

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(1)	21/02173/COMIND Newbury Town Council and Greenham Parish Council	01 December 2021*		The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m ² of internal floor space of use class F2(B). Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire. Alliance Leisure Services

*Extension of time agreed until 16th December 2021.

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02173/COMIND>

Recommendation Summary:

To **DELEGATE** to the Service Director - Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions at Section 8.2 of the report.

Ward Members:

Councillor Adrian Abbs
Councillor David Marsh
Councillor Tony Vickers

Reason for Committee determination:

Called in by Ward Member: for Committee Members to review the parking allocation for the new use.

Committee Site Visit:

09th December 2021.

Contact Officer Details

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1. Introduction

- 1.1 This application seeks full planning permission for the construction of a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial grass pitch, under use class F2(C). The proposed artificial grass pitch includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400 square metres of internal floor space under use class F2(B). the proposal is located at Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.

Background

- 1.2 The application is submitted by Alliance Leisure on behalf of West Berkshire Council, as the Council seeks to deliver playing pitches in accordance with the West Berkshire Playing Pitch Strategy, which was approved in 2020. The Playing Pitch Strategy includes the specific objective of providing a replacement football facility for the Faraday Road Ground.
- 1.3 West Berkshire Council has engaged with Sport England prior to the submission of the application. West Berkshire Council and Sport England have submitted a joint statement which states that they are both jointly supporting the development proposals at Newbury Rugby Club as an enhanced replacement to meet the community's needs for a replacement facility for Faraday Road Stadium, in line with the Playing Pitch Strategy.
- 1.4 Officers note the two recent applications recently approved by the WAP Committee at Faraday Road for a football facility including a clubhouse, stand and pitches. Officers would advise Members that considerations on this application do not impact on the considerations on those two applications, which are for a separate and alternative scheme, and vice versa. It is therefore not material to the planning decision which of the two sites ends up being developed. Nor are the Local Planning Authority and Members of the Western Area Planning Committee being asked to express a preference between the two sites. The role of the Local Planning Authority is to consider each planning proposal independently on its own individual planning merits and in view of the relevant policy considerations applicable for that proposal and in that location. Ultimately in the event that the WAP Committee resolves to approve both schemes then it would not be a matter for the Local Planning Authority which development is to be implemented.

Proposed development

- 1.5 The proposed development seeks the construction of a new 3G Artificial Grass Pitch (AGP), a single storey sports pavilion with changing room facilities and community function room area. The proposal also includes the installation of floodlighting, construction of associated parking, fencing, storage areas and spectator seating. The new community facility will be available for rugby, football and other sports activities
- 1.6 The proposed pavilion building will consist of approximately 400 square metres of internal floor area. The building will measure approximately 34.5 metres in length, approximately 12.9 metres in width and approximately 4.4 metres in height to the roof ridge.
- 1.7 The proposed pavilion building will be designed to include:
- 4 changing rooms

- Medical room
- Officials rooms
- Plant room
- WCs
- Board room
- Kitchen servery
- Sitting area

- 1.8 It is submitted that the proposed kitchen and servery will be re-heat only, thus no large kitchen equipment will be installed. The building will be designed with a gable pitch roof, with exposed purlins to the eaves and the roof will be constructed of slate. Brick and grey timber effect boarding will be used to construct the walls. The windows are designed as a combination of high level windows to protect the privacy of the changing rooms and larger windows with views from the office, board room and medical room. The proposal includes a glazed entrance door facing the proposed parking area. Bi-fold doors are proposed on the eastern elevation looking out across the AGP.
- 1.9 The proposed AGP is located on the site of an existing grass pitch and is sited largely due to the constraining steep run off to the south of the site which leads to the main rugby pitch on the site. The AGP playing surface will comprise of a system with an underlying shock pad and a 3G AGP containing up to 60mm pile and partially in-filled with silica sand and granulate rubber. The proposed 3G AGP will operate for 51 weeks of the year with the following operating times proposed:
- Monday to Friday – 0900 to 2200
 - Saturday – 0900 to 1800
 - Sunday – 1000 to 1600
- 1.10 For the 51 weeks of opening, the facility will be used for 33 weeks at peak season (September to May) and 18 weeks at off-peak (June to August)
- 1.11 A spectator seating area is proposed to the north of the pitch with storage facilities proposed in the form of a shipping container located behind the spectator stand. The building and spectator stand have been located behind the hedgerow and tree line separating the site and Monks Lane and the residential properties beyond Monks Lane to the north. The proposed stand will accommodate approximately 268 spectators and will include disabled access areas. The seating stand will be constructed as a modular stand and will be finished in dark green paint to the roof and the northern rear will consist of a box section of steelwork and steel cladding.
- 1.12 The proposal also includes the construction of an open steel mesh ball stop fence and entrance gates around the entire pitch perimeter. The fencing will be constructed with a height of approximately 4.5 metres above ground level. Approximately 1.83 metres of the fence section will be covered to prevent the public viewing from outside of the ground. A 1.8 metre high close boarded wooden acoustic fencing is also proposed within sections of the northern boundary area.
- 1.13 The proposed floodlight system comprises 6No masts, (6No. floodlights in total), each column mounted with two LED luminaires at a height of approximately 15 metres.
- 1.14 It is submitted that the proposed facility will employ one full time member of staff, three assistant part time members of staff and one supporting member of staff. The submitted transport statement outlines that the proposal will be provided with 51 parking spaces, plus 2 disabled spaces and a cycle parking area. The cycle parking is proposed as 10No Sheffield hoops adjacent to the building which will supply

20No cycle parking spaces. A new bin store will be located to the west of the proposed pavilion.

- 1.15 No signage is proposed with the application.
- 1.16 The site is located to the south of Monks Lane and accessed from the eastern side of the access road which is currently the home of Newbury Rugby Football Club, a David Lloyd fitness centre, Wash Common Pharmacy, the Falkland Grange Care Home. The site lies on the edge just outside of the settlement boundary, within a critical drainage area and adjacent to a biodiversity opportunity area consisting of numerous designated ancient woodlands and local wildlife sites to the south and south east.
- 1.17 The site is currently a full sized senior rugby pitch with a hard standing overflow car park area located to the west. The wider site provides additional local rugby pitch provision to a large number of participants, including youth players.
- 1.18 Planning application 20/01238/OUTMAJ, for the construction of 1,000 dwellings, 80 extra care housing units, a new 2 form entry primary school and a new a local centre on an adjacent site is currently being considered at appeal by the Secretary of State. Another planning application 18/00828/OUTMAJ for the construction of 500 dwellings at the nearby Wash Common is also registered as under consideration by the Local Planning Authority.
- 1.19 The site falls within Flood Zones 1 according to Environment Agency Flood Mapping.

