

Item (1)	
Application:	21/02173/COMIND
Site Address:	Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.
Proposal:	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).
Applicant:	Alliance Leisure Services
Report to be considered by:	District Planning Committee
Date of Meeting:	02 nd March 2022.

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02173/COMIND>

Purpose of Report:	For the District Planning Committee to determine the planning application.
Recommended Action:	The Western Area Planning Committee resolved that the application be approved.
Reason for decision to be taken:	Called in to the Western Area Planning Committee by the Ward Member: for Committee Members to review the parking allocation for the new use. Referred to the District Committee by Planning Management, due to the significant district wide public interest.
Key background documentation:	Appendix 1: Western Area Planning Committee Agenda Report and the update report of 15 th December 2021. Appendix 2: Update Report for this item at the Western Area Planning Committee 15 th December 2021 The minutes of the Western Area Planning Committee on the 15 th December 2021 are yet to be approved.

Key aims N/A

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Implications

Policy:	The proposal complies with policies ADPP1, ADDP2, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).and the Newbury Vision 2026 and 2036, West Berkshire Council Playing Pitch Strategy (2020) and the Sport England 'Playing fields policy and guidance' (2018).
Financial:	Should the application be approved and implemented, it will be liable to a CIL charge.
Personnel:	N/A
Legal/Procurement:	N/A
Property:	The application is submitted by Alliance Leisure on behalf of West Berkshire District Council ("Council").
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1 INTRODUCTION

- 1.1 On 15th December 2021, Members of the Western Area Planning Committee considered the Committee Report and Update Report and resolved to accept Officer recommendation and approve planning application 21/02173/COMIND.
- 1.2 As Members will note from the Officers' Reports to the Western Area Planning Committee, the 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 sports pavilion building will provide approximately 400 square metres of internal floor space under use class F2 (B). The proposal is located within the settlement of Newbury, at Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.

Statutory and non-statutory consultation (Post Western Area Planning Committee)

- 1.3 The table below summarises the consultation responses received after the Western Area Planning Committee and following the submission of amended documents and plans. 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 and adjacent buildings; insufficient parking; impact on trees; transport impacts; not a like for like replacement for Faraday Road; plans for the development of Faraday Road should be considered alongside this
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	proposed replacement site.
WBC Highways Officer:	No objection to highway and parking impact. Additional information required to approve the Construction Method Statement. The pedestrian route through the car park into the building can be secured by condition.
WBC Drainage Officer:	No objection subject to previously recommended condition requesting additional information.
WBC Environmental Health:	No objection subject to compliance with the Noise Impact Assessment and Noise Management Plan
Sport England	No comments response on additional information submitted

1.4 Since the application was heard at the Western Area Planning Committee, the Local Planning Authority has received 5 additional representations. One additional representation has been received in objection and the remaining 4 representations were from previous contributors. At the time of writing the report, the total number of representations were 1 contributor in support of the application, 3 impartial contributions and 33 objections. The matters raised are similar to those raised previously, however the following additional planning related points have been made:

- confusion evident at the Western Area Planning Committee regarding whether the facility is a Step 6 or Step 4 facility.
- step 4 facility has a major impact on expected spectator numbers.
- if the facility is a Step 4, then the site is too small.
- unclear if the facility is a replacement for Faraday Road
- admitting the facility is Step 4 will raise questions about the extent that the new pitch is a replacement for Faraday Road.
- as a replacement for Faraday Road , the site is too small.
- site is not fit for purpose for an ambitious football club
- the whole rugby club car park should be made available on match days.
- the planning condition should be that no first team football matches can be held on the same day as first team rugby matches
- other conditions discussed at the Western Area Planning Committee should be adopted, including parking surveys of local roads
- pitch does not meet the requirements of Sport England in terms of quality and accessibility
- the proposed development is part of West Berkshire Council's Pitch Playing Strategy to relocate Faraday Road Stadium before any construction work starts at Faraday Road Stadium site.
- the purpose of this development is to mitigate the future loss of the Faraday Road Stadium.
- Newbury Football Club deserves a dedicated ground and associated facilities

1.5 The various points raised by consultees and members of the public are addressed in this report and the original committee report.

