



Applicant: Environment
Agency

Application No:
09/0120/FULWNN

Date Registered:
28.09.2009

Expiry Date: 28.12.2009

Ward: St Crispin

Northampton UDA Planning Committee Paper

Report by Director of Planning and
Development

Date of Committee Meeting: 17/11/2009

Agenda Item:

Description: Construction of 82 berth marina (sui generis) for mixed leisure use (76 berths) and residential use (6 berths) and associated works.

Address: Beckett's Park, Disused Boating Lake, Bedford Road
Northampton, NN1 5NW

1. Recommendation

1.1 That the application be **APPROVED**, but that the issuing of planning permission be delegated to the Interim Planning and Development Director or Appointed Officer subject to securing the following:

- Resolution of a satisfactory planning justification for residential berths on the site;
- A full and proper assessment of the following being undertaken: highway matters and environmental impacts;
- The withdrawal of Natural England's objection to the application;
- Addressing the concerns raised by the Wildlife Trust and the County Council Senior Environmental Planner;
- Addressing the County Archaeologist objection to the application;
- Resolution of any Section 106 Agreement negotiations;

For the following reason:

1.2 The proposed application represents an important recreational and leisure facility for both the people of and visitors to Northampton which is considered to be consistent with the objectives of policy 42 of the East Midlands Regional Plan and WNDC's statutory purpose. The application has been considered against the provisions of all local development plan policies and is considered to be acceptable having regard to the planning objectives set out in policies E2, E9, E18, L16, L17 and L29 of the Northampton Local Plan (1997).

2. Summary

2.1 This is a full planning application by the Environment Agency for the development for a new marina facility at Beckett's Park marina.

2.2 The 82 berth marina would be made up of the following components:

- 6 berths for full length boats (22m)
- 11 berths for 18m boats
- 22 berths for 16m boats
- 6 berths for 14m boats
- 27 berths for 12m boats
- 9 berths for cruisers
- 1 berth for St John's Ambulance

2.3 The applicant proposes that 6 of the moorings will be for a permanent residential use, i.e. a houseboat. One of these will be for the sites manager. The remaining moorings will be for members of the public with a mix of moorings for longer term pleasure craft and short term visitors. Moorings will be available for operators of commercial leisure boats, such as hire boats and water taxi's.

2.4 The applicant has advised that subject to receiving planning permission for the principal use of the lake and new moorings that a facilities building will also be included as part of the development to provide a manager's office, toilets, showers, drying facilities and possibly a chandlery and these will be the subject of a separate planning application.

3. Description of Proposal

- 3.1 Full planning application for the construction of an 82 berth marina (sui generis) for mixed leisure use (76 berths) and residential use (6 berths) and associated works.

4. Description of Site

- 4.1 The application site is a 'disused' boating lake located off the River Nene adjacent to Beckett's Park in Northampton. Within the lake itself are two islands that are subject to heavy mature vegetation. Mature vegetation abounds the application site.
- 4.2 The site lies within the built up urban area of Northampton itself; the town centre is located less than half a mile away from the site. To the west of the application site the River Nene splits, the main channel going to the south of the site bordering the new and old Avon office buildings site and a navigation channel to the north adjoining Beckett's Park. To the east of the site lies the existing Northampton Sea Cadets building.
- 4.3 The site is accessed via an existing pedestrian footbridge over the navigation channel that links the site to Beckett's Park. Within the site is an informal non-metalled footpath that circles the lake.
- 4.4 The site is designated in the Local Plan as a Locally Important Landscape Area and Site of Acknowledged Nature Conservation Value and also falls within the River Valley Policy Area. The site lies within Flood Zones 2 and 3. The site is not within a Conservation Area, within the curtilage of any Listed Buildings and none of the existing trees on the site are subject to a Tree Preservation order.