2. Relevant Planning History

- 2.1 The table below outlines the relevant planning history for the application site.

Application	Proposal	Decision / Date
13/02162/COMIND	Section 73A - Application for variation of Condition (2) - Duration and Condition (11) - Access of approved application 12/02156/COMIND - The importation of fill shall cease no later than 31 August 2014 and the access to Monks Lane shall be removed and restored by 30 September 2014	Approved November 2013
12/02156/COMIND	Section 73: Variation of Condition 3 - The importation of waste materials shall cease not later than 18 months from the date upon which such works commence, of planning permission 09/02204/COMIND: To read 'The importation of waste materials shall cease no later than 31 August 2013'.	Approved November 2012
09/02204/COMIND	Construction of an all weather playing surface on appropriate foundations laid on recontoured land using imported inert fill to achieve the required levels together with ancillary landscaping of the adjacent land and the adjustment of the Under 15's practice area to more appropriate levels	Approved March 2010

98/52637/FUL	Erection of turnstile	Approved June 1998
97/51209/FUL	Permission to retain two timber huts used as ticket collection/entrance control for rugby matches	Approved October 1997
97/50813/FUL	Erection of two advertisement/information boards.	Approved November 1997
97/50285/FUL	Relaxation of condition 19 of planning permission no 142801 to allow assembly and leisure uses within class d2 and use for crafts-antiques and collectors fairs.	Approved May 1997
93/42801/ADD	Construction of playing fields- clubhouse inc stewards flat- car parking- access road- landscaping.	Approved February 1996
89/35171/ADD	Construction of playing fields caretakers accommodation and facilities clubhouse and stand	Refused January 1993
89/33985/ADD	Relocation of Newbury Rugby Club playing fields caretakers accommodation facilities club house and stand	Refused April 1989

3. Procedural Matters

- 3.1 The latest proposed development falls within the column 1 description at paragraph 10 (b) (Urban development projects – sports stadium) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. The Local Planning Authority has taken into account the selection criteria in Schedule 3 of the 2017 EIA Regulations. An EIA screening exercise has been completed in accordance with the Regulations and a consideration of the existing use has been made. It is concluded that the proposed development, is not “EIA development” according to the 2017 EIA Regulations and an Environmental Statement is not required.
- 3.2 A site notice was displayed on 10th September 2021 and the deadline for representations expired on 01st October 2021. Press notices were advertised in the Newbury Weekly News on 09th September 2021.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL is only charged on residential and retail development. The proposed pavilion building may be CIL liable particularly with regard to the service area in which case the development would require a financial contribution to be made in respect of the Council’s Adopted CIL Charging Schedule. The Developer Contribution team will address this matter under separate cover.

3.4 More information on CIL is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Newbury Town Council:	Objection: based on impact on residential amenity, impact on trees, transport impacts, not a like for like replacement for Faraday Road. No BREEAM rating, inaccuracies as development is within Newbury Settlement boundary.
Greenham Parish Council	Objection: based on inadequate parking, lack of biodiversity gain, no alternative energy scheme.
WBC Highways Officer:	No objection subject to conditions
WBC Drainage Officer:	No objection subject to condition
WBC Ecology Officer:	No objection subject to conditions
WBC Trees Officer:	No objection subject to conditions
WBC Archaeology:	No objection
WBC Environmental Health:	No objection subject to conditions
WBC Transport Policy	No objection subject to condition
WBC Minerals and Waste Officer	No comment response received
Sport England	No objection subject to conditions
Environment Agency:	No comment response received
Natural England	No objection

Public representations

4.2 Representations have been received from 1 contributor in support of the application, 3 impartial contributions and 32 objections.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following planning related points have been raised:

- Proposal is not a replacement for the current Faraday Road Football Ground
- No full Ecological report has been submitted
- The Carbon footprint of the development is not clear
- The development is located too close to residential properties to the north
- The location of the proposed football club will be a nuisance to residents
- Impact on neighbouring residential properties will be extensive
- Concerns of spillage of vehicles parking on Monks Lane and Heather Gardens
- Floodlights will cause light pollution
- Stadium fails to offer an adequate football facility as it will clash with rugby provision
- There will be conflict between rugby and football usage
- Removing an existing rugby pitch
- Stadium will not be accessible on public transport
- Car parking is too small and inadequate for the initial step 6 football facility
- The transport statement considers only players and officials and takes no account of spectators
- Traffic is a concern along the adjacent roads at peak times
- Current Rugby Club car park is already inadequate on rugby match days
- Step 6 category G facility should have covered accommodation for 100 spectators of which 50 seated
- The proposed site has little room for growth of the club
- Plans currently under consideration for 2000 houses on an adjacent site.
- Proposal does not give an appearance and impression of a football ground
- People will be able to view the game from outside the ground
- Lack of relevant detail in the application
- Town's main football ground should be in town centre location
- Proposal is not financially sustainable
- Newbury Community Football Group do not support the proposal
- Proposal will prioritise rugby use over football
- Proposal creates an immediate cap on any football league progression
- Newbury should have a senior team with the quality to play in Step 2
- Newbury FC support the new facility at Monks Lane
- Newbury FC have been incorporated in the plans from the start
- Proposal is beneficial not just for Newbury FC but also Newbury community
- The ground will be a Step 4 facility in the future.
- Newbury FC state they currently compete at Step 7 after resigning from Step 5 in 2015.
- Proposal allows Newbury FC to play in a less financially demanding league

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies NPPF, ADPP1, ADDP2, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies TRANS.1, OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Quality Design SPG (2006)
- Sustainable Drainage SPD (2018)
- Conservation of Habitats and Species Regulations 2017
- Manual for Streets
- West Berkshire Cycle and Motorcycle Advice and Standards for New Development 2014
- West Berkshire Council Playing Pitch Strategy (2020)
- Newbury Vision 2026 and 2036
- Newbury Town Design Statement
- Sport England 'Playing fields policy and guidance' (2018)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Design, function, character and appearance of the area
- Impact on neighbouring amenity and quality
- Highways safety
- Trees and Landscaping
- Flooding and drainage
- Biodiversity
- Representations
- Other matters
- Planning balance and conclusion

Principle of development

6.2 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land.

6.3 According to Policy ADPP2, Newbury will continue to fulfil its key role as the administrative centre and major town centre for the District, with a wide range of retail,

employment, leisure and community services and facilities. The policy indicates that community infrastructure will be provided to meet the growth in population and existing community facilities will be protected and, where appropriate, enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors.