Application Background

1.6 The application is submitted by Alliance Leisure on behalf of the Council, as the Council seeks to deliver playing pitches in accordance with the West Berkshire Playing Pitch Strategy, which was approved in 2020. The Council's Playing Pitch Strategy also includes

the specific objective of providing a future replacement football facility for the Faraday Road Football Stadium. Further to the information in paragraphs 1.3 and 6.8 of the report to the WAPC, and for the avoidance of doubt, this is a proposal for a new step 4 ground as part of a new sports hub facility and members are reminded that there is no formal link between the current application and any separate development plans or planning application that may emerge in the future in relation to the Faraday Road Stadium, London Road Industrial Estate or its replacement.

- 1.7 In their consultation comments, Sport England outlined that any loss of the playing field area at Faraday Road Stadium would need to be offset by a new playing field provision elsewhere and that any future proposals connected with the loss of Faraday Road Stadium will need to be assessed in due course against Sport England's Playing Fields Policy and Guidance and Government planning policy guidance, particularly NPPF paragraph 99. At this stage. While the Council's Playing Pitch Strategy and Sport England's comments are material planning considerations insofar as they set the context for future playing pitch provision, members are advised that this application should be determined on its individual planning merits.
- 1.8 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. For the purposes of the Core Strategy and Policy CS18 (Green Infrastructure), 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. The proposed development is compliant with Policy CS18.
- 1.9 Sport England consider that the proposal would provide a fit for purpose resource for football match play and a fit for purpose training facility suitable for both football and rugby. Sport England consulted both the Football Association (FA) and Rugby Football Union (RFU) on the proposal.
- 1.10 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. In 2020 the Council adopted its own Playing Pitch Strategy. The Council's Playing Pitch Strategy (PPS) indicates an existing shortage of AGP provision for rugby and football, including training capacity.
- 1.11 The proposed development will revitalise a major sporting asset providing much needed facilities for the community in Newbury. The proposal is to 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.

2 MAIN ISSUES RAISED

The Football Association Pyramid – what 'Level' is the proposed development designed to accommodate.

- 2.1 The Football Association (FA)'s 'National Ground Grading' categories provide some guidance for the facilities necessary at a football ground relevant to position in the National League System (NLS). Newbury FC currently competes at Step 7/8 which is outside the NLS (Uhsport Hellenic League Division Two South). A comparison between ground

grading categories Step 7 and Step 4 suggests that the only material differences relate to spectator capacity and how those spectators are accommodated. A Step 7 and Step 6 ground requires no minimum capacity at this level. A Step 4 ground must have a minimum capacity of 1,000 spectators, calculated by a competent person in accordance with the guidance given in the "Guide to Safety at Sports Grounds" (Green Guide) at the time of the ground's inspection.

- 2.2 During the Western Area Planning Committee, Members debated the application extensively. The application is for a Step 4 facility and the Committee sought clarification on how the facility would meet the FA's Step 4 ground grading standards, notwithstanding that the current football use requirement is at the lower Step 6 level. In their capacity as a statutory consultee Sport England acknowledged that the facility would be designed to enable the potential future accommodation of a Step 4 compliant football ground, use class F2(C). The Applicant will be required to secure FA Certification for a Step 4 facility, an informative is attached to the recommendation. Sport England also advised that any future proposals connected with the permanent loss of Faraday Road Stadium will need to be assessed in due course against Sport England's Playing Fields Policy, relevant planning guidance and paragraph 99 of the NPPF.
- 2.3 The pitch and stands are to be designed to accommodate the FA's Step 4 standards in order to allow for future success and promotion up the football league. Sport England acknowledged that subject to further design adjustments and the FA Certification requirements, the proposed facility will meet the FA's Step 4 grading. Following the Western Area Planning Committee and to provide further clarity for Members on potential noise impacts, an Amended Noise Impact Assessment has been submitted. The report assesses the potential noise impacts up to a Step 4 level use. The report illustrates that there will be space for 268 spectators in the proposed seated stand, 50 spectators on the roofed standing terrace and the remaining 682 spectators will be located around the playing pitch as standing spectators.