5. Policy Considerations

WNDC Purpose:

- 5.1 Under S136(1) of the Local Government Planning and Land Act 1980, WNDC as an Urban Development Corporation has a statutory "objective" to deliver the regeneration of the area. The Secretary of State has determined that WNDC should have development control powers for certain types of development in order to carry out its objective.

National Planning Policy Guidance

5.2 The following Planning Policy Statements / Notes should be taken into consideration in the determination of this application.

PPS1 – Sustainable Development

PPS1 – Sustainable Development: Planning and Climate Change

PPG4 – Industrial, Commercial Development and Small Firms

PPS4 – Planning for Prosperous Economies (Consultation)

PPS9 – Biodiversity and Geological Conservation

PPS23 – Planning and Pollution Control

PPG24 – Planning and Noise

PPS25 – Development and Flooding

6. Development Plan:

6.1 The Development Plan documents for the area comprise;

The East Midlands Regional Plan (RSS8) (2009);

The Milton Keynes and South Midlands Sub-regional Spatial Strategy (MKSM) (2005);

The Northamptonshire County Structure Plan (NSP) (2001) (saved policies);

The Northampton Borough Local Plan (NLP) (1997) (saved policies).

6.2 **East Midlands Regional Plan (RSS8) (2009) relevant policies;**

Policy 1 (Regional Core Objectives);

Policy 2 (Promoting Better Design);

Policy 3 (Distribution of New development)

Policy 11 (Development in the Southern Sub Area)

Policy 18 (Regional Priorities for the Economy)

Policy 19 (Regional Priorities for Regeneration)

Policy 29 (Priorities for Enhancing the Region's Biodiversity);

Policy 42 (Regional Priorities for Tourism)

6.3 **The Milton Keynes and South Midlands Sub-regional Spatial Strategy (MKSM) (2005) relevant policies;**

Policy 1 (Spatial Framework Locational Growth);

Policy 3 (Sustainable Communities);

Northamptonshire Policy 1 (The Spatial Framework);

Northamptonshire Policy 2 (Northampton Implementation Area).

6.4 The Northamptonshire County Structure Plan (NSP) (2001) (relevant saved policies);

SDA1 Strategic Development Areas

6.5 The Northampton Borough Local Plan (NLP) (1997) (relevant saved policies);

Policy E1 (Landscape and Open space)

Policy E9 (Locally Important Landscape Area)

Policy E18 (Sites of acknowledged nature conservation value)

Policy L16 (River Valley Policy Area)

Policy L17 (Use of river and canal)

Policy L29 (River Valley Policy Area: provision of new facilities)

7. Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD)

7.1 Northamptonshire County Council Planning Out Crime (2005);

Northamptonshire County Council Parking (2003);

Northamptonshire Minerals and Waste Development Framework: Development and Implementation Principles SPD (2007);

Other non-statutory documents

7.2 WNDC Planning Principles (2009):

1. To deliver development and infrastructure that enables regeneration and growth in Northampton, Daventry and Towcester.
2. To ensure that new development is supported by appropriate jobs, infrastructure and town centre regeneration.
3. To ensure that new development meets the Government's design quality and environmental standards and is integrated into existing communities.

7.3 WNDC Planning Obligation Strategy (POS):

The Planning Obligations Strategy sets out WNDC's approach to planning obligations, in particular, the arrangements for a 'Standard Charge' to be applied, initially, to new residential development within WNDC's area. The principal objective of the Strategy is

to ensure that development contributes appropriately, both financially and/or in kind, towards the infrastructure needed across WNDP's area to deliver sustainable growth. Funding from planning obligations will be used, alongside other funding sources, to ensure that essential infrastructure, facilities and amenities are brought forward at the appropriate time, so that the growth and regeneration outcomes sought for the area can be achieved.

8. Relevant Planning History

8.1 None

9. Consultations

9.1 **Northampton Borough Council:** no comment received, the application is due to be considered by the Council's Planning Committee on the 17/11/2009.

