

Planning Committee Report

Committee Date: 8th February 2022

Application Number: WNN/2021/0974

Location: Northampton Saints R F C Franklins Gardens,
Weedon Road, Northampton

Development: Construction of indoor training building with artificial
sports pitch, entrance lobby and boot changing areas
together with associated external works

Applicant: Northampton Rugby Football Club

Agent: Peter Haddon and Partners

Case Officer: Jonathan Moore

Ward: Sixfields Unitary Ward

Referred By: Assistant Director of Place and Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: 'APPROVAL IN PRINCIPLE' SUBJECT TO CONDITIONS AND THE COMPLETION OF A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- 1) Construction training contribution

Proposal

The proposed development is for the construction of an indoor training building with artificial sports pitch, entrance lobby and boot changing areas. The adjacent car park and access are existing.

The application would provide a professional standard artificial internal training pitch, which can be used throughout the year, to complement the existing facilities at Franklin's Gardens. This facility is designed to enhance the club's ability to perform at the highest level and in providing the players with the best chance of success within the national and international game.

The proposal includes a new metal clad building which would be up to 11.2 metres high to the ridge line, approximately 77 metres long by 60m wide with roof mounted solar panels and sloping roof. It would be located on the existing practice pitch 115 metres south of the main stadium.

Consultations

No consultees have raised **objections** to the application:

The following consultees have raised **no objections** to the application:

- Environmental Health
- Highways
- Conservation
- Northamptonshire Police
- Environment Agency
- The Ramblers Association
- Sports England
- Anglian Water
- Natural England
- Tree Officer

At the time of writing, comments are awaited from the Lead Local Flood Authority and Construction Futures which will be reported on the addendum to this agenda.

Neighbour objections have been received from 2 separate addresses (see paragraph 7.1 below)

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The main issues arising from the application details are:

- Principle of Development/ community benefits
- Sustainable Development
- Design and impact on appearance and character of the area
- Heritage
- Neighbour impact
- Development and Flood Risk
- Crime Prevention and security
- Parking and Highways
- Contamination
- Trees and Landscaping
- Ecology and impact on natural environment

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site, known as Franklin's Gardens Stadium, comprises an existing rugby stadium and associated pitches and facilities including a conference facility. The existing stadium is accessed off Weedon Road and within 15 to 20 minutes walk of Northampton's main railway station.
- 1.2 The application site in respect of this application is over 100m directly to the south of the existing stadium and comprises an existing external training pitch. A wide landscaped area, with substantial mature trees, lies beyond the southern boundary before a large lake which forms part of the flood management of the local area. A number of individual residential properties adjoin the eastern boundary within Abbey Court and to the end of Bowden Road, beyond the existing training pitch. Residential properties within Tower Village are located beyond the car park which is located to the northern side of the proposed development over 40 metres away at the nearest point. There is a commercial building to the south used as a Transport company over 200 metres away.

2 CONSTRAINTS

- 2.1 The application site is within a flood zone 2 and 3 (medium and high risk).
- 2.2 The site is over 200 metres from the Grade II listed Express Lift Tower, Northampton's most prominent building at 127 metres high.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The proposed development is for the construction of an indoor training building with artificial sports pitch, entrance lobby and boot changing areas together with associated external works
- 3.2 The applicant maintains that there is significant value associated with the training facilities being located at the stadium and that the club's current set up has a number of challenges as detailed below:
- The existing pitches are all-natural grass. The stadium pitch suffers from poor and deteriorating drainage and is therefore unavailable for regular training sessions in addition to its match day use.
 - The training pitches are often out of use for long periods during the winter months. The club are one of very few across the Premiership that do not have access to an indoor facility for training purposes
- 3.3 The submitted details advise the proposal would provide the following benefits:
- The location provides good connectivity to the existing player facilities within the stadium and adjacent grounds; and the proposal would
 - enable the club to provide up to date and better-quality facilities for topflight players;
 - enable the remaining 2 training pitches to be adjacent to each other for flexibility of use without isolating a pitch;
 - would avoid the need for players to travel to alternative training facilities outside of the club's ownership; and .
 - would provide the club with facilities that will avoid the additional costs associated with having to train off site.