- 6.4 For the purposes of the Core Strategy and Policy CS18, the definition of green infrastructure includes all outdoor sports facilities. Policy CS18 states that all outdoor sports facilities will be protected and enhanced, new developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. It goes on to say, developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by. The proposal is considered to provide an equal or greater size and standard of playing pitch provision.
- 6.5 The supporting text to Policy CS18 recognises that the multi-functional nature of green infrastructure in the District is important for many reasons. It contributes significantly to the quality of life for residents, workers and visitors, in terms of both visual amenity, sport and recreation purposes and health and wellbeing.
- 6.6 The Newbury Vision 2026 and 2036 sets out the District. Town Councils and community aspirations for the future of Newbury. The document indicates support for the growth of recreational and sporting facilities within Newbury and the preservation and enhancement of the District's open spaces.
- 6.7 In 2020 the Council adopted its own Playing Pitch Strategy, which amongst other matters addresses the anticipated loss of the Faraday Road stadium site.
- 6.8 In addressing Sport England planning policy exception E1, the West Berkshire Council Playing Pitch Strategy (2020) at page 32 proposes:
- “Relocation of the single adult sized grass pitch at Faraday Road, together with changing accommodation and the other necessary league requirements to create a step 6 facility on a site which will be no more than 20 minutes’ drive time away, and upgrade the current grass pitch to a 3G pitch with the ability to develop it to a step 5 facility. This site will be available before any construction work starts at Faraday road. “*
- 6.9 It is considered that the proposed 3G pitch, together with changing accommodation and the other necessary football league requirements would create a step 6 facility that would comply with the Playing Pitch Strategy as set out above. According to the FA's National Ground Grading requirements, at Step 6 (Grade/Category G) level, a ground has no minimum capacity.
- 6.10 Sport England (SE), a statutory consultee, has no objection to the proposed development, subject to conditions. SE consulted with both the Football Association/Football Foundation (FA) and the Rugby Football Union (RFU) on the proposed development before arriving at their statutory position of no objection.
- 6.11 The development would result in the change of surface of an existing natural grass playing pitch (currently for rugby use) to a 3G artificial grass constructed pitch (AGP). It is proposed that the pitch would be constructed to meet FIFA Certification for football league matches and training. The AGP will also meet the World Rugby 22 certification to allow for rugby training provision.

- 6.12 The proposed AGP would not be the accepted or correct size to accommodate adult rugby matches, but will meet rugby training certification as above. Importantly, the size of the pitch as proposed has been agreed between Newbury RFC, the site owners, and West Berkshire Council based on the physical site restrictions. In addition, the existing natural grass rugby pitch to be lost was also below the required size for an RFU compliant adult match facility, as such there would be no justification for the proposed AGP to be at rugby match size. Officers consider that the loss of the grass pitch is therefore negligible given the replacement meets the same level of use. SE states that a natural grass pitch with a quality rating of 'good' has a capacity for 3 match equivalent football sessions per week for adults. Comparatively the proposed AGP can support at least 4 match equivalent football sessions just on a Saturday alone. In addition, the carrying capacity of the AGP can be even higher in respect of the lower age groups. As such officers consider that the creation of the AGP in this location would create potentially an increased capacity for far more football training and matches per week than the single natural grass pitch. Officers consider that this extended use capacity will provide increased community benefits.
- 6.13 The Council's Playing Pitch Strategy (PPS) indicates an existing shortage of AGP provision for rugby and football, including training capacity.
- 6.14 SE estimate a deficit of approximately 27.5 adult size natural grass pitches identified in the PPS and the Local Facility Football Plan points to there being a shortage of 8 AGPs. The proposed AGP is therefore compliant with the PPS
- 6.15 SE consider that the proposal would provide a fit for purpose resource for football match play and a fit for purpose training facility suitable for football and rugby. SE consider it necessary to impose a community use agreement condition to ensure that the AGP would contribute towards meeting the needs of football and rugby in the area. This would ensure the AGP contributes to mitigating the current pitch shortages. SE also consider that the proposal in its current form would deliver sufficient potential benefits to sport to outweigh the loss of the grass pitch, subject to a suitable community use agreement being secured. A condition requiring the submission of a community use agreement is recommended within this report.
- 6.16 Concerns were expressed by the FAFF about the design of the fenced enclosure and the potential for spectators to gain a view of matches without paying an admission fee. SE consider that this would not present a significant impact on the sports benefits that the proposal would deliver, nor compliance with the relevant policy requirements. Officers also consider that the application is submitted with a proposal for a covered fence to ensure only paid spectators can watch the matches. Further details can be submitted as part of the requirement to submit details of the means of enclosure for the development. These details are secured by a recommended condition within this report.
- 6.17 SE indicate that the RFU and FA highlighted some concerns regarding the design and business plan, however this was not sufficient to return an objection position as the matters can be resolved. The business plan shows a small loss each year (except year 1) and if the Council were to stop the proposed subsidy then the pitch would stand to make a loss. Following a formal response by the applicant to the above, SE were satisfied with the sustainability of business plan as presented. In response, the applicant confirmed that West Berkshire Council have allocated a sinking fund of £25,000 per annum for the lifetime of the lease. The applicant also added that this arrangement can be evidenced in a report that was agreed by West Berkshire Executive Committee in April 2021.