9.2 **Environmental Health:** no comment received, the application is due to be considered by the Council's Planning Committee on the 17/11/2009.

9.3 **NCC (Highways):** no comment received, this was due on the 26/10/2009.

9.4 **NCC (Rights Of Way):** no objection, comments made.

9.5 **NCC (Growth Management Planning Policy):** comments have been received from the County's Senior Environmental Planner and the County Archaeologist.

The Senior Environmental Planner notes that a number of their previous suggestions [presumably made a pre-application stage] have been incorporated into the application. However, they have identified several issues with the Environmental Report submitted.

The County Archaeologist has raised concerns with the Environmental Report submitted in relation to archaeology; the concerns are focused on areas where the submitted information does not cover all of the possible archaeological considerations for this area.

9.6 **Environment Agency:** no objection, recommends conditions.

9.7 **Natural England:** objects on the basis of the ecological information submitted.

- 9.8 **The Wildlife Trust:** no objection in principle but has raised concerns with the ecological information submitted.
- 9.9 **British Waterways:** no objection, notes that there is an opportunity to utilise the new facility for a BW purposes.
- 9.10 **Police:** no objection in principle to the application.

Comments that it is the experience at similar locations around the country that a development such as this, in an urban area, would be highly likely to suffer problems of anti-social behaviour, criminal damage and theft/burglary. In addition, the proposed chandlery could be a target for thieves. However, the proposed physical measures (security fencing) and the electronic measures (token-operated barrier, swipe cards, CCTV) should prove largely effective in frustrating vandals or criminals.

The CPDA has reservations regarding the proposed 'low-level' lighting for the paths on the site. Consideration should be given to lamp standards on any through paths, with bollard lighting in the 'private area' of the marina, where it should prove adequate.

10. Notifications and Responses

- 10.1 The application was advertised by press notice and site notice and approximately 24 neighbouring properties were notified of the application by letter.
- 10.2 No letters have been received.

11. Evaluation

The following matters are relevant to the determination of this application:

Principle of development
Visual impact and landscaping
Neighbouring amenity
Environmental Impact Assessment
Environmental impacts
Highway matters
Rights of Way matters
Flooding
Ecology
Crime and Safety
Archaeology

Principle of Development

- 11.1 In terms of considering the proposal in principle this is assessed against a raft of national, regional and local planning policies. The Development Plan currently consists of the East Midlands Regional Plan (2009) and the Northampton Borough Local Plan 1997. The site is not allocated in the Northampton Borough Local Plan for a specific use but is designated as a Locally Important Landscape Area and Site of Acknowledged Nature Conservation Value. The River Nene and Grand Union Canal are subject to Local Plan policy L17.
- 11.2 The East Midlands Regional Plan sets out the regional priorities for promoting tourism within this area. The Regional Plan promotes the use of new sustainable tourism developments within this area. In particular, paragraph 3.3.108 notes *“90% of tourists to the Region are day visitors spending only small amounts per trip. The economic impact of tourism may be immense but the large numbers of day visitors means the environmental impact is also proportionately large, particularly in terms of additional car traffic. Increasing the proportion of visitors who stay overnight (and who as a result spend considerably more) is therefore a regional priority.”*
- 11.3 Given the nature of the proposed use it is considered that the facility would have the potential to attract tourist visitors for day or longer trips and therefore would be consistent with this specific aim of the Regional Plan.
- 11.4 Paragraph 3.3.109 of the Regional Plan states:
“Many of the areas of the region that are attractive for recreation, leisure and tourism are also important for their landscape heritage and nature conservation qualities, which may form part of the reason for their attractiveness. There is a need to strike a balance between these interests. For example, recreation and tourism can increase disturbance and damage to biodiversity and increased impacts on internationally designated sites of nature conservation importance are possible. Planning for developments and access and other strategies such as the Regional Tourism Strategy need to take account of this, including the review and mapping of areas vulnerable to disturbance and situations where rigorous control of disturbance would be required to maintain the integrity of vulnerable sites and species.”
- 11.5 It is noted that the site is designated in the Local Plan as a Locally Important Landscape Area and Site of Acknowledged Nature Conservation Value and also falls within the

River Valley Policy Area. These matters are covered by Local Plan policies E2, E9, E18, L16, L17 and L29.