4 RELEVANT PLANNING HISTORY

- 4.1 Between 2001 and 2015 the main stadium was redeveloped, replacing the original timber east stand, Sturtridge Pavilion and standing terraces, to create a modern premiership stadium. The club are committed to remaining at Franklin's Gardens and they continue to build on their investment within the grounds to safeguard the site ensuring that the site remains the natural home for Rugby in Northampton. The wider site has a very extensive planning history over many years.

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 5.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Northampton Local Plan (Part 2). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy (Local Plan Part 1)

- 5.3 The relevant policies of the LPP1 are:

Policy SA Presumption in Favour of Sustainable Development
Policy S1 Distribution of Development
Policy S10 Sustainable Development Principles
Policy S11 Low Carbon and Renewable Energy
Policy RC1 Community Regeneration
Policy RC2 Community Facilities
Policy BN1 Green Infrastructure Connections
Policy BN2 Biodiversity
Policy BN3 Woodland Enhancement and Creation
Policy BN5 The Historic Environment and Landscapes
Policy BN7 Flood Risk
Policy BN7A Water Quality, Supply and Infrastructure
Policy BN9 Planning and Pollution Control
Policy C2 New developments
Policy N1 Regeneration of Northampton
Policy INF1 Infrastructure Delivery

Northampton Local Plan (Part 2) (LPP2)

- 5.4 The relevant policies of the LPP2 are:

Saved Policy E20 Design of new development

Material Considerations

- 5.5 Below is a list of the relevant Material Planning Considerations

National Planning Policy Framework (NPPF)

- Paragraph 99 Open Space & Recreation
- Paragraph 197 Effect on Heritage assets
- Paragraph 104 Transport issues
- Paragraph 120 Effective use of land
- Paragraph 130 Design and amenity
- Paragraph 130 Security and crime prevention
- Paragraph 131 Trees
- Paragraph 159 Planning and Flood Risk
- Paragraph 174 Conserving the natural environment

Northampton Local Plan Part 2 (2011-2029) (Emerging)

- 5.6 Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained within the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

Policy 1 Presumption in favour of Sustainable Development- significant weight

Policy 2 Place Making- moderate weight

Policy 3 Design- moderate weight

Policy 4 Amenity and Layout- moderate weight

Policy 7 Flood Risk- significant weight

Policy 33 Highway safety- significant weight

Policy 35 Parking- significant weight

Northampton Parking Standards Supplementary Planning Document

Northamptonshire Parking Standards

Planning out Crime SPG

6 RESPONSE TO CONSULTATION

- 6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Comment
Environmental Health	No objection in principle subject to conditions and notes added to any approval for contamination and associated remediation , noise condition given proximity to residential occupiers to the north at Tower Village in terms of effect from any mechanical plant. Conditions in respect of Construction Environmental Management Plan, lighting and piling.
Highways	No comments to make

Conservation	No objection in terms of impact on Lift Tower due to distance involved over 200m away
Northants Police	No objections
Environment Agency	<p>The previous use of the proposed development site as part of a larger landfill site presents a risk of contamination</p> <p>The application's ground investigation report demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. Consider that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority. In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy in line with the NPPF.</p> <p>In terms of flood risk, a permit is needed prior to works commencing for any activity that occurs within 8m of a main river or in a flood plain more than 8m from the river bank.</p>
The Ramblers Association	No objections
Sports England	<p>The development as stated within the Design and Access Statement (DAS) will provide all year round training facilities and allow for specific professional training methods to meet current training standards.</p> <p>The development will be adjacent to NSRFC existing player facilities within the stadium and adjacent to the ground. The DAS also states that the facilities and would be capable of all year round usage, which is not currently afforded on the NSRFC natural turf training pitches nor at the outdoor astro turf pitch at the University of Northampton which is utilised by the NSRFC. The DAS also states the proposed location of the facility would enable training pitches 2 and/or 3 to be more readily available for potential community use, with natural segregation from the NSRFC player training areas.</p> <p>Sport England does not wish to raise an objection to this application as it is considered to broadly meet exception 5 of national policy. The absence of an objection is subject to a community use agreement for use of the facility and training pitches (outside the hours of use by NSRFC being attached to the decision notice should the local planning authority be minded to approve the application. Should the condition not be imposed on any planning consent, Sport England would consider the proposal to not meet exception 5 of our playing fields policy, and we would therefore object to this application</p>
Construction Futures	Contribution sought towards training.
Lead Local Flood Team (LLFA)	Comments awaited