- 6.18 The sustainability of the business plan supporting the delivery of an AGP was questioned by SE and the FA, specifically when considered as partial mitigation for the loss of the Faraday Road Stadium. However, SE had no objection following the response from the applicant. SE consider that the proposed AGP will make provision for a strategic need for a standalone scheme that addresses the pitch capacity shortages identified within the PPS. This ensures the development is in compliance with Sport England Policy Exception policy 5 provided a condition is imposed to secure a community use scheme to ensure that required sports benefits would be delivered.
- 6.19 It is understood that the Faraday Road ground will not be replaced by the proposed development, but it is the intention of the Council to ensure the current proposed AGP fully or partially mitigates the future planning application for the redevelopment of Faraday Road Stadium and its subsequent loss. SE has recommended that the applicant may wish to consider the issues raised by the FA/FF and the RFU including the subsidy levels within the business plan to ensure these matters are resolved at the time the loss of Faraday Road is considered.
- 6.20 In a submitted joint statement, West Berkshire Council and Sport England outlined that they were jointly supporting the development of proposals at Newbury Rugby Club as an enhanced replacement to meet the community's needs for Faraday Road Stadium, in line with the Playing Pitch Strategy. The Council would be required to deliver a new grass pitch within 2 years of the completion of Newbury Rugby club development. This is to offset the loss of the grass pitch at the Rugby Club to accommodate the sports hub proposals, a matter directed by the PPS. West Berkshire Council also confirmed that a re-development of the Faraday Road Stadium will not commence until the completion of the proposed facilities at Newbury Rugby Club.
- 6.21 The proposed development will revitalise a major sporting asset providing much needed facilities for the community in Newbury. The proposal is to greatly improve the quality, design and playing area of the ground for football, rugby and other ancillary community facilities. This application is in keeping with the ground's playing pitch status and will improve recreational and sporting facilities and thereby health and wellbeing.
- 6.22 Sport England, as the statutory consultee, have assessed the proposal and are satisfied that the proposed development would meet their playing fields policy, in that 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use'.
- 6.23 The proposal would accord with the overall aims and objectives of Policies ADDP1, ADDP2 and CS18 and guidance within the Newbury Vision 2026 and 2036 through the renewal and expansion of an existing sports facility within a sustainable location that forms part of the District's green infrastructure.
- 6.24 In conclusion, the principle of development is acceptable in accordance with the policies discussed above. The wider development plan policies and other material planning considerations are further considered below.

Design, function, character and appearance of the area

- 6.25 According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.

- 6.26 Part 1 of the Quality Design SPD indicates new development should seek to complement and enhance existing areas, using architectural distinctiveness (through construction materials and techniques) and high quality urban design, to reinforce local identity and to create a sense of place. The Newbury Town Design Statement principally promotes that green spaces form an integral part of the Town's character and their role as quality recreational areas should be maximised.
- 6.27 The surrounding built form has a variety of architectural design and form, of varying quality. The scale, form, and design of the sports hub pavilion is not considered by officers to cause any harm to the character and appearance of the site and the surrounding area.
- 6.28 The Council's Archaeological Officer has reviewed the application and concluded that there are no archaeological implications of the proposed works at the site.

Disabled access

- 6.29 There will be level access from the car park and sections of dropped kerbs' to ensure wheelchair users can access the building and the proposed seating areas comfortably from the proposed car park and disabled parking areas.

Sustainability

- 6.30 The proposal incorporates active design measures to promote sustainability and energy efficiency. The proposed measures and those required at building regulations stage can be factored into a BREEAM certification requirement that will be secured by planning condition.
- 6.31 Overall, the proposal would have an acceptable impact on the character and appearance of the area. The proposal would comply with Policies ADPP2, CS14, CS15 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal also complies with the West Berkshire Supplementary Planning Document Series: Quality Design, and the Newbury Town Design Statement

Impact on neighbouring amenity and quality of life

- 6.32 Planning Policies CS14 and CS19 of the West Berkshire Core Strategy are of importance with regard to the potential impact of any development upon neighbouring amenity.

Statement of community involvement

- 6.33 An online public consultation exercise was held between 18 January 2021 and 28 February 2021. The online consultation set out the proposed development and the reasons for it. Prior to the online consultation advance notice was issued via the local press and Council's website, the proposed site plan and description were published online. The consultation was held online due to the coronavirus pandemic, officers accept the consultation was proved to be successful with almost 350 online responses to the questionnaire. The online consultation was posted on West Berkshire Councils website, where the results have also been published and full information can be viewed on the following link:

[West Berkshire Council - \[ARCHIVED\] Proposal for a new sports ground at Newbury Rugby Club - Information](#)

- 6.34 In response to the questions the Council received the following percentages in support and opposition;
- a) How far do you agree with our proposal to provide a new sports ground at NRC? Supportive 53.1%, Not Supportive 35.4%
 - b) How far do you agree with our proposal that the new sports ground be a Step 6 facility? Supportive 46.1%, Not Supportive 27.4%
 - c) How far do you agree that different sports sharing a facility is a good idea? Supportive 64.1%, Not Supportive 21.7%.
- 6.35 Officers accept that the proposed development is broadly supported by the local community who have been adequately consulted and are considered the main users of the proposed facilities.
- 6.36 With regard to the potential impact on neighbouring amenity, the nearest noise sensitive residential receptors with regard to the proposed AGP pitch, clubhouse and stand would be the dwellings to the north of Monks Lane at a distance of approximately 55 metres. Falkland Grange Care Home is located west of the site at a distance of approximately 100 metres from the proposed pitch.
- 6.37 The proposed hours of use are as follows:
- Monday to Friday – 0900 to 2200
 - Saturday – 0900 to 1800
 - Sunday – 1000 to 1600
- 6.38 The submitted noise assessment includes the prediction of noise emission from the AGP at the nearby noise-sensitive residential properties, based on noise level technical data from activities measured at existing AGP playing facilities.
- 6.39 Noise levels were measured at nine sports sessions on four separate AGP playing facilities. The measurements included football, hockey and rugby, with men, women and children participating in different sessions. The worst-case predicted noise level in gardens of around 45 dB (1 hour) falls below the criteria at which moderate community annoyance in outside living areas (such as gardens) can occur, as stated in the World Health Organisation 1999 as 50 dB (1 hour).
- 6.40 The predicted noise levels are at a level which would be below the onset of community annoyance. Whilst noise generated by use of the site has potential to be still audible outside the residential properties it is not expected to have an observed adverse impact in terms of the guidelines.
- 6.41 Noise limits can be secured through a condition limiting the installation of any additional commercial plant associated with the operation of the pavilion and the kitchen for example.
- 6.42 Overall, the Council's Environmental Health Officer has reviewed the technical noise assessment report and has concluded that based on the technical assessment there would be no significant impacts on neighbouring amenity.

- 6.43 Noise generated by the use of the site and increased traffic generation would likely present some impact on local residents, however these considerations are also in line with the existing use of the site and officers consider that any additional impacts will not be significant.
- 6.44 The noise management plan should be completed as recommended in the noise assessment report and information published on the website before first use of the proposed development.
- 6.45 The proposed development including the building, stand and fencing would also maintain adequate separation distances from existing residential properties ensuring no material impact on neighbouring residential amenity in terms of loss of light, outlook or privacy, or result in any overbearing impacts.
- 6.46 Whilst the lighting may be visible, the proposed lighting will not illuminate beyond the northern site boundary onto Monks Lane as illustrated on the submitted lighting assessment plan. The lighting plan has been reviewed by the Council's Environment Officer who considers the design to be acceptable and that there will be no detrimental light pollution to neighbouring amenity.
- 6.47 Overall the impact on neighbouring amenity from the proposed development is considered minimal and would not have a materially harmful negative impact on nearby residents. The proposal therefore accords with policy CS14 and the SPD on Quality Design.