- 11.6 Policy E2 states that planning permission for new development alongside the River Nene will only be granted where it is compatible with existing important wildlife habitats and includes a landscaped and accessible frontage on average 12m wide.
- 11.8 Policy E9 requires special importance to be attached to the impact upon the character of the landscape of this area. The character of the landscape of Becketts Park is described in Appendix 28 of the Local Plan as:

“This area is the most central and conspicuous of the open spaces in Northampton and is consequently well used by people who work in the town centre. The site is bounded by mature trees and slopes away from the Bedford Road down towards the lake and the River Nene which it adjoins. The setting of the area along side the River Nene provides a tranquil environment only a short distance from the town centre.”

- 11.9 Policy E18 relates to sites of acknowledged conservation value. The policy seeks to prevent any development that would have an adverse impact upon the nature conservation value of designated sites, of which this is one. The policy goes onto to state that where a proposed development is likely to lead to loss or damage to such sites then the extent and significance of that loss or damage will be material consideration in the determination of an application.
- 11.10 Insofar as evaluating the compliance of the proposed development with these policies it is noted that both Natural England and the Wildlife Trust have raised concerns (indeed objections) to the level of information submitted by the applicant on the ecological matters of the site, their potential damage and mitigation measures. However, importantly, neither body have raised a principal objection to the application and Natural England have advised that they are *“satisfied that no statutorily designated nature conservation sites will be impacted upon as a result of the above development.”*
- 11.11 As such it is considered that the proposed development is consistent with the above planning policies. The proposed development would contain a landscaped and accessible frontage alongside the River (enhancing that which already exists) and would not result in a detrimental effect on the open character of the area. Furthermore, whilst there are concerns with the ecology information submitted by the applicant – this is discussed in more detail later in this report – as a matter of principle it is considered acceptable.

- 11.12 Similarly, policies L16 and L17 relate to proposed development within the River Nene Policy Area. These policies seek to restrict inappropriate development that would have an adverse impact on the character or accessibility of the River Nene. In this respect the proposed application is considered to be consistent with these policies.
- 11.13 However, policy L16 also states that planning permission will only be granted for Agriculture, Leisure or Recreational uses in this location. It is noted that the applicant proposes a small scale residential use for part of the development – 6 of the berths being for a permanent residential use, i.e. houseboats, one of which would be for a permanent on-site manager.
- 11.14 Officers have requested from the applicant justification in planning terms for the departure from the Local Plan policy but at this time have not received a response. It is considered that if an appropriate argument can be made in planning terms for the inclusion of the residential berths then this may be acceptable. However, should such an argument be found to be erroneous then the residential element of the scheme would need to be excluded to make the application acceptable. This would involve altering the description of development and the imposition of a planning condition that would clarify the terms of any permission. As such it is recommended that the decision to issue the planning permission is delegated to the Interim Director of Planning and Development, or Appointed Officer, to resolve this matter in the intervening period.
- 11.15 Policy L29 seeks the provision of facilities to support new tourism development where appropriate through the use of a Section 106 Agreement. It is not considered that any new facilities are required through this process given the inherent benefits of the proposed development and the further facilities that are to be promoted in the future.
- 11.16 Overall therefore it is considered that the proposed development is consistent with the regional and local planning policies for this area.

Visual impact and landscaping

- 11.17 No significant vertical physical structures are proposed as part of the application. The main visual impact would be from the loss of the existing islands within the lake and their replacement with the 82 berth marina, an essential flat structure.
- 11.18 Part of this assessment has already been made in the above section. Overall it is considered that the proposed development would not have an adverse impact on the

area and the additional landscaped planning proposed – which should be secured by way of a planning condition – would enhance the area in accordance with regional and local planning policies.

