

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(2)	20/01966/COMIND Newbury Town Council	01 December 2020*		Renewal and expansion of the existing football pitch to form a new 3G main pitch and a smaller 3G training / practice pitch Newbury Football Club, Faraday Road, Newbury, RG14 2AD Newbury Community Football Group
*Extension of time agreed until 25 November 2021				

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01966/COMIND>

Recommendation Summary:

To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions

Ward Members:

Councillor Jeff Cant
Councillor Jeff Beck

Reason for Committee determination:

Referred to Committee by the Development Control Manager due to the significant public interest and due to the proposal affecting Council owned land.

Committee Site Visit:

18 November 2021

Contact Officer Details

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1. Introduction

- 1.1 This application seeks full planning permission for the renewal and expansion of the existing football pitch to form a new 3G main pitch and a smaller 3G training / practice pitch at the Newbury Football Stadium, Faraday Road, Newbury.
- 1.2 A separate planning application is also submitted for the replacement of the existing clubhouse in conjunction with the construction of a new spectator stand. These elements are the subject of outline planning application reference 20/01530/OUT.

Background to proposal

- 1.3 A previous planning application for a similar proposal was the subject of a planning appeal against non-determination under application reference 18/00603/COMIND. The application was previously reported to Western Area Planning Committee (WAP Committee) on the 15th January 2020 where, based on the information available at that time, the committee resolved to delegate to the Head of Planning and Countryside to make representations at planning appeal that planning permission should be granted subject to the imposition of relevant planning conditions.
- 1.4 Following the above resolution by WAP Committee, the Environment Agency, on 20th January 2020, raised objections to the application on two grounds relating to flood risk and ecology. The application (as a live planning appeal) was reported back to WAP Committee for reconsideration to re-determine the Council's position for the planning appeal going forward. The planning appeal was subsequently withdrawn.
- 1.5 The latest proposal is to create a main 3G football pitch that can be used for organised training and matches throughout the year by all age groups and teams from both genders. A small training / practice pitch is also proposed, adjacent to the main pitch. The pitch sizes are outlined below:
 - Main pitch: 110 metres X 80 metres
 - Training / practice pitch: 53 metres X 26 metres
- 1.6 The proposed 3G artificial grass pitch will consist of a pile height of between 40 mm and 60 mm. The carpet is in-filled with a mixture of sports-grade sand and rubber to provide the required shock absorbency and playing characteristics. Carpets with pile heights below 50mm are laid onto a shock pad.
- 1.7 A recent planning application by West Berkshire Council on the same site was recently withdrawn. The application reference and details are outlined below:
 - *20/02402/REG3: Provision of new car parking spaces, provision of timber bollards and provision of fencing. Part retrospective demolition of the football clubhouse.*
- 1.8 The application site 'Newbury Football Ground' is an existing recreational facility (Football Ground) covering some 1.5 hectares to the east of Newbury Town Centre. The facilities comprises a single grass playing pitch, single storey clubhouse (recently damaged by fire) and the slab for a spectator stand that was dismantled and taken off site. The site contained external flood lighting (now removed) mounted on masts around the football pitch. The pitch is enclosed by temporary fencing, timber and chain link fencing of varying height.

- 1.9 To the north of the site is the London Road industrial estate with a variety of uses, and to the east there are landscaped areas including trees and allotments. The south-east of the site is associated with residential properties approximately 50 metres beyond the Kennet Canal and to the south there are trees within grassed areas beyond which the southern edge of the site falls within a Conservation Area. Further south are footpaths and a Public Rights of Way (NEWB/28/7) beyond which is the Kennet and Avon Canal, which contains narrow boat moorings. The River Kennet is also located further south, with the river being designated as a SSSI in its entirety. To the west of playing pitch is an existing car parking area. The existing vehicular access into the site is through the industrial estate to the north onto Faraday Road.
- 1.10 The site falls within Flood Zones 2 and 3 according to Environment Agency Flood Mapping.
- 1.11 The football ground is also currently registered as an Asset of Community Value (ACV).

2. Relevant Planning History

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

Application	Proposal	Decision / Date
21/01575/CERTE	Confirmation of lawful use of land as a football ground under use Class F2 of the Use Classes Order (Amendment 2