Natural England	No objection. The application is not likely to result in significant impacts on statutory designated nature conservation/ sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Suggest consult own Ecology Officer
Anglian Water	No comments to make
Arboricultural Officer	<p>There is the possibility of a minor conflict with the root protection areas of the neighbours' trees on the south side of the training pitch, but the expectation is that it could be adequately addressed pre-commencement in an arboricultural method statement.</p> <p>At one extreme, it might be necessary to consider a pile and beam foundation above existing ground level to prevent harm to the roots of the trees if they have encroached beneath the surface of the pitch, that would only be discovered if the ground was broken to ascertain the presence/absence of roots.</p> <p>In the absence of roots any foundation required could be of traditional trench and fill construction and the columns supporting the barn like structure simply buried into the ground.</p>
Ecologist	The proposal would likely deliver a net biodiversity loss and recommend that in this case if approval is granted that a detailed soft landscaping plan be secured by condition and 10 swift boxes under the eaves for nesting opportunities for swifts and other birds species with planter boxes and adding climbing plants. Could also consider planting hedgerows against fences, adding ornamental shrubs and planting boxes

7 RESPONSE TO PUBLICITY.

7.1 2 letters objection have been received the comments of which are summarised as follows:

- Loss of outlook and view
- Property values
- Noise
- Construction process
- Lighting
- Concern over future expansion of club
- Neighbour impact
- Overbearing impact

8 APPRAISAL

Main issues

- 8.1 The main issues to consider are the principle of development, community benefits, sustainable development, design, neighbour impact, parking, flood risk, security access, parking and ecology.

Principle of development and community benefits

- 8.2 Paragraph 99 of the NPPF advises that existing open space, including playing fields, should not be built on unless the open space is surplus to requirement; the loss would be replaced by equivalent or better provision in terms of quantity and quality; the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 8.3 These aims are reiterated in Policy RC2 of the Joint Core Strategy seeks to encourage provision of community facilities including sports facilities provided that loss of open space is resisted unless it can be demonstrated that there is evidence that improvements can be made through provisions of a better quality replacement, or the proposal will bring about community benefits that outweigh the loss.
- 8.4 In addition, Paragraph 81 of the NPPF advises that "Planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."
- 8.5 Franklin's Gardens Stadium and associated sports and conference facilities are a well-established facility within Northampton and home to Northampton Saints RFC. The continued investment and enhancement of this facility is considered to provide economic and social benefits to the town.
- 8.6 The applicant contends that the facilities and would be capable of all year round usage, which is not currently afforded on the club's natural turf training pitches nor at the outdoor astro turf pitch. The proposed location of the facility would enable training pitches 2 and/or 3 to be more readily available for potential community use, with natural segregation from rugby club player training areas. Based on the above, whilst the facility will not meet a specific need identified within the Council's Playing Pitch Strategy (PPS) it would meet the trainings needs and development priorities for the club, without displacing any users. It is noted that there is the potential for community use of the remaining training pitches and if this was to be extended to the use of the facility, it would enable some access for community clubs to 3G surface which would meet a recommendation contained within the Council's PPS.
- 8.7 The use of proposed facility (and training pitches) by the community, outside the club use, would provide wider sporting benefits which would outweigh the loss of a full size rugby pitch capable of match play. Sport England raise no objection to the proposal subject to a community use agreement for the use of the facility and training pitches (outside the hours of use by the NSRFC). A condition is proposed to that effect to secure an appropriate and reasonable level of community use whilst recognising the needs of the club.
- 8.8 As such, the principle of the proposed use is considered acceptable.