Highway safety

- 6.48 Policies CS13 of the WBCS and TRANS.1 of the Saved Policies of the Local Plan relate to highways. Road safety in West Berkshire is a key consideration for all development in accordance with Policy CS13.
- 6.49 The application site is within a sustainable location within walking distance of the town centre. The existing vehicular access into the site is through Monks Lane.
- 6.50 The proposed development is submitted with 50 parking spaces plus 2 disabled parking spaces. This provision assumes that every player (for rugby this equates to 15 players per side, and for football 11 players per side), a coach and an official will generate a requirement for a parking space from a single occupancy car trip. However, alongside the use of alternative travel modes, it is submitted that there will also be an expectation of multi-occupancy trips which will generate a lower overall parking demand.
- 6.51 In the event that parking demand exceeds the total provision, the existing Rugby Club currently provides parking for up to 280 vehicles, and these spaces would be used for the overflow. The existing access road has current parking restrictions enforced by double yellow lines.
- 6.52 The proposed development is submitted to allow provision for future football league promotions. Promotions would likely lead to increased attendances and an increase in parking demand. In the event that the predicted spectator attendance may exceed the car parking capacity on site, it is submitted by the applicant that the proposed facility has a guarantee that it is able to hire 150 additional spaces from Newbury College on a regular basis for all home matches. Newbury College is located to the east of the site within a 12 minute walk from the proposed site along Monks Lane.

- 6.53 The Rugby Club site is connected to the existing footway network on Monks Lane, providing connections to the wider urban area. A pedestrian link route into the site from Monks Lane will be required and this can be secured by a condition. There are also safe crossing points on Monks Lane in the vicinity of the Rugby Club. The site is also within cycling distance of many parts of the Newbury area, however the site is located on top of a hill, as such it is unlikely people will cycle from the town centre. The Transport Policy Officer has no objection, whilst also concluding that there would be no requirement to produce a Travel Plan for the proposed development
- 6.54 The Council's Transport Policy Officer has suggested that a "How to get there map" is provided on the sports hub operator's website page. The applicant has committed to provide a map of the local area, promoting the use of the additional college parking, and also further highlighting how the site can be accessed by sustainable means (i.e. walking, cycling or public transport) as well as access by car. The proposed development does provide adequate cycle parking spaces and this is acceptable.
- 6.55 The proposal has been considered by the Highway Authority who considers that subject to planning conditions, the proposal is considered acceptable. A condition has been recommended outlining that no football and rugby matches can take place on the same day at the site. This would ensure that any overflow parking at the Rugby Club is made available for all home football matches. The applicant submits that this can be accommodated with the relevant league programming authorities. Officers also consider that it is not uncommon, for example, for a rugby team and a football team to use the same stadium site, with the matches having to be alternated from one match to the next. Another condition has been recommended requesting the submission of a parking survey of surrounding streets at each future promotion. These surveys will help to inform any street parking restrictions that may be required due to increased demand from increased attendances.
- 6.56 Overall, it is considered that the proposed development would not have a material impact on highway safety, subject to compliance with the recommended conditions. The application is therefore considered to comply with Core Strategy Policy CS13 and TRANS.1 of the Saved Policies of the Local Plan.

Trees and Landscaping

- 6.57 Policy CS19 of the WBCS concerns the historic environment and landscape character. It seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced.
- 6.58 The proposal has been considered by the Council's Tree Officer. The trees on the site will be mostly retained and additional planting will be provided. Officers consider that the additional planting will provide biodiversity enhancements. Agreement and authorisation of tree protection measures will require approval by the Tree Officer.
- 6.59 Overall, it is therefore considered that the proposed development would conserve the trees within the site and provide enhancements in compliance with the advice contained within the NPPF, and Policy CS19 of the WBCS.

Flooding and drainage

- 6.60 Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district.

- 6.61 The site is located within Flood Zone 1 of the Environment Agency's Flood Map and the only source of flood risk to the development is from pluvial runoff as indicated in the submitted Flood Risk Assessment (FRA).
- 6.62 The proposals are based entirely on attenuating rainfall run-off and allowing off-site discharge at a controlled rate. The FRA states that the proposed building and the car park area will drain to an attenuation storage facility under the car park. The Local Lead Flood Authority Officer (LLFA) requested that the applicant submits details of the attenuation storage facility for assessment. The site access slopes from north to south, as such this topography may present a constraint for any drainage scheme. The potential use of a green roof to mitigate rainfall run off was explored with the applicant during the application process, however the applicant indicated that this would not be feasible on the grounds of cost, design and the structural integrity of the building. A condition requesting additional drainage information was therefore recommended by the LLFA.
- 6.63 Overall, the proposal could comply with the provisions of the NPPF, Core Strategy Policy CS16 and Sustainable Drainage SPD (2018).

Biodiversity

- 6.64 Core Strategy Policy CS17 (Biodiversity and geodiversity) states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.65 The Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity networks.
- 6.66 The site is located within the Greenham and Crookham Plateau Biodiversity Opportunity Area 1 (BOA). Each development must maximise opportunities for each BOA to make positive changes for biodiversity.
- 6.67 The proposal would include the installation of an AGP pitch to replace an existing natural grass pitch. An ecological appraisal report and a biodiversity net gain metric was submitted with the application. Proposals have been submitted to provide biodiversity net gain through additional planting, habitat creation and the creation of a species corridor around the Rugby Club site. The eastern and southern boundary hedges of the wider Rugby Club site will be enhanced to offer greater offsite biodiversity enhancements for the protected species known to be present in the area. In addition, the proposed biodiversity enhancements will provide link corridors for the identified species.
- 6.68 The Council's Ecologist has reviewed the proposed development and raises no objection, provided the development proceeds in accordance with the submitted Landscape and Ecological Management Plan (LEMP) and the Construction Environmental Management Plan (CEMP).
- 6.69 Concerns were raised by the Ecologist and the LLFA Officer with regard to the release of micro plastics from the AGP into the environment.