Neighbouring amenity

- 11.19 Given the scale, siting and design of the proposed development all nearby dwellings would remain sufficiently physically removed not to be impacted to any significant extent. There will be no issues of overlooking, overshadowing or overbearing impact from this proposal. Overall then the impact on neighbouring amenities is considered insufficient to warrant the refusal of planning permission.

Environmental Impact Assessment

- 11.20 The development falls within the thresholds set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the Regulations) whereby an Environmental Impact Assessment may be required to accompany the planning application for the purposes of assessing the likely significant environmental effects of the development.
- 11.21 Schedule 2 paragraph 12(b) of the Regulations states that proposals for a Marina where the area of the enclosed water surface exceeds 1,000 square metres (which this application falls within) may require an Environment Impact Assessment (EIA). The applicant requested a formal screening opinion from the local planning authority in February 2009 as to whether or not the development was of such a nature that an EIA was required.
- 11.22 As required pursuant to 4(5) of the Regulations and having regard to the criteria set out in Schedule 3, which provides criteria against which a local planning authority can consider whether an EIA is required, it was concluded that the characteristics of the proposal, the location of the development and the characteristics of the potential impact would not be of a nature that warranted the submission of an Environmental Impact Assessment.

Environmental impacts

- 11.23 No comments have been received from Northampton Borough Council's (NBC) Environmental Health Office (EHO). Therefore, Officers have not been able undertaken a full assessment of noise or other potential health impacts at this point. However, given the nature of the application and its isolated location from other residential activity the likely impact is considered to be small.
- 11.24 Upon receipt of this consultation response a full assessment will be made and any planning conditions recommended by NBC EHO will be attached to the decision should they be required and therefore this matter is recommended to be delegated to the interim Director of Planning and Development or Appointed Officer.

Highway matters

- 11.25 No comments have been received from Northamptonshire County Council's Highways office. Therefore, Officers have not been able to undertake a full assessment of potential traffic impacts at this point. However, given the locational characteristics of the site away from the existing strategic and local highway network any impact is likely to be acceptable.
- 11.26 Upon receipt of this consultation response a full assessment will be made and any planning conditions recommended by NCC Highways will be attached to the decision should they be required and therefore this matter is recommended to be delegated to the interim Director of Planning and Development or Appointed Officer.

Rights of Way matters

- 11.27 NCC Rights of Way (RoW) have no objection to the proposed application. NCC RoW note that there are no Public Rights of Way registered on the Definitive Map (2005) surrounding the proposed development, however there is the Nene Way, a popular long distance walking route.
- 11.28 NCC RoW also "*the lack of provision of cycle parking for the development, with no mention in the design and Access Statement. Providing enough convenient and secure cycle parking at key destination for both residents and visitors is critical to increasing the use of cycles and achieving the 20% modal shift target published in the Local Transport Plan 2006/7 - 2010/11.*"

11.29 These concerns are noted and further details of secure onsite cycle parking should be secured by way a planning condition, which is recommended below.

11.30 NCC RoW have made the following comments:

- 1. The Nene Way is a long distance walking route with travels through the entire county from Badby in the east to Wansford in the northwest. The Nene way follows as close as possible to the River Nene as an ancient and historical route and tourist attraction, through the centre of Northampton and to the north of the proposed development.*
- 2. We would aim to continue promoting the links along the Nene Way path and encourage walking and cycling, sustainable transport, to get to the new development, as an added benefit to the leisure route. Also it is important that users of the Marina and encouraged to and will be able to access services and supplies through sustainable modes of transport during their stay at the Marina.*
- 3. Following the previous point, I question the use for the new footbridge on to the marine for cyclists? It would be a valuable link if cyclists could use this as well as benefit pedestrians and non motorised users (NMUs) to fully access the Marina development.*