Impact on the appearance and character of the area

- 8.9 The NPPF states "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key

aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 130 states that decisions should ensure the development;

- Will function well and add to the overall quality of the area;
- Are visually attractive as a result of good layout and effective landscaping;
- Are sympathetic to the local character and surrounding built form.

8.10 The need for high quality design is also reflected in Policy S10 of the JCS and Policy E20 of the Northampton Local Plan. Given that the building would be sited at the rear of the stadium it is not considered to be overly prominent visually when seen from public vantage points, namely Weedon Road, though it would be visible from Edgar Mobbs Way where access is taken from. The site would be screened from views from the south by existing tall planting.

8.11 In terms of design, the building's design is of a functional appearance to fit into the aesthetics of the existing stadium to provide a cohesive design and identity for Franklin's Gardens. The scale has been determined by the functional requirements of the building with the plan sized designed to accommodate a full-size pitch and the height providing sufficient headroom for carrying out specific game elements such as line out throws and high level ball passing and kicking. The external materials proposed for the building envelope are selected to fit in with the stadium aesthetic. The roof and wall cladding materials will be of a profiled metal cladding, thermally insulated and colour coated. Feature colour flashings of black, gold (yellow) and green to match the club's colours will be incorporated to offer the club branding and to match the stadium. External finishes would be agreed by condition to ensure a satisfactory external appearance of development.

Heritage

8.12 Given the distance to the Grade II listed Lift Tower of over 200 metres, it is considered that there would not be an impact on the setting of the nearby heritage asset. The Council's Conservation Officer raised no objection and the proposal is considered to be in accordance with Policy S10 and BN5 of the JCS and Paragraph 99 of the NPPF.

Effect on neighbouring amenity

8.13 Policy E20 of the Local Plan requires consideration of residential amenity in terms of outlook, privacy and light as does Paragraph 130 of the NPPF. The proposed building would be visible from residential properties to the north, north east, east of the site. In this instance the development proposed would be at least 40 metres from the nearest residential properties on Tower Residential Village to the north and over 80 metres away from properties on Abbey Street to the north east. Despite the height of the building at 11.2m, given the separation, it is considered that the visual impact on nearby residential properties would not lead to any unacceptable harm. There is a Transport Company to the south of the site with the building belonging to this being over 200 metres away and separated / screened by tall tree planting. It is therefore considered that the proposal would have reasonably limited on surrounding visual amenity in respect of the surrounding context.

8.14 In respect of noise and disturbance, Environmental Health advise that the proposed use may result in some noise from mechanical plant that could affect residential amenity. A condition is recommended for a noise survey to be undertaken and mitigation provided as necessary to ensure there is no adverse impact on

surrounding amenity to accord with Policy BN9 and S10 of the Joint Core Strategy and the aims of the NPPF.

- 8.15 The use of the access road off Edgar Mobbs Way would likely generate additional comings and goings however as this is in existing use, it is considered that the proposal situation would not be significantly more intensive than current.

Development and Flood Risk

- 8.16 The site lies predominantly within flood zone 2 (medium risk) with the southern fringe of the site situated in flood zone 3 (high risk). The NPPF seeks to ensure that proposals for new development are appropriately located away from areas with a high risk of flooding and to ensure that the development does not lead to an increase in flood risk elsewhere. Policy BN7 of the Joint Core Strategy requires that new development demonstrates there is no risk of flooding to existing properties and that the development is (or can be) safe, seeking to improve existing flood risk management.
- 8.17 The applicant confirms that they assessed other sites in lower risk flood zones elsewhere in the area and the proposed location albeit in a flood zone is the best location being so close to the existing club and the benefits outweigh any disadvantages. The application is supported by a Flood Risk Assessment which has been subject to consultation with the relevant drainage bodies. The submitted drainage scheme proposes to collect and convey rain water to a discharge point into Westbridge Dyke with flow rates restricted by a hydrobrake control device and water held back by the flow restriction to be held in a new storage basin located on the application site to the west of the proposed new building .
- 8.18 The Environment Agency and Anglian Water raise no objection to the proposed scheme. The comments of the LLFA are awaited and will be reported on the addendum to this agenda.