Parking

- 2.4 The Committee also sought clarification on the total number of proposed car parking spaces available for the facility during its current use at Step 6. Following the Committee the Applicant has submitted an Amended Transport Statement to clarify this matter. Following the points raised during the Committee debate, Officers sought to ensure that the supporting documents also clearly assess the facility's potential use at a Step 4 level. In adopting this approach, the submitted Amended Transport Statement confirms that the proposed 52 parking spaces will provide parking for normal day to day uses of the facility. The report confirms that the parking demand associated with the current spectator levels for Saturday match days will be met by the addition of 30 parking spaces at the Newbury Rugby Club car park and additional 100 spaces that will be made available at Newbury College. This would ensure provision of a total of 182 parking spaces, comprising:
- 52 parking spaces on the new on-site car park (non match day parking use).
 - 30 parking spaces available at the Newbury Rugby Club car park.
 - 100 parking spaces available at the Newbury College car park.
- 2.5 Given the questions raised by Committee regarding the future use of the facility at Step 4, the Amended Transport Statement has also assessed and calculated the parking demand for the use of the facility at the FA's Step 4 level. The parking demand associated with the FA Step 4 events will be met by the provision of 100 additional spaces within the rugby club car park and an additional 50 spaces made available at Newbury College. This would ensure provision of a total of 332 parking spaces, comprising:
- 52 parking spaces as per the above permanent provision.

- Additional 100 parking spaces within the rugby club grounds.
- 50 additional parking spaces at Newbury College.

2.6 The Council's Highway Officer has reviewed the Amended Transport Statement and has stated that the recommended condition that would come into effect should the club reach Step 4 should still apply as per the previous committee report. Condition 10 allows for additional car parking at Newbury College, but alongside other measures outlined within the condition. The Amended Transport Statement report concludes that adequate numbers of car parking and cycle parking spaces are proposed, covering three scenarios of spectator attendance in the present and the future (i.e. normal daily use, Saturday match days and future Step 4 events). The proposed parking will ensure there is a reduced risk of displaced vehicles parking on the existing access road which consists of parking restrictions enforced by double yellow lines.

Noise

2.7 The Amended Noise Impact Assessment has been submitted with an assessment of the facility at a Step 4 level (Grade E). The report states that there are no statistics available for attendances for Newbury F.C.'s matches or league (UHlsport Hellenic League Division Two South). However, the attendance statistics for the highest league possible under Step 4 (Southern League Division 1 Central) are provided in the Amended Noise Impact Assessment and these indicate a maximum attendance ranging between 112 and 715 spectators, with an average attendance ranging between 88 and 412 spectators. Officers would highlight to Members that none of the Step 4 attendances reach the FA's minimum capacity requirement of 1000 spectators for a Step 4 (Grade E). stadium facility. The Amended Noise Impact Assessment was also based on actual attended noise surveys which were undertaken at the Monks Lane site on the 02nd September 2021 and additional noise predictions based on the proposed use. An assessment of car park and traffic noise was also undertaken within the report. The report concludes that the noise generation is considered to be below the onset of community annoyance, such that it is not expected that the proposed use would have an adverse impact on existing levels of residential amenity. The report also concludes that the main noise generating events will be infrequent and limited in duration. Whilst there will be audible noise from the spectators at times this will not be significant enough to have an observed adverse effect on nearby residential properties. The Council's Environmental Health Officer agrees with the report's findings and raise no objections provided the development proceeds in accordance with the submitted Amended Noise Impact Assessment and the Noise Management Plan within the same report.

BREEAM

2.8 During the Committee meeting, Members also questioned the sustainability credentials of the proposed clubhouse. A BREEAM condition seeking an "Excellent" rating was recommended to the Committee, however the pre-assessment estimate process has concluded that an 'Excellent' rating cannot be achieved due to the parameters of the scheme along with restrictions of the site. The Applicant has submitted a BREEAM pre-assessment which shows that the development has achieved a BREEAM score of 57.2% with minimum standards for 'Excellent' within the Energy Section being achieved. This translates into an overall pre-assessment BREEAM rating of 'Very Good'.

2.9 Policy CS15 of the Core Strategy requires that all non-residential development achieve a BREEAM rating of "Excellent". Policy CS15 was based on a 2013 BREEAM standard at the time the Core Strategy was adopted. The policy did not specify that the BREEAM standard will be kept up to date with the latest available standards. The report submitted by Scott White and Hookins uses the 2018 BREEAM standards which are higher than the 2013 BREEAM standards required within Policy CS15. The BREEAM Pre-assessment also

outlines that the renewable energy part of the assessment will achieve an Excellent rating and this is welcome. The evidence from the BREEAM Pre-assessment outlines that the overall Excellent rating may not be achievable. However the BREEAM Pre-assessment evidenced that the minimum standards for Excellent rating within the energy section will be achieved, this adds substantial weight in favour of the sustainability benefits. Officers consider that the rating of BREEAM Very Good will be acceptable in this case due to the parameters of the scheme and the restrictions of the site, and condition 28 can be amended accordingly. However, it remains that the final BREEAM certificate will still be required to be submitted as outlined in condition 28 of the report. This requirement will be retained in the condition.