11.31 These comments are noted. It is considered that the proposed Marina would be a destination point for people to access and that because of its locational characteristics it would inherently attract walkers and cyclists. NCC RoW have identified that elements of the adjacent cycle network require upgrading and have requested that this is achieved through a Section 106 Agreement for this development. These comments are noted and have been forwarded to the applicant for their response; however a reply is yet to be received. A detailed assessment of the request by NCC has not been undertaken at this time, in part due to the need for the applicant's position on this. It could be that on further deliberation it is considered appropriate that upgrading of adjacent cycle networks is required to make the development acceptable. As such it is recommended that the decision to issue the planning permission is delegated to the Interim Director of Planning and Development, or Appointed Officer, to resolve this matter in the intervening period.

Flooding and drainage

- 11.32 The site is within designated flood zone 2 and 3, which is a 'high probability' flood risk. As such a Flood Risk Assessment (FRA) has been submitted with the application. The Environment Agency (EA) have not raised any concerns with the submitted FRA and therefore are satisfied insofar as flood risk is concerned. Two planning conditions are recommended by the EA which are listed below.
- 11.33 It is noted that the EA are also the applicant for this development. The EA's response as a consultee is independent to that process and this has been stated in the consultation response.

Ecology

- 11.34 RSS policy 29 requires LPA's and developers amongst others to work together to promote a major step change increase in the level of the region's biodiversity. This should be achieved by various methods including the management of features of the landscape which act as corridors and 'stepping stones' essential for the migration and dispersal of wildlife and to ensure that development results in no net loss of BAP habitats and species and that net gain is achieved.
- 11.35 In addition the advice in PPS9 and supporting Good Practice Guidance is relevant. Amongst the key principles of PPS9 are that planning decisions should be based on up to date information about the environmental characteristics of the area and they should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 11.36 The applicant has submitted an ecological assessment of the application site and the proposed development. The Wildlife Trust (WT), Natural England (NE) and the County Council Senior Environmental Planner have returned comment on this assessment.
- 11.37 As noted above it is considered that the proposed development is acceptable insofar as its relation with the sites nature designation is considered. However, NE, WT and the County Council's Senior Environmental Planner have all raised a range of issues with the ecological information submitted in the Environmental Report; they have some

concerns over the Ecological Assessment submitted on the basis that inadequate information has been provided with the application to demonstrate whether or not the development would have an adverse effect on species especially protected by law. The applicant has been made of these issues and Officers are currently awaiting their response.

- 11.38 In lieu of these matters being resolved planning permission cannot be granted. PPS9 is specific in this regard, with paragraphs 98 and 99 of Government Circular to PPS9: Biodiversity and Geological Conservation stating that surveys etc should be completed and any necessary measures to protect the species should be submitted and approved prior to determination of an application.
- 11.39 It is noted that all three bodies that have responded on this matter have made recommendations which may need to be incorporated into planning conditions on any planning permission granted. It is considered that once the concerns of the relevant parties have been overcome through discussions with the applicant an agreed set of planning conditions as required should be imposed on any planning permission.
- 11.40 On this basis it is recommended that the decision to issue the planning permission is delegated to the Interim Director of Planning and Development, or Appointed Officer, subject to these matters being resolved and the imposition of any further planning conditions as required.

Crime and Safety

- 11.41 The CPDA has no objection to the application but has commented that it is their experience at similar locations around the country that a development such as this, in an urban area, would be highly likely to suffer problems of anti-social behaviour, criminal damage and theft/burglary. In addition, the proposed chandlery could be a target for thieves. However, the proposed physical measures (security fencing) and the electronic measures (token-operated barrier, swipe cards, CCTV) should prove largely effective in frustrating vandals or criminals.
- 11.42 The CPDA has reservations regarding the proposed 'low-level' lighting for the paths on the site. Consideration should be given to lamp standards on any through paths, with bollard lighting in the 'private area' of the marina, where it should prove adequate.
- 11.43 The comments of the CPDA are noted with regard to light. This is a common issue raised by the Police and as with many of these things a balance needs to be struck

between ensuring crime prevention measures are implemented but not having an adverse impact upon the local area with night pollution or glare, as well as using low energy lighting measures. A planning condition is recommended that requires further details of light in this respect.