Security and Crime Prevention

- 8.19 The NPPF states “development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”. These aims are reflected in Policy S10 of the Joint Core Strategy and the Northamptonshire “Planning out Crime SPG (2003).
- 8.20 The application includes security measures such as secure glazing, secure entrance doors, fire exit doors to be galvanised steel , external lighting around the whole building and an intruder alarm system linked to the central stadium. The applicant has given consideration to the proposed layout to ensure personal safety. Full details of security measures can be agreed by condition on the grant of planning permission. Northants Police raise no objections.

Parking and Access

- 8.21 Paragraph 104 of the NPPF cites that transport issues should be considered from the earliest development stages of development proposals, so that: the potential impacts of development on transport networks can be addressed, opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development

that can be accommodated and the opportunities to promote walking, cycling and public transport use.

- 8.22 Vehicular access would be taken from the existing access road off Edgar Mobbs Way. In addition, the existing car park and site entrance is designed to provide inclusive access with wheelchair users and disabled parking located closest to the building. The proposal is intended to enhance existing facilities on site and would be situated on an existing playing field. Whilst the development may have some potential to increase traffic movements on this part of the site, the submitted plans indicate existing parking to the south west of the proposed building and this is considered acceptable to the Highway Authority. Parking can be conditioned to be retained during the lifetime of development and cycle parking agreed prior to occupation of the building in line with the aims of the NPPF and Local Parking standards.

Contamination

- 8.23 The applicant has submitted a Ground Investigation Report which has been reviewed by Environmental Health and the Environment Agency. The previous use of the proposed development site as part of a larger landfill site presents a risk of contamination however the submitted report demonstrates that appropriate remediation can be achieved and conditions are proposed in this regard. Environmental Health and the Environment Agency raise no objection subject to conditions for the agreement and implementation of an appropriate remediation scheme accord with the requirements of Policies S10 and BN9 of the JCS.

Impact on Trees and Landscaping

- 8.24 There are trees on the application site affected by the proposed development however, there are existing established unprotected trees to the immediate south of the site on third party land. The Council's Tree Officer raises no objection but advises that a pre-commencement condition be secured on any permission for a method statement to protect the trees concerned in accordance with Policy BN3 of the JCS. The affected trees are on neighbouring land however the root protection areas extend into the site and there is potential for the foundations of the new building to protect the root protection areas. As such it is considered reasonable to impose a condition in this regard.
- 8.25 A detailed landscaping scheme for the proposed development can be agreed by condition to assist in assimilating the development into the surroundings and provide some ecological enhancement.

Ecology

- 8.26 The Council's Ecologist raises no objection to the proposal subject to conditions to secure as a soft landscape scheme and swift boxes to encourage nesting birds under the eaves of the north and east elevations of the building. This would encourage some biodiversity to the site and accords with Policy BN1 and BN2 of the JCS.

Sustainable Development

- 8.27 A presumption in favour of sustainable development is an over-arching theme contained within national and local planning policy. Policy S11 of the JCS seeks to ensure that new development contributes to a reduction in carbon emissions and adapts to the effects of climate change. For non-residential development over 500m² GIA a minimum rating of BRE AAM very good standard of equivalent is required.

- 8.28 The applicant maintains that the proposal can provide for sustainability measures such as solar panels, energy efficiency measures including passive ventilation and thermal insulation and would meet relevant Building Regulations standards. The building proposed would be of simple design and include energy efficient lighting and materials rated under the BRE Green Guide. The applicant has detailed that it would not be viable to achieve BREEAM accreditation on this site but has set out an intention to design the energy saving aspects of the building. A condition is proposed to secure sustainable design measures for the proposed building.

Other issues

- 8.29 A contribution towards construction training has been requested and is considered reasonable to secure by a Section 106 legal agreement.
- 8.30 Concern on impact on property values raised by one neighbouring property can afford limited weight in decision making as this is not a material planning consideration.