- 6.70 The Council's Ecologist and the Drainage Officer have both stated that the release of plastics and in particular micro-plastics or non-biodegradable plastics into the environment is a current area of concern both nationally and internationally. Artificial sports pitches, as proposed in this application are one example of a potential source of micro-plastics pollution. The 3G AGP is infilled with rubber, which could cause micro-plastics to be released into the local River Kennet and the River Lambourn catchment areas. Both rivers are designated as Sites of Special Scientific Interest (SSSI) and the Kennet and Lambourn Floodplains are designated as Special Areas of Conservation (SAC).
- 6.71 In response to the concerns regarding micro plastics, the applicant has introduced several design details to minimise the loss of the AGP infill material. Sportfix Clean channels will be used along the sides of the AGP to provide a filter for any micro plastics released from the AGP.
- 6.72 In addition the applicant will, among other measures, incorporate a synthetic turf system that has low infill splash characteristics, fit containment barriers on all boundaries of the field, fit decontamination grates and mats, place boot cleaning brushes at main player access gate and ensure all storm water drains within the control zone have suitable micro-filters to capture any infill material in rain water run-off.
- 6.73 Details of additional precautionary AGP maintenance measures are also included in the submitted details.
- 6.74 Any short term impacts associated with the construction process can be controlled through the implementation of the CEMP secured via planning condition. The CEMP can control matters such as dust suppression, hours of work and deliveries. In addition a LEMP is also attached to ensure a sustainable management of the biodiversity enhancements within and adjacent to the site.
- 6.75 The proposed development could comply with the Conservation Regulations 2010, Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, NPPF and Policy CS 17 of the West Berkshire Core Strategy 2012.

Representations

- 6.76 Members of the public have written representations supporting and objecting to the proposed development. The relevant planning related points raised in support and in objection have all been acknowledged and fully considered in this report and were considered using expert advice from the relevant consultees.

Other matters

- 6.77 Any proposed signage will be the subject of separate advertisement consent applications.

7. Planning Balance and Conclusion

- 7.1 Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal. Officers consider that the proposal will make a contribution to the wider social and economic dimensions of sustainable development and will support provision of a leisure facility for the community. There are benefits arising from the development of the whole site, including provision for open space, recreation and leisure facilities.

With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area, flooding risk and biodiversity protection have been fully assessed using expert advice as outlined in this report. Officers consider that the proposed plans preserve and enhance the existing natural and built environment on and surrounding the site.

7.2 Having taken account of all the relevant development plan policy considerations and the other material considerations referred to in this report and the expert consultation provided, officers consider that the development proposed is acceptable and is recommended to Members for approval, subject to the conditions recommended at section 8.2 of the report.

7.3 This decision has been considered using the relevant policies related to the proposal as outlined in the report.

8. Full Recommendation

8.1 **DELEGATE** to the Service Director - Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions:

8.2 Schedule of Conditions

1.	<p>Time Limit for commencement</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved documents and plans:</p> <p>Received on 20 August 2021:</p> <ul style="list-style-type: none"> • Proposed Clubhouse Roof Plan drawing No 1888-SBA -XX -R1-DR-A -012 Revision A • Proposed Clubhouse Sections drawing No 1888-SBA -XX -ZZ -DR-A -101 Revision A • Proposed Clubhouse Elevations drawing No 1888-SBA -XX -ZZ -DR-A -201 Revision B • Proposed Clubhouse Ground Floor Plan drawing No 1888-SBA -XX -00 -DR-A -010 Revision C • Sewer survey report • Joint Statement by WBC And Sport England • Match day maintained average illuminance report • Guidance notes for the reduction of obtrusive light • Optivision LED - Sports lighting

Received on 01 September 2021:

- Proposed Seat Stand Elevations and Plan drawing No 001 Revision A
- Utilities and CCTV Drainage Survey plan sheet 1 of 1
- AGP Floodlighting Scheme plan drawing No NSH-SSL-XX-ZZ-DR-A-03 Revision 01

Received on 23 September 2021:

- Business Plan

Received on 18 October 2021:

- Amended Flood Risk Assessment
- Amended Noise Impact Assessment
- Amended Design and Access Statement
- Amended Location Plan drawing No 1888-SBA -XX -00 -DR-A -510 Revision E
- Amended proposed pitch layout plan drawing No 1888-SBA -XX -ZZ -DR-A -512 Revision D
- Amended Floodlighting performance report
- Amended proposed AGP Plan with dimensions drawing No NSHSSL-XX-ZZ-DR-A-01 Revision 02
- Amended floodlighting plan drawing No NSH-SSL-XX-ZZ-DR-A-03 Revision 01
- Amended Supporting Technical Information -Pitch, Drainage and Lighting
- Applicant response to Sport England comments
- Amended proposed landscape and enhancements masterplan drawing No 100 Revision A
- Amended planting schedule
- Amended Tree Removal and Protection Plan drawing No 701 Revision A
- Amended Tree survey and Arb impact assessment
- Amended Ecological Appraisal
- Biodiversity Net Gain Metric

Received on 03 November 2021:

- Rugby Pitch Plan drawing No 1888-SBA -XX -ZZ -DR-A -506 Revision C

Received on 11 November 2021:

- AGP particles research
- AGP users guidance to reduce micro plastic loss
- AGP users guidance
- AGP infill material statement
- Amended Landscape and Ecology Management Plan (LEMP)
- Amended Construction and Environmental Management Plan (CEMP)

Received on 12 November 2021:

- AGP Filtration catchment
- AGP Sportfix Filtration system
- Amended Transport Statement
- Applicant response to Highways

	<p>Received on 15 November 2021:</p> <ul style="list-style-type: none"> • Applicant response to Drainage 1 • Applicant response to Drainage 2 • Applicant response to Drainage 3 • Trial Pit Investigation Log • Amended Combined Flood Risk Assessment and Drainage Strategy • Amended Drainage General Arrangement Plan drawing No PB-1019-ZZ-ZZ-DR-C-1001 Revision P2 • Amended proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03 • Amended proposed AGP Drainage plan drawing No NSH-SSL-XX-ZZ-DR-A-04 Revision 02 • Amended AGP Section drawing No HTA-SSL-XX-ZZ-DR-A-07 Revision 00 <p>Received on 16 November 2021:</p> <ul style="list-style-type: none"> • Cross section drainage and plastics filtration pipes <p>Received on 19 November 2021:</p> <ul style="list-style-type: none"> • Amended proposed site plan and Electric Vehicle charging drawing No 1888-SBA-XX-ZZ-DR-A-511 Revision F <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>External Materials</p> <p>Notwithstanding the provisions of the plans and documents hereby approved, prior to above foundation level works commencing, schedule of all the materials for the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
4	<p>Means of Enclosure</p> <p>Notwithstanding the provisions of the plans and documents hereby approved, the development hereby permitted shall not be first used until full details have been submitted to and approved in writing by the Local Planning Authority in respect of the means of enclosure or boundary treatments on the site. These details shall include a plan indicating the positions, design, materials and type of boundary treatment (including acoustic fencing) and gates to be erected within the site. The boundary treatments shall be completed in accordance with the approved scheme before the development hereby permitted is first used. The boundary treatment shall thereafter be retained and maintained in accordance with the approved details.</p> <p>Reason In the interest of visual amenity, to protect neighbouring amenity and to ensure the satisfactory appearance of the development. This condition is applied in</p>

