

**TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION FOR DEVELOPMENT**

**This development is subject to a Section 106 Agreement  
under the Town and Country Planning Act 1990**

Date valid application received: 04/03/2010

Application No: P/2010/00255/CLF

Name and address of Agent

Name and address of Applicant

Miss Sophie Waring  
Nathaniel Lichfield and Partners  
14 Regent's Wharf  
All Saints Street  
London  
N1 9RL

National Football Centre Ltd  
Wembley Stadium  
Wembley  
London  
HA9 0WS

**EAST STAFFORDSHIRE BOROUGH COUNCIL** in pursuance of powers under the above mentioned Act hereby **PERMITS**:

**Erection of a building to accommodate a full size indoor football pitch and sports hall with associated facilities for sports fitness, sports science, sports medicine, changing rooms and ancillary office and training accommodation. Erection of a 228 bedroom hotel, including seminar rooms, conference, dining and leisure facilities. Erection of buildings to accommodate community changing facilities and a gatehouse. Provision of associated car, coach and cycle parking spaces, access, a feature wetland area, landscaping and infrastructure  
St George's Park, Burton upon Trent, Staffordshire, DE13 9RN**

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
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2	<p>The development hereby permitted shall, subject to compliance with other conditions of this permission, be carried out in accordance with the following approved plans :</p> <p>050, 100B, 101B, 160A, 161A, 200F, 201D, 202, 300B, 301C, 303C, 304C, 305C  350B, 350COL, 351B, 352B, 353C, 354C, 355B, 356, 360B, 361B, 370A, 371A  372A, 373A, 374A, 375A, 376A, 377A, 378A, 379A, 400C, 401C, 402C, 450B  450COL, 451B, 451COL, 452, 560C, 570A, 660C, 670A, 760B, 770A, 850A  850COL, 960B, 970  Community Changing Room internal layout  External Material plans rec'd 15 April 2010</p> <p>Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway(s) in accordance with East Staffordshire Local Plan Saved Policies NE1, BE1 and T1, Planning Policy Statement 1, and the East Staffordshire Design Guide.</p>
3	<p>A scheme of all hard and soft landscaping, and fencing and walling, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping details shall include:</p> <p>a) proposed finished levels and contours including grading and mounding of land areas and the relationship of any mounded areas to existing vegetation and the surrounding landforms (including sections);</p> <p>b) schedules of plant species, sizes, densities and planting requirements to accord with British Standards BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations;</p> <p>c) schedule of implementation of planting relating to each part of the development to accord with British Standards BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations;</p> <p>d) surfacing, layout and landscaping of car parks;</p> <p>e) surfacing, layout and landscaping of all vehicular and pedestrian accesses and circulation areas;</p> <p>f) all hard surfacing materials;</p> <p>g) schedule of implementation of all proposed boundary treatment;</p> <p>h) minor artefacts and structures such as 'street' furniture and play equipment; and</p> <p>i) historic landscape features to be retained (including veteran trees) and proposals for restoration (where relevant).</p> <p>Details a) and i) shall be submitted prior to the commencement of development. Details relating to b), c), d), e), f) and g) shall be submitted within a period six months after the commencement of development.</p> <p>Reason: To safeguard the character and appearance of the development and its rural surroundings in accordance with East Staffordshire Local Plan Saved Policies NE1 and BE1, Staffordshire Structure Plan Saved Policy NC13, and the East Staffordshire Design Guide.</p>



4	<p>Prior to the commencement of development a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.</p> <p>Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment as recommended by the Environment Agency in accordance with Planning Policy Statements 23 and 25.</p>
5	<p>Prior to the commencement of any site works for the development hereby approved details of all slab levels and any regrading proposed to the site (including mounding of land areas, levels and contours and relationship to existing and surrounding landforms) shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with those details so approved.</p> <p>Reason: To ensure that the development does not adversely affect the character and appearance of this rural locality in accordance with East Staffordshire Local Plan Saved Policies BE1 and NE1.</p>
6	<p>Prior to commencement of the development hereby permitted a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:</p> <p>a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.</p> <p>c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.</p> <p>d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA, and</p>



