

Report of the Chief Executive

APPLICATION NUMBER:	24/00864/VOC
LOCATION:	Stapleford Town Football Club, Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire
PROPOSAL:	Variation of condition 2 approved plans of application reference number 24/00175/REG3 to amend the approved drainage details.

The application is brought to the Committee as the applicant is the Council.

1. Purpose of the Report

1.1 The application seeks planning permission for the variation of condition 2 of planning permission 24/00175/REG3 to amend the approved drainage plans. No other changes are proposed. Planning permission was originally granted 6 June 2024 for the creation of an artificial grass pitch with associated infrastructure.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the Appendix.

3. Detail

3.1 The application to vary the approved drainage plans has been submitted as the proposed drainage strategy in relation to the previously approved artificial pitch reference 24/00175/REG3 has been redesigned. The proposed drainage strategy is to be consistent with the drainage strategy of the approved pavilion and MUGA development reference 23/00051/REG3. The proposed design of the AGP development is for a permeable surface construction. The surface of the synthetic turf area shall be permeable with the underlying stone sub-base acting as an attenuation / storage area for surface water. The revised surface water drainage strategy changes the direction of the finished floor levels of the artificial pitch to flow south-west and be channelled to the north into an existing surface water sewer. The originally approved drainage strategy proposed to direct surface water into an existing sewer south of the AGP development.

3.2 The site is located in Flood Zone 1 and therefore is at low risk from fluvial flooding. This application seeks to regularise the proposed revised surface water drainage strategy.

3.3 The main issue to consider is the proposed drainage strategy, no other issues are to be raised with the application.

3.4 The benefits of the proposal provide an appropriate surface water drainage strategy. All benefits of the application for the original approved development remain in line with planning permission 24/00175/REG3 for an artificial pitch

and associated fencing and hard standing. Conditions which have been discharged since planning permission was granted have been updated accordingly including conditions 3 (landscaping), 4 (Landscape Ecological Management Plan, 5 (Construction Method Statement) and 6 (transitional cricket facility plan). Condition 14 has been updated to include the submitted revised written drainage strategy.

- 3.5 On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

- 7.1 Nil.

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for the variation of condition 2 of planning permission 24/00175/REG3 to amend the approved drainage plans. No other changes are proposed. Planning permission was originally granted 6th June 2024 for the creation of an artificial grass pitch with associated infrastructure.
- 1.2 The application to vary the approved drainage plans has been submitted as the proposed drainage strategy in relation to the previously approved artificial pitch reference 24/00175/REG3 has been redesigned. The proposed drainage strategy is to be consistent with the drainage strategy of the approved pavilion and MUGA development reference 23/00051/REG3. The proposed design of the AGP development is for a permeable surface construction. The surface of the synthetic turf area shall be permeable with the underlying stone sub-base acting as an attenuation / storage area for surface water. The revised surface water drainage strategy changes the finished floor levels of the artificial pitch to flow south-west and be channelled to the north into an existing surface water sewer. The originally approved drainage strategy proposed to direct surface water into an existing sewer south of the AGP development.

2. Site and surroundings

- 2.1 The application site comprises of playing field land at Hickings Lane recreation ground. Hickings Lane recreation ground is bound by the B6004 Hickings Lane to the north and residential properties to the south, west and eastern boundaries. The site is predominantly flat with a gentle fall from north to south. There are trees bordering the northern boundary of the site.

3. Relevant Planning History

- 3.1 Planning permission was previously granted 6 June 2024 for the creation of an artificial grass pitch with associated infrastructure reference 24/00174/REG3. Further to this, planning permission was previously granted for the demolition of an existing changing pavilion and the construction of a community leisure pavilion together with associated external works including the installation of a MUGA and the replacement of a skate park with a community garden. The original pavilion has been demolished and the new pavilion is currently under construction.

4. Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.2 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy

- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Health Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity

4.3 Part 2 Local Plan 2019:

4.4 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 25: Culture, Tourism and Sport
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets

4.5 National Planning Policy Framework (NPPF) 2024:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 9: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

5. Consultations

5.1 Sport England – No objections subject to conditions previously requested regarding planning reference 24/00175/REG3 to be included.