	<p>accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
5	<p>Parking, turning and travel</p> <p>The use of the development hereby approved shall not commence until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans.</p> <p>a) The parking provisions to be made available before first use shall also include that all parking overflow arrangements at the Newbury Rugby Club and Newbury College are in place before the development hereby approved is first used.</p> <p>b) As submitted in the application documents: In terms of the overflow parking at Newbury College, a transport bus from the college to the club shall be made available before and after the matches when the use of the overflow parking at Newbury College is required.</p> <p>c) A “How to get there” page with travel directions and maps for driving, cycling and walking shall be placed on the relevant Rugby Club and Football Club websites before the development hereby approved is first used.</p> <p>The development hereby approved shall not be brought into use until confirmation of how the requirements of points (a),(b) and (c) above are delivered has been submitted and approved in writing by the Local Planning Authority.</p> <p>The parking, turning and travel provisions shall thereafter be implemented and kept available for use at all times during matches. If provision of parking at the Rugby Club and Newbury College is terminated, alternative arrangements shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
6	<p>Electric vehicle charging points</p> <p>The use of the development hereby approved shall not commence until electric vehicle charging points have been provided in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for charging of electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7	<p>Cycle parking</p> <p>The use shall not commence until the cycle parking has been provided in accordance with the approved plans and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and</p>

	<p>assists with the parking, storage and security of cycles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
8	<p>Pedestrian footpath link</p> <p>The use of the development hereby approved shall not commence until details of a pedestrian footpath link from Monks Lane to the approved sports hub building (including any surfacing arrangements and marking out) have been submitted and approved in writing by the Local Planning Authority. The pedestrian footpath shall thereafter be completed and maintained in accordance with the approved details.</p> <p>Reason: To ensure the development is provided with adequate pedestrian footpath access, in the interest of providing adoptable infrastructure, road safety and flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
9	<p>Alternating rugby and football home match days</p> <p>The provision of adult football and rugby home matches shall be played on alternate match days in the evenings and on Saturdays and Sundays. No main adult football and rugby team matches shall take place on the same day.</p> <p>Reason: To ensure the development is provided with adequate parking facilities to cope with the demand for parking, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
10	<p>Additional parking demand</p> <p>In the event that the football club is promoted at any point following the completion of the approved development the applicant/operator shall submit a report that includes details of an undertaking as per the details below and results from at least two on street car parking and photograph surveys on non-match days and during match days covering the following streets:</p> <p>Tydehams, Highlands, Monkswood Close, Dormer Close, Sutherlands, Heather Gardens, Rupert Road, Byron Close, Robins Close, Charter Road, and adopted roads within any Sandleford Park development within 700 metres of the site</p> <ol style="list-style-type: none"> a) The survey report shall be submitted within three months of the commencement of each new promotion season. b) Should the results on both match occasions reveal significant car parking on two or more streets, a financial contribution of £2,000 shall be provided to the West Berkshire Highway Authority towards the consultation and potential provision of waiting restrictions (the extent and type to be determined at the time depending on the submitted on street car parking survey results). c) Should the consultation for the above measures be positive amongst affected residents, then no further action is to be taken. d) Should the consultation for the above measures be negative amongst affected residents the applicant shall provide a Travel Plan Statement including but not limited to the following:

	<ul style="list-style-type: none"> • Appropriate incentives and targets to encourage use of sustainable travel for home matches • At home matches, the provision of overflow car parking within the Newbury College / University complex with the number of car parking spaces to be agreed and the agreement attached as an Appendix. • At home matches, the provision of a shuttle bus from Newbury College / University to the football ground. <p>All of the above measures shall be reviewed at five years intervals following implementation or at the point when the football club is promoted further, whichever comes first. The review shall include the submission of a review and/or monitoring report for approval in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
11	<p>Updated Ecological Appraisal</p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced the ecological appraisal should be updated. This is because the ecology of the site is likely to change over time. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p>Landscape and Ecological Management Plan (LEMP)</p> <p>The use of the development hereby approved shall not commence until the Landscape and Ecological Management Plan is implemented in accordance with the Landscape and Ecological Management Plan (LEMP) JSL4065_555 Revision 2 by RPS Group received on 11 November 2021.</p> <ol style="list-style-type: none"> a) Any detailed habitat creation and management in accordance with the approved LEMP scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this LEMP shall be replaced within the next planting season by habitat creation and management measures of a similar size and scale to that originally approved. b) Before the development is first used the applicant shall submit a planting plan as an addendum to the approved LEMP for approval in writing by the Local Planning Authority. The plan shall include the links between the LEMP and any other supporting information, including reference to the LEMP and the final SuDS drainage and maintenance plan. <p>The approved LEMP details shall be implemented in full upon commencement of</p>

	<p>development.</p> <p>Reason: The LEMP is necessary to ensure the adequate protection and conservation of protected species and habitats on the site, and to achieve the specific recommendations of the submitted Ecological Assessment. A comprehensive LEMP will also ensure that interrelated landscape, drainage and ecological proposals are delivered and managed in a holistic manner. To ensure that habitats are protected and enhanced in the best way possible and that the planting can become as established as possible. This condition is applied in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p>Micro plastics and nature conservation measures</p> <p>Before the 3G Artificial Grass Pitch is brought into use, an Addendum to the Landscape and Ecological Management Plan (LEMP) Shall be submitted for approval in writing by the Local Planning Authority. The Addendum shall outline the following:</p> <ul style="list-style-type: none"> a) Pitch substrate structural makeup showing details of the materials. b) Details of the installation of signage with the aim of reducing micro plastics leaving the pitch and site. c) A layout plan of the site – showing where grates, fences and other Micro plastic control infrastructure is located. d) Details of how the applicants propose to ensure there is no net increase in the amount of plastics (that could become micro in size if not already that size) entering the natural environment because of the proposed development and its use. The details shall address mitigating the expected 15kg of micro plastics outlined within the submitted documents. The overall objection is a reduction to the point of zero offset incorporating other measures and schemes that can be employed, including schemes with third party organisations already knowledgeable in the micro plastics field such as Thames Water and the Kennet Catchment Partnership or other partners. <p>The approved measures shall thereafter be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.</p> <p>Reason: To ensure that the release of plastics and in particular micro-plastics into the environment is mitigated to safeguard the River Kennet and River Lambourn Sites of Special Scientific Interest (SSSI) catchment areas. The two rivers are rivers of national and international importance with significant nature conservation value. This condition is applied in accordance with the statutory provisions relating to protected species and habitats, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p>Construction Environmental Management Plan (CEMP)</p> <p>The development hereby permitted shall be implemented in accordance with the Construction Environmental Management Plan (CEMP) JSL4065 by RPS Group received on 11 November 2021.</p> <ul style="list-style-type: none"> a) The construction site office, compound and storage of materials shall be located within the bounds of the application site, unless prior approval has been granted in writing by the Local Planning Authority. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise</p>