	<p>e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.</p> <p>Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with Planning Policy Statement 23.</p>
7	<p>Prior to the commencement of any part of the development hereby granted permission, a scheme for generating 10% of the predicted energy requirement of each part of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent equivalent policy) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the part of the development to which it relates and a verification statement certifying that the scheme has been implemented shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall remain operational for the life of the development.</p> <p>Reason: To ensure the development constitutes a sustainable form of development in accordance with the provisions of the Annex to Planning Policy Statement 1.</p>
8	<p>Within six months of the commencement of the development full details of all new lighting to serve the development, including floodlights, lights on buildings and means of lighting car parks and vehicular and pedestrian access ways (including fittings and intensity of illumination) shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall only be installed and operated in accordance with the approved details. No additional lighting shall be installed or erected without the written approval of the Local Planning Authority.</p> <p>Reason: To safeguard the character and appearance of this rural locality and the amenities of occupiers of nearby residential properties in accordance with East Staffordshire Local Plan Saved Policies NE1 and BE1, and the East Staffordshire Design Guide.</p>
9	<p>Prior to the commencement of the hotel/sports facilities hereby permitted details to demonstrate that these buildings will achieve BREEAM (or subsequent equivalent quality assured scheme) overall 'very good' standard shall be submitted to and approved in writing by the Local Planning Authority. The hotel/sports facilities shall only be constructed and operated in accordance with the approved details. Following completion of this part of the development a BREEAM 'Post Construction Stage' Assessment and related certification confirming the BREEAM standard has been achieved shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development constitutes a sustainable form of development in accordance with Planning Policy Statement 1, and the East Staffordshire Design Guide.</p>



10	<p>Prior to the commencement of development details for the protection of existing trees during construction shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>(a) a plan to a minimum scale of 1:200, showing the position of every tree in the application site and on land immediately adjacent to the application site that could influence or be affected by the development, indicating which trees are to be retained;</p> <p>(b) in relation to every tree identified, a schedule listing information as specified in Paragraph 4.2.6 of British Standard BS5837 - Trees in Relation to Construction - Recommendations, and any proposed pruning, felling or other work; and</p> <p>(c) in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:</p> <ul style="list-style-type: none"> <li>- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area (see Paragraph 5.2.2 of BS5837)</li> <li>- all appropriate tree protection measures required before and during the course of development</li> </ul> <p>(in accordance with Clause 7 of BS5837).</p> <p>Reason: To safeguard the character and appearance of this rural locality and the health a future well-being of existing trees in accordance with East Staffordshire Local plan Policies NE1 and BE1, the East Staffordshire Design Guide and Staffordshire Structure Plan Saved Policy NC13.</p>
11	<p>Prior to the commencement of development a scheme of supervision for the arboricultural protection measures required by Condition 10 above shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:</p> <p>a) induction and personnel awareness of arboricultural matters;</p> <p>b) identification of individual responsibilities and key personnel;</p> <p>c) timing and methods of site visiting and record keeping, including updates; and</p> <p>d) procedures for dealing with variations and incidents.</p> <p>The scheme of supervision shall be carried out in accordance with the approved details.</p> <p>Reason: To safeguard the character and appearance of this rural locality and the health a future well-being of existing trees in accordance with East Staffordshire Local plan Policies NE1 and BE1, the East Staffordshire Design Guide and Staffordshire Structure Plan Saved Policy NC13.</p>
12	<p>Prior to the commencement of development a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved Site Waste Management Plan.</p> <p>Reason: To minimise waste generation, secure on-site waste management and promote the use of recycled and waste materials to reduce the overall amount of waste being sent to land fill and to decrease reliance on land-won primary aggregates in accordance with Planning Policy Statement 10 and Staffordshire Structure Plan Saved Policies D2 and MW5.</p>