9 FINANCIAL CONSIDERATIONS

- 9.1 None

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The development would provide a positive investment and enhanced provision for an existing established sporting facility within Northampton with associated economic, social and community benefits to the area. The design and appearance is acceptable and subject to conditions the development would not lead to any adverse impact on surrounding amenity, flood risk, security, parking, biodiversity, trees and contamination and is in accordance with local and national planning policy.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 The proposed development is recommended for approval subject to the conditions set out below with delegated authority to the Assistant Director of Place and Economy to approve any amendments to those conditions as deemed necessary:

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: NRC/PHP/EX/00/DRA-4530-002/P1, 100/P7, NRC/PHPXX/XX/DRA, 4530/302/P5, 401/P4, 200/P6, 301/P2, 201/P3.

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

CEMP

3. Prior to commencement of development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of all construction works unless otherwise agreed in writing by the Local Planning Authority. The CEMP shall detail the following:

- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the demolition and construction works, which must not include burning on site.
- design of construction access
- hours of construction work
- control of noise and/or vibration
- measures to control overspill of light from security lighting

The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of construction works.

Reason: In the interests of residential amenity to comply with Policy BN9 of the Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

4. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to all surrounding buildings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan .This is a pre-commencement condition to ensure timely submission of details.

- 5 No development shall take place until a desk top study in respect of possible contaminants namely ground gas within the site is completed and a site investigation has been designed. 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. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented 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 (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

- 6 Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - ground waters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option (s).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

7. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

9 Prior to the commencement of the development hereby approved (including all preparatory work), a scheme of protection for the trees along the southern boundary of the development site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of protection should include an arboricultural method statement (AMS) and a tree protection plan (TPP) with offsets from fixed points so that the alignment of the proposed control measures may be confirmed; both should be prepared in accordance with the guidance in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

The development thereafter shall be implemented in strict accordance with the approved scheme of protection, which shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: In interests of visual amenity and the protection of trees immediately adjacent to the site to accord with Policy BN3 of the Joint Core Strategy, Pre - commencement condition to ensure details agreed in timely manner.

10 No development shall take place until a Sustainability Strategy detailing the sustainable design measures to be incorporated within the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the occupation of the office building and retained thereafter.

Reason: To ensure the delivery of a sustainable development in accordance with Policy S11 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are delivered in timely manner.

11 Prior to the construction of the development hereby approved above ground floor slab level, full details of all proposed external facing materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

12 Prior to any development commencing a full noise survey and assessment by must be prepared and submitted, with any proposed mitigation, to the local planning authority for approval. The assessment must take into account breakout noise from sporting activities inside the building, noise from any associated plant, times the building is occupied and distance to sensitive receptors surrounding the building. Development shall be carried out in accordance with the approved details prior to occupation.

Reason: In the interests of residential amenity to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy and aims of the NPPF. Pre-commencement condition to ensure that details are delivered in timely manner

13 Prior to installation, full details of all external lighting shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be

fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy BN9 of the West Northants Joint Core Strategy

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of soft landscaping for the site. The scheme shall include, where present, the location and species of any proposed and existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the NPPF. This is a pre-commencement condition to ensure timely submission of details.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the NPPF.

16. Prior to the first use of the building hereby permitted details for the provision of bird nesting boxes under the eaves of the approved building on the north and east elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the building.

Reason: In the interests of biodiversity and to secure a satisfactory standard of development in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

16. Full details of facilities for the secure and covered parking of bicycles shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards.

17. Prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

- 18 Notwithstanding the submitted plans and prior to the occupation of the development full details of the design and specification of the roof mounted solar panels and their precise design shall be submitted to and agreed in writing with the Local Planning Authority and implemented in accordance with the approved details.