	<p>agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats during the construction period. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
15	<p>AGP Certification</p> <p>Use of the development shall not commence until confirmation of the following certifications and registrations has been submitted to the Local Planning Authority:</p> <ul style="list-style-type: none"> a) Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality and b) Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, and these details shall be submitted to and approved in writing by the Local Planning Authority. c) Certification that the Artificial Grass Pitch hereby permitted has met World Rugby Regulation 22 <p>Thereafter the development shall be implemented in accordance with the certified and registered details and details approved 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 the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
16	<p>Community use agreement</p> <p>Prior to the AGP and associated pavilion and car parking being first brought into use, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch, the pavilion and car parking and include details of pricing policy, hours of use, access by non-members of Newbury Sport Hub, 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 facilities, to ensure sufficient benefit to the development of sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
17	<p>AGP Management and Maintenance Scheme</p> <p>Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. This is to ensure the replacement of the Artificial Grass Pitch within the manufacturer's recommended specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.</p> <p>Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient</p>

	benefit of the development to sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).
18	<p>Sustainable drainage measures</p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:</p> <ol style="list-style-type: none"> a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 and in particular incorporate infiltration and 'green SuDS' measures; b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing should be undertaken in accordance with BRE365 methodology; c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or surface water drainage system at no greater than 1 in 1 year Greenfield run-off rates; d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site; e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change; f) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development; g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater; h) Include permeable paved areas which are designed and constructed in accordance with manufacturers specification or guidelines if using a proprietary porous paved system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3; i) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime; j) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy); k) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible; l) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site; m) Upon completion, include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include : plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

	<p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018).</p>
19	<p>Construction hours</p> <p>No construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
20	<p>Construction method statement</p> <p>No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:</p> <ul style="list-style-type: none"> (a) A site set-up plan during the works; (b) Parking of vehicles of site operatives and visitors; (c) Loading and unloading of plant and materials; (d) Storage of plant and materials used in constructing the development; (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; (f) Wheel washing facilities; (g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; (h) A scheme for recycling/disposing of waste resulting from construction works; (i) Hours of construction work; (j) Hours of deliveries and preferred haulage routes; <p>A pre-commencement condition is required because the CMS must be adhered to during all construction operations including the first operations on the site.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>

21	<p>Noise Impact Assessment</p> <p>The development and use hereby permitted shall be implemented in accordance with the Noise Impact Assessment ref: 9157/RD by Acoustic Consultants Ltd received on 18th October 2021.</p> <p>a) The Noise Management Plan within the approved Noise Impact Assessment, including measures for the control of antisocial behaviour, hours of operation and reporting shall be implemented in full.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
22	<p>Lighting Assessment</p> <p>The development and use hereby permitted shall be implemented in accordance with the AGP Technical Information to Support Planning Revision 1 by Surfacing Standards Limited received on 18th October 2021 and the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
23	<p>Landscaping</p> <p>The development hereby permitted shall not be first used until details of treatment of all parts on the site not covered by buildings have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season of the completion of the development. Details shall include:</p> <p>a) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;</p> <p>b) location, type and materials to be used for hard landscaping including specifications, where applicable for:</p> <ol style="list-style-type: none"> i. permeable paving ii. tree pit design iii. underground modular systems iv. Sustainable urban drainage integration v. use within tree Root Protection Areas (RPAs); <p>c) a schedule detailing sizes and numbers/densities of all proposed trees/plants;</p> <p>d) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and</p> <p>e) types and dimensions of all boundary treatments</p> <p>There shall be no excavation or raising or lowering of levels within the prescribed</p>

	<p>root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting.</p> <p>Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
24	<p>Tree protection scheme</p> <p>All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers JSL4065_771 & JSL4065 dated July 2021.</p> <p>The protective fencing shall be implemented and retained intact for the duration of the development.</p> <p>Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
25	<p>Arboricultural Method Statement</p> <p>The Arboricultural Method Statement and tree protection measures within report ref: JSL4065_771 dated July 2021 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
26	<p>Pre-commencement meeting (Tree protection)</p> <p>No development shall take place (including any ground works or site clearance) until a pre-commencement meeting has been held on site and attended by a suitably qualified arboricultural consultant, the applicant/agent and a Tree Officer from the Council to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree</p>

	<p>protection plan.</p> <p>The outcome of the meeting shall be submitted and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with these approved details or any variation as may subsequently be agreed in writing by the Local Planning Authority.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out to ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
27	<p>Retaining trees</p> <p>No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted in writing from the Local Planning Authority.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
28	<p>BREEAM</p> <p>The sports pavilion building hereby permitted shall not be occupied until a final Certificate has been issued, and a copy submitted to the Local Planning Authority, certifying that BREEAM “EXCELLENT” has been achieved for the development.</p> <p>Reason: To ensure the development contributes to sustainable construction and sustainable operations. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD (Part 4).</p>
29	<p>External lighting</p> <p>The development hereby permitted shall be implemented in accordance with the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>No additional external lighting shall be installed except in accordance with a lighting strategy that has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed except in accordance with the specifications and locations set out in the approved lighting strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external</p>

	<p>lighting be installed without prior written consent from the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. To ensure the protection of neighbouring residential amenity. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026)</p>
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Informatives

1.	<p>Approach of the LPA</p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2	<p>CIL.</p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from the Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil</p>
3	<p>FIFA Quality Concept for Football Turf</p> <p>(artificial grass pitches for Steps 1 to 4 of the FA's National League System) - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules. For Rugby the artificial grass pitch is to be tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.</p>
4	<p>Highways waiting restrictions</p> <p>In respect of the requirements of condition 10 should the football club be promoted and the results of the public consultation public consultation on parking be negative, the Local Highways Authority has stated that appropriate waiting restrictions will be considered and implemented where necessary.</p>