13	<p>Prior to the commencement of development or any works of site clearance a construction method statement, including the following details, shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>a) dirt and dust suppression measures;</li> <li>b) parking of vehicles of site operatives and visitors;</li> <li>c) loading and unloading of plant and materials;</li> <li>d) storage of plant and materials used in construction;</li> <li>e) erection and maintenance of security hoarding/fencing including decorative displays and facilities for public viewing, where appropriate;</li> <li>f) wheel washing facilities; and</li> <li>g) contact numbers for local residents.</li> </ul> <p>The development shall only be carried out in accordance with the approved method statement.</p> <p>Reason: To safeguard the character and appearance of this rural locality, the amenities of occupiers of nearby residents, and highway safety in accordance with East Staffordshire Local Plan Saved Policies NE1, BE1 and T1.</p>
14	<p>Prior to the first use of any part of the development hereby granted permission the parking and turning areas associated with that part of the development as shown on the approved plan shall be provided in accordance with details approved under Condition 3 above, and thereafter shall be made available at all times for their designated purposes.</p> <p>Reason: To ensure adequate parking and turning space to serve the development is provided to avoid the parking of vehicles on landscaped areas in order to safeguarding the character and appearance of this rural locality and nature conservation interests in accordance with East Staffordshire Local Plan Saved Policy NE1 and Planning Policy Statement 9.</p>
15	<p>Prior to the first use of any part of the development hereby approved, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved maintenance schedules and any other agreed timetables.</p> <p>Reason: To safeguard the character and appearance of the development and this rural locality in accordance with East Staffordshire Local Plan Saved Policies NE1 and BE1, and the East Staffordshire Design Guide.</p>
16	<p>The development hereby permitted shall be constructed using only the external materials specified in the submitted Material Schedule (Planning/RevA 15/4/10) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the character and appearance of the buildings and this rural locality in accordance with East Staffordshire Local Plan Saved Policies NE1 and BE1, Planning Policy Statements 1 and 7, and the East Staffordshire Design Guide.</p>





17	<p>Notwithstanding the submitted details, no works shall be undertaken to trees 1630 and 1652 (on plan 2/letter 21.4.2010) located towards the entrance to the site (except in an emergency situation) until a further detailed quality assessment has been submitted to and approved in writing by the Local Planning Authority that identifies and justifies the extent of work required to each tree.</p> <p>Reason: To safeguard the character and appearance of this rural locality and the health and future well-being of the trees in accordance with East Staffordshire Local Plan Saved Policy NE1 and Staffordshire Structure Plan Policy NC13.</p>
18	<p>All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in accordance with the approved implementation schedule (which shall be no later than the first planting season following the completion of the part of the development to which it relates); and any trees or plants which within a period of 10 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of this rural locality in accordance with East Staffordshire Local Plan Saved Policies NE1 and BE1, and the East Staffordshire Design Guide.</p>
19	<p>All hard landscaping, including any schemes of walling and fencing, approved as part of the landscaping scheme required by Condition 3 above shall be completed in accordance with the approved implementation schedule (which shall be no later than the completion of the part of the development to which it relates unless otherwise agreed in writing by the Local Planning Authority).</p> <p>Reason: To safeguard the character and appearance of this rural locality in accordance with East Staffordshire Local Plan Saved Policies NE1 and BE1 and the East Staffordshire Design Guide.</p>
20	<p>If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise first agreed in writing with the Local Planning Authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.</p> <p>Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with Planning Policy Statement 23.</p>
21	<p>The development shall be carried out in accordance with full Ecological Management and Enhancement Proposals (outlined in the Biodiversity Action Plan Summary (dated February 2010) and to be the subject of further submission and approval in writing pursuant to this framework), unless otherwise agreed in writing by the Local Planning Authority:</p> <p>Reason: To safeguard protected species and their habitats in accordance with Planning Policy Statement 9.</p>



## Informative(s)

1	<p>The conditions identified below require details to be approved before commencement of the development/works.</p> <p>Condition No(s) 4, 5, 6, 7, 9, 10, 11, 12 and 13</p> <p>This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the 'prior to commencement' conditions have been met.</p> <p>As from 6th April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee currently chargeable by the authority is ?85 per request (or ?25 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house). The fee must be paid when the request is made. Any number of conditions can be included for each request. Payment can be made by cheque or card only. If you wish to pay by credit or debit card (1.6% administration charge for credit cards) please telephone 01283 508606.</p> <p>P/2010/00255/PO/CLF Continued:</p> <hr/> <p>Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.</p>
2	<p>The applicant is advised to note and act upon as necessary the comments of the Environment Agency.</p>
3	<p>The applicant is advised that in complying with Condition 4 above drainage details should include details of the implementation, adoption, maintenance and management of a sustainable drainage system including a timetable for implementation and arrangements for adoption by a public body or statutory undertaker, or any other arrangements to secure the effective operation of the system throughout its lifetime.</p>
4	<p>Refer to ESBC Reasons for Approval Document NFC 24 June 2010.</p>

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated 24 June 2010

Signed



**INVESTOR IN PEOPLE**

Tim Furnell, BA (Hons), MRTPI, Chief Planning Officer  
Town Hall, Burton upon Trent, Staffordshire, DE14 2EB  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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