Construction Method Statement and Drainage

- 2.10 Following the Western Area Planning Committee, the Applicant has submitted details requested by pre-commencement conditions such as the requirement for a Construction Method Statement and a Sustainable Drainage Strategy.
- 2.11 The Highway Authority Officer has reviewed the submitted Construction Method Statement details. Whilst raising no concerns with regard to the construction traffic volumes, additional information is required with regard to how many staff can be expected at the busiest time during construction and tracking diagrams to demonstrate that a large vehicle can manoeuvre in and out of the site and onto the access road. Condition 20 (Construction Method Statement) is therefore retained as previously recommended by Officers.
- 2.12 The Local Lead Flood Authority Officers have indicated that the submitted drainage details do not fully address the requirements of condition 18 (Sustainable drainage measures). Condition 18 is however recommended in an amended format requiring submission of the details of sustainable drainage measures before any above ground level development.

3 CONCLUSION

- 3.1 On 15th December 2021, Members of the Western Area Planning Committee resolved to accept Officers' recommendation and approve application reference 21/02173/COMIND, subject to conditions. Given the district wide public interest in the development, Planning Managers resolved that the application should be determined by the District Planning Committee.

4 OFFICER RECOMMENDATION

- 4.1 To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions within the report.

4.2 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.	Approved plans

The development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Received on 20 August 2021:

- 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
- 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 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
- Applicant response to Highways

Received on 15 November 2021:

- 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 proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03
- Amended AGP Section drawing No HTA-SSL-XX-ZZ-DR-A-07 Revision 00

Received on 16 November 2021:

- Cross section drainage and plastics filtration pipes

Received on 19 November 2021:

- Amended proposed site plan and Electric Vehicle charging drawing No 1888-SBA - XX -ZZ -DR-A -511 Revision F

Received on 18 January 2022:

- Amended Transport Statement
- Amended Noise Impact Assessment
- BREEAM Pre-Assessment Report
- WBC Supplementary Statement - Benefits and BREEAM

Reason: For the avoidance of doubt and in the interest of proper planning.

3

External Materials

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.

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.

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 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> <ul style="list-style-type: none"> 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. 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. 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>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 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>Monks Lane, 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>

	<p>a) The survey report shall be submitted within three months of the commencement of each new promotion season.</p> <p>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).</p> <p>c) Should the consultation for the above measures be negative amongst affected residents, then no further action is to be taken.</p> <p>d) Should the consultation for the above measures be positive amongst affected residents the applicant shall provide a Travel Plan Statement including but not limited to the following:</p> <p>i. Appropriate incentives and targets to encourage use of sustainable travel for home matches</p> <p>ii. 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.</p> <p>iii. At home matches, the provision of a shuttle bus from Newbury College / University to the football ground.</p> <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> <p>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</p>

	<p>size and scale to that originally approved.</p> <p>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> <p>The approved LEMP details shall be implemented in full upon commencement of 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>

	<p>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> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise 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</p>

	<p>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 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).</p>
18	<p>Sustainable drainage measures</p> <p>No above ground 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.</p> <p>These details shall:</p> <ul 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

	<p>network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.</p> <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 Amended Noise Impact Assessment ref: 9157/RD REVISION F by Acoustic Consultants Ltd received on 18th January 2022.</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> <ul 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 root protection area of retained trees unless agreed in writing by the Local Planning Authority.</p>

	<p>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 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</p>

	<p>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 “VERY GOOD” has been achieved for the development in accordance with the BREEAM Pre-Assessment Report by Scott White and Hookins received on 18 January 2022.</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 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>

30	<p>Roofed standing area</p> <p>The use of the development hereby approved shall not commence until details of the roofed standing area have been submitted and approved in writing by the Local Planning Authority. The roofed standing area shall be as approved by the relevant regulators and shall thereafter be completed and maintained in accordance with the 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>
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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</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>- 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>

Appendices

1. Agenda Committee Report for 21/02173/COMIND on the WAP Committee meeting held on the 15th December 2021.
2. Update Sheet Report for 21/02173/COMIND on the WAP Committee meeting held on the 15th December 2021.

*** The minutes of the WAP Committee on the 15th December 2021 are yet to be approved.