- 5.2 **Resident comments** - Comments are due to follow. Consultation was sent for 21 days and comments are due by 04/02/25. Comments received will be added as a late item and will be presented to Planning Committee 05/02/25.
6. Assessment
- 6.1 The main issue to consider is the proposed drainage strategy, no other issues are to be raised with the application.
- 6.2 Drainage
- 6.3 Policy 1 – Climate Change of the Part 1 Local Plan advises that all new development should incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner, and Sustainable Drainage Systems should be incorporated into all new development unless it can be demonstrated that such measures are not viable or technically feasible. Policy 1 – Flood Risk of the Part 2 Local Plan advises that development will not be permitted in areas at risk from any form of flooding unless measures are included to ensure, including by the use of Sustainable Drainage Systems (SuDS), that developments on greenfield sites maintain greenfield (pre-development) surface water run off rates.
- 6.4 The site is located in Flood Zone 1 and therefore is at low risk from pluvial flooding and comprises of mostly grasslands forming Hickings Lane Recreation Ground.
- 6.5 In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
- 6.6 The NPPG outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy in the following order of priority:
- Into the ground (infiltration);
 - To a surface water body;
 - To a surface water sewer, highway drain, or another drainage system;
 - To a combined sewer.
- 6.7 The applicant has demonstrated within the submitted Drainage Strategy (13/01/25) that near surface soils across the pitch are not considered amenable to the use of soakaway type systems, thus an alternative drainage solution would need to be considered. The nearest surface water body is over 350m to the west of the development, making a connection unfeasible. As such, the proposal is to connect into the surface water sewer for the permitted pavilion development next to the AGP and therefore complies with the above surface water drainage guidance.
- 6.8 The application seeks to vary the approved surface water drainage strategy in relation to the previously approved artificial pitch reference 24/00175/REG3 The proposed design of the AGP development is for a permeable surface

construction. The surface of the synthetic turf area shall be permeable with the underlying stone sub-base acting as an attenuation / storage area for surface water. The revised surface water drainage strategy changes the direction of the finished floor levels of the artificial pitch to flow south-west and be channelled to the north into an existing surface water sewer. The originally approved drainage strategy proposed to direct surface water into an existing sewer south of the AGP development.

- 6.9 The applicant has submitted an updated written drainage strategy to update condition 14, as such the development shall be carried out in accordance with the recommendations contained within the submitted Drainage Strategy McA014 (13 January 2025).
- 6.10 The wider surface water drainage strategy agreed for the pavilion development channels surface water to an existing sewer to the north of the development. As such, it is proposed that the AGP development uses the same surface water drainage strategy in the interests of securing a consistent method of surface water drainage for the development of Hickings Lane Recreation Ground.

7. Conclusion

The benefits of the proposal provide an appropriate surface water drainage strategy. All benefits of the application for the previously approved development remain in line with planning permission 24/00175/REG3 for an artificial pitch associated fencing and hard standing.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development to which this approval relates shall be begun no later than 6 June 2027. Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site Location Plan 02 00 • Proposed Site Plan 03 01 • Topographical Survey 01 00 • Appendix E - Proposed Materials and Appearance <p>(Received by the Local Planning Authority 19/03/24)</p> <ul style="list-style-type: none"> • Tree Protection Plan A • Tree Work Plan A <p>(Received by the Local Planning Authority 15/04/24)</p> <ul style="list-style-type: none"> • Proposed Elevation 05 01 • Proposed Perimeter Elevation - Page 1 08 01 • Proposed Perimeter Elevation - Page 2 09 01 <p>(Received by the Local Planning Authority 29/04/24)</p> <ul style="list-style-type: none"> • Proposed AGP Drainage Layout 06 Rev 06 • Proposed AGP Drainage Strategy 07 Rev 1 <p>(Received by the Local Planning Authority 24/12/24)</p> <p>Reason: For the avoidance of doubt.</p>
<p>3.</p>	<p>The development to which this relates shall be carried out in accordance with landscaping details as approved by the Local Planning Authority 15/11/24.</p> <p>Reason: To ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with Policy 10 - Design and Enhancing Local Identity of the of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>4.</p>	<p>The development to which this relates shall be carried out in accordance with the Landscape and Ecological Management Plan as approved by the Local Planning Authority 15/11/24.</p> <p>Reason: In the interests of securing an environmental net gain and habitat protection in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</p>

