling areas;
 - g) Measures to prevent mud being deposited on the surrounding highway;
 - h) A programme of implementation for items (a) – (g).
4. No construction operations shall take place outside the hours of 08:00 to 19:00 Mondays to Fridays or 09:00 to 15:00 on Saturdays. No such operations shall take place at any time on Sundays or Bank / Public Holidays.

Reasons 3 & 4: To protect the amenity of neighbours and in accordance with objectives of the National Planning Policy Framework.

5. Within four months of the date of commencement of the development hereby permitted, a landscape and aftercare scheme detailing both hard and soft landscaping works and 5 year aftercare shall be submitted in writing for the written approval of the Local Planning Authority.

The scheme shall include the following;

- a) Landscaping of the boundaries to the site, including a detailed design of the layout of the semi – public squares and pedestrian circulation area.
 - b) Fully annotated planting plans, showing locations of individually planted semi mature trees, shrubs, hedges and areas of grass. Within ornamental planting area plans should be sufficiently detailed to show the locations of different single groups in relation to one another, and the location of any individual to one another, and the location of any individual specimen shrubs. Other information shall include planting schedules noting species, plant sizes and proposed numbers/densities, method of cultivation and details of the proposed planting implementation programme;
 - c) Surfacing materials for the semi–public space, paths and servicing area;
 - d) The types, heights and design of all fencing / boundary treatment/bollards/planters;
 - e) Details of the siting and design of all street furniture including and cycle stands;
 - f) The 5 year aftercare for landscape management and maintenance, which among other things shall provide for replacement trees and shrubs of the same species and size as that originally planted to be planted for any tree / scrub which, within 5 years from its date of planting, is removed, uprooted or is destroyed or dies or becomes in the opinion of the Local Planning Authority, seriously damaged or defective.
6. The landscaping and aftercare scheme approved in connection with Condition 5(b) above shall be carried out in the first planting and seeding seasons following the commencement of the use of the remodelled and extended stadium or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years as required by condition 5(f).

Reasons 5 & 6: To ensure a high quality of external environment and biodiversity in accordance with saved Policy E20 of the Northampton Local Plan and in accordance with the objectives of the National Planning Policy

Framework.

7. Within two months of the date of commencement to the commencement of the development hereby approved, samples of all materials to be used in the construction of the external surfacing (including window frames, doors, roof structure and glazing of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Sample panels of the proposed materials (walling) (roofing) (brickwork) at least one metre square (showing where appropriate the proposed coursing, method of pointing and colour of mortar/render) shall be erected on the site for consideration and subsequently approval in writing by the Local Planning Authority. The panels shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.
8. Within six months of the development hereby permitted commencing, a detailed external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate and details of the lighting fittings including colour, watts and period of illumination. All lighting works shall be implemented in accordance with the approved details and thereafter maintained / retained.
Reasons 7 & 8: To ensure a high quality of external environment in accordance with saved Policy E20 of the Northampton Local Plan and in accordance with the objectives of the National Planning Policy Framework.
9. No development shall take place until a desktop study, including a site walkover, in respect of possible contaminants within the site is completed and the need for a site investigation is determined. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority.
10. Any site investigation found to be required under Condition 9 shall be carried out prior to any development taking place and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority.
11. All remedial works found to be required under Contaminated Land Condition 10 above shall be fully implemented, prior to any development taking place and in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion.
12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 10 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Contaminated Land Condition 11, which is subject to the approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject

to the approval in writing by the Local Planning Authority in accordance with the Contaminated Land Conditions.

Reasons; 10, 11 & 12: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety in accordance with objectives of the National Planning Policy Framework.

- 13 Prior to the development hereby permitted being brought into use a green Travel Plan shall be implemented setting out proposals for to promote travel by sustainable modes in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority and furthermore details of a a revised traffic management plan shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full and shall thereafter be maintained / retained.

Reason; To promote sustainable Travel and secure the satisfactory development of the site, provide security and protect road and pedestrian users and accord with the objectives of the National Planning Policy Framework.

14. Within five months of the development hereby permitted commencing, full details of facilities for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the objectives of the National Planning Policy Framework.

- 15 Within five months of the commencement of the development hereby permitted full details of the proposed boundary treatment/public realm works of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments/materials including railings.

To ensure a high quality of external environment in accordance with saved Policy E20 of the Northampton Local Plan and in accordance with objectives of the National Planning Policy Framework.

16. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: Drainage design should be consistent with the drainage system currently in place for the existing development. It should be ensured that no new drainage designs for the proposed increase the potential for contaminant migration (e.g. soakaways should not be located in contaminated ground).

17. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can result in risks to controlled waters from mobilising contamination or creating preferential pathways for contamination to migrate. Thus, it should be demonstrated that any proposed piling would not result in contamination of groundwater.

Informative

1. An application to discharge trade effluent should be obtained from Anglian Water.

10. BACKGROUND PAPERS

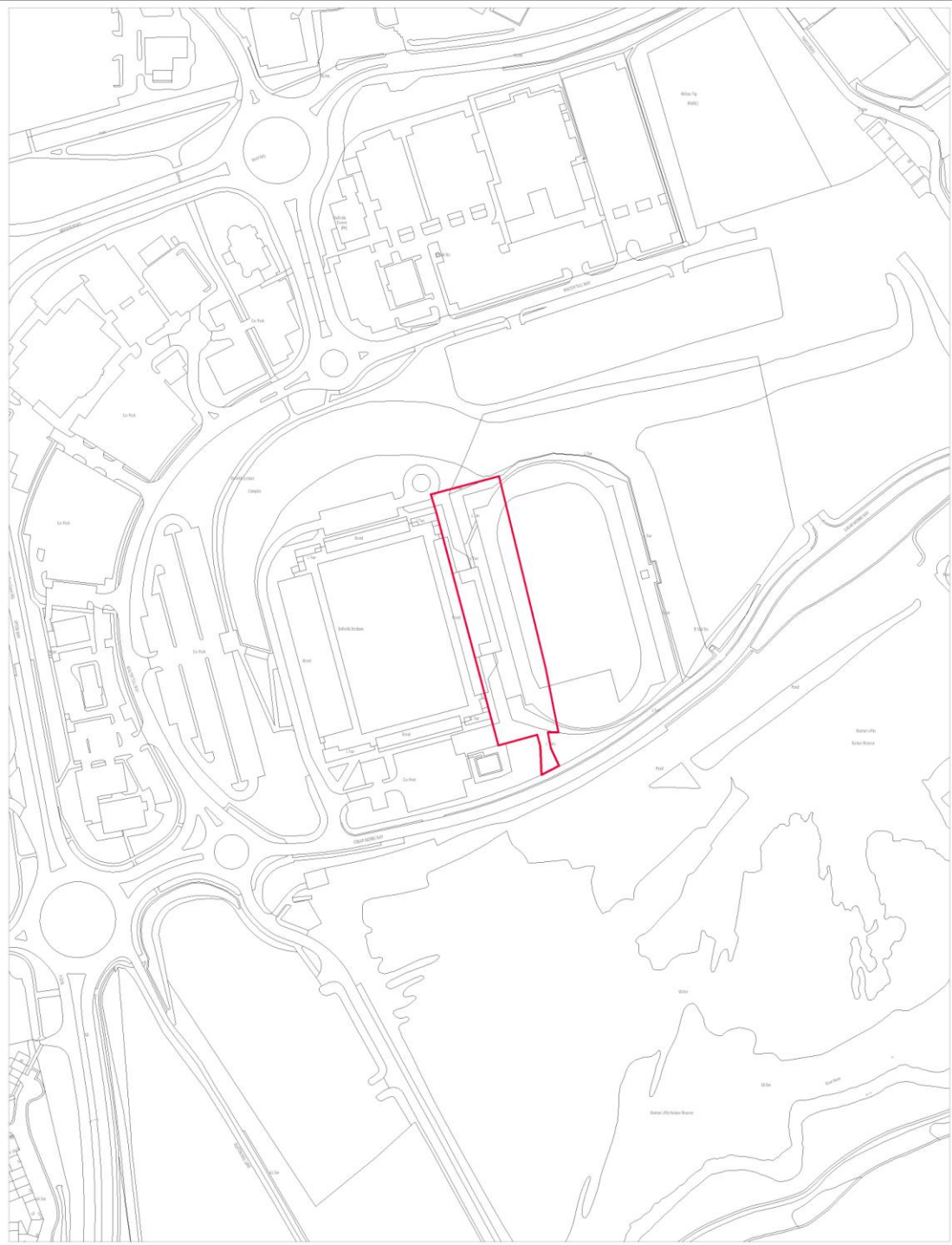
- 10.1 NIL.

11. LEGAL IMPLICATIONS

The Chief Finance Officer is in separate direct negotiations with the applicants to finance the development.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
Date: **14th November 2013**
Scale: **NTS**
Dept: **Planning**
Project: **Committee**

Title
Sixfields Stadium

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