Archaeology

- 11.44 In accordance with national guidance and regional and local planning policies the applicant has undertaken an assessment of the cultural and archaeological value of the site, and this assessment forms part of their Environmental Report. The Environmental report assesses the likely significant environmental impact the development would have insofar as it would affect archaeology.
- 11.45 However, the County Archaeologist has advised that the information submitted is insufficient to make a full assessment of these issues and there are several outstanding matters that need to be addressed. The applicant has been made of the concerns raised by the County Archaeologist but despite a request to do so has failed to respond to Officers at this time.
- 11.46 The concerns addressed need to be resolved prior to planning permission being granted. On this basis it is recommended that the decision to issue the planning permission is delegated to the Interim Director of Planning and Development, or Appointed Officer, subject to these matters being resolved and the imposition of any further planning conditions as required.

12. Conditions

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before any work is commenced on the construction of any structures, details of the external treatment of that structure(s) (including samples where appropriate) shall have been submitted to and approved by the local planning authority and the development shall thereafter be carried out in accordance with the approved details within that phase.

Reason: To achieve a satisfactory elevational appearance for the development.

3. Prior to the occupation of the building, details of external lighting shall be submitted to and approved in writing by the local planning authority. The works shall be completed in accordance with the approved details prior to the first occupation of the buildings hereby approved within that phase.

Reason: in order to balance the desire to minimise light pollution with the safety and security needs of occupiers of the site.

Note: any lighting scheme submitted under this condition shall ensure that all measures are taken to reduce any light spill into the night sky and shall include low energy luminaries where possible.

4. Full details of the method of the treatment of the external boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building 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.

5. Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

6. Prior to the occupation of the building a Green Travel Plan for the development shall be submitted to and approved in writing by the local planning authority. The content of the Travel Plan shall be formulated so as to maximise travel to the site by methods other than the private car and shall be reviewed and updated on an ongoing basis.

Reason: In accordance with local and national planning policy advice which seeks to minimise travel by private car.

7. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) Construction Environmental Management Plan (CEMP) scheme shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, details of the intended hours and duration of work, measures proposed to minimise dust and noise, on and off site

traffic management proposals (including details of wheel washing facilities) and the location of waste management and site compound areas within the site.

Reason: To manage the impact of the development upon the local area during its construction in the interests of public amenity and the local natural environment in accordance with Policy E19 of the Northampton Local Plan.

8. Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all 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.

9. 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

10. The development permitted by this planning permission shall only be carried out in accordance with the approved Northampton Marina Flood Risk Assessment (FRA) IMAN001753 3, External, Final Version 4, October and the following mitigation measures detailed within the FRA:

1. Increase marina river banks to 58.2mAOD.
2. Provision of floating pontoons at minimum extension of 59.25mAOD.
3. Provision of safe access and egress route from Becketts Park, over the existing footbridge and along northern river bank as identified on Drawing Number IMAN0001753/119. The northern flood bund will be marked and lit at night.
4. Provision of the Environment Agency's Flood Warning information service to the boaters.

Reason:

1. To prevent flooding of the proposed development and surrounding area.
 2. To ensure the boats are secure and do not pose a flood risk.
 3. To ensure safe access and egress from and to the site.
 4. To ensure that the users of the site are safe and fully informed of flooding issues.
11. The development permitted by this planning permission shall be carried out in accordance with the approved Northampton Marina Environmental Action Plan, External, Final Version 3, dated September 2009. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason:

To protect the water environment