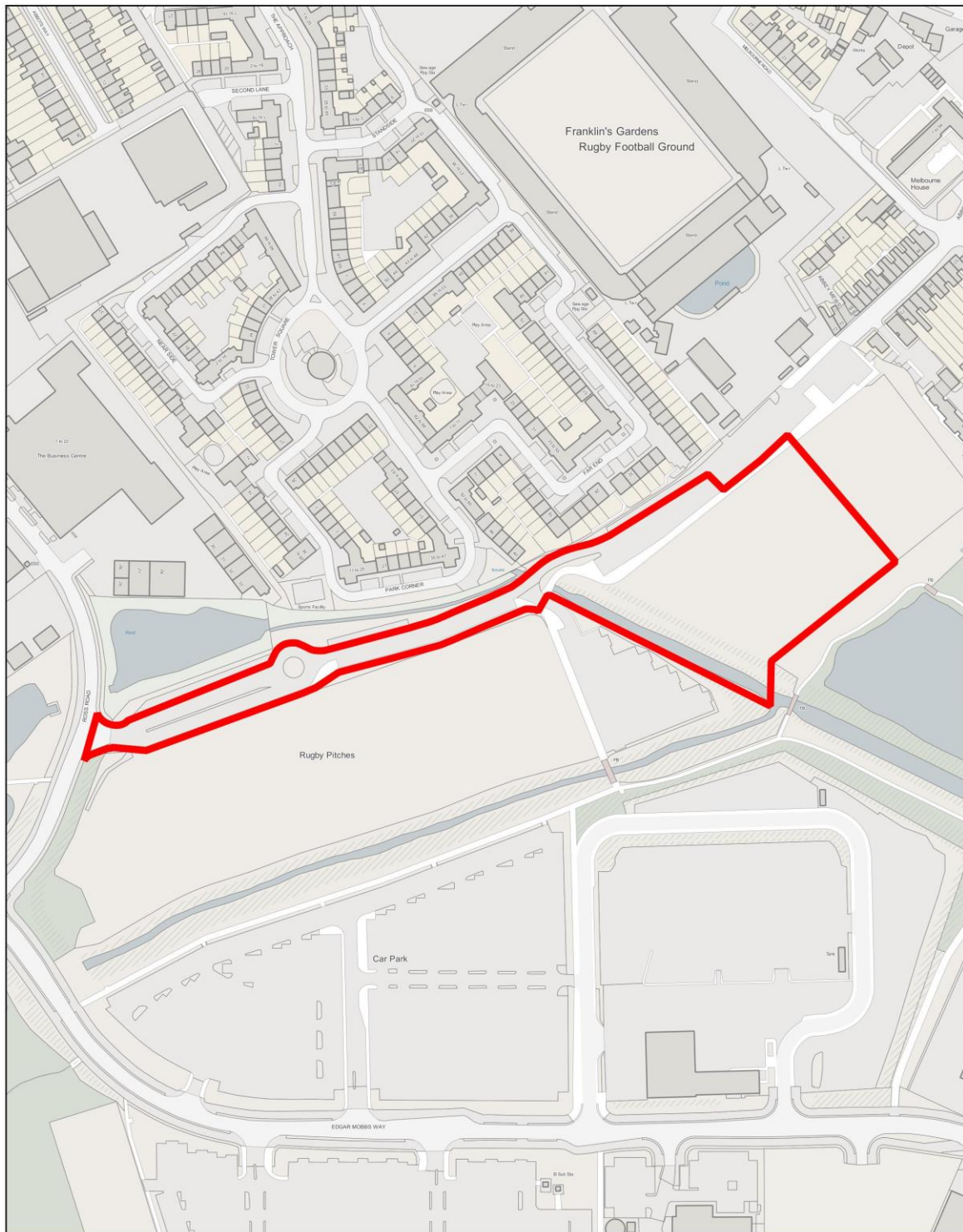
Reason; In the interests of visual amenity to comply with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

- 19 Prior to first use of the approved development, full details of security measures including access controls, security cameras and other associated measures shall be submitted to and agreed in writing with the Local Planning Authority and shall be implemented in accordance with the agreed details.

Reason: In the interests of crime prevention and to ensure as secure standard of development to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

20. Prior to the first use of the development hereby permitted a scheme to allow for the indoor training facility and the two remaining adjacent outdoor pitches (2 and 3) as shown on the approved plans to be made available for community use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details upon first occupation and retained throughout the life of the development.

Reason: To ensure the continued provision of an appropriate level of sports facilities in accordance with the aims of the National Planning Policy Framework.



**West
Northamptonshire
Council**

Title: Franklin's Gardens, Weedon Road

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Scale: 1:2,527 @A4

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