<p>5.</p>	<p>The development to which this relates shall be carried out in accordance with the Construction / Demolition Method Statement as approved by the Local Planning Authority 15/11/24.</p> <p>Reason: To protect the amenity of neighbouring residents in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
<p>6.</p>	<p>The development to which this relates shall be carried out in accordance with the transitional cricket club plan as approved by the Local Planning Authority 21/08/24.</p> <p>Reason: To secure the provision of a suitable interim arrangement for the cricket club to accord with the requirements of Exception 5 and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.</p>
<p>7.</p>	<p>The AGP shall not be brought into use until the replacement cricket ground identified in the Cricket Club Relocation Plan has been delivered and made available for use. The replacement provision should be provided to an equivalent or better quality and equivalent or greater quantity than the playing field to be lost and should comply with Sport England and ECB design guidance.</p> <p>Reason: To ensure that a suitable replacement facility is provided and made available to accord with the requirements of Exception 5 and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.</p>
<p>8.</p>	<p>Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G pitch and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy 13 - Culture, Tourism and Sport of</p>

	<p>the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.</p>
<p>9.</p>	<p>Use of the development shall not commence until:</p> <p>(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.</p>
<p>10.</p>	<p>No part of the development hereby permitted shall be brought into use until a football pitch railing removal plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the location of the existing football club perimeter railings located within the south-west area of Hickings Lane Recreation Ground to have been removed.</p> <p>Reason: To improve access to open space within the park in accordance with Policy 16: Green Infrastructure, Parks and Open Space of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 28: Green Infrastructure Assets of the Broxtowe Part 2 Local Plan 2019.</p>
<p>11.</p>	<p>No part of the development shall be brought into use until a scheme detailing the developments' adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.</p> <p>Reason: To reduce the potential for crime in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>

<p>12.</p>	<p>The floodlit artificial pitch shall only be used between the following times: 08:00-22:00 Monday to Friday, 09:00 to 20:00 Saturday and 09:00 to 18:00 Sunday only.</p> <p>Reason: To protect nearby residents and road users from excessive operational noise and light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>13.</p>	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p>Reason: To protect nearby occupiers from excessive construction noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>14.</p>	<p>The hereby permitted development shall be carried out in accordance with the recommendations contained within the submitted Drainage Strategy McA014 (13 January 2025).</p> <p>Reason: In the interests of flood risk in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2024.</p>
<p>15.</p>	<p>The hereby permitted development shall be carried out in accordance with the noise mitigation measures contained within the submitted Noise Impact Assessment Revision B (dated 22/04/24) and Noise Management Plan (received 22/04/24).</p> <p>Reason: To protect nearby occupiers from noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>16.</p>	<p>The hereby permitted development shall be carried out in accordance with the floodlighting control measures contained within submitted Appendix D - Lighting Design Statement (compiled by Christy Lighting Masts Ltd dated 02/02/24) and Appendix A - Floodlighting Performance Report (compiled by Christy Lighting Masts Ltd).</p> <p>Reason: To protect nearby occupiers from light in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 -</p>

	Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
17.	<p>The 3G pitch hereby permitted shall not be constructed other than in accordance with the design and layout details set out in the planning application, Design and Access Statement and Drawing No 04 (Proposed ATP Plan).</p> <p>Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.</p>
18.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the statutory 8-week determination timescale.
2.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
3.	Informative: Guidance on preparing Community Use Agreements is available from Sport England http://www.sportengland.org/planningapplications/.

Site Location Plan (not to scale)



-  Site
 -  Open Spaces
 -  Coal Standing Advice
 -  Coal Referral Area
 -  Playing Pitches
 -  Informal Open Space
- Policy 28.1b
- Policy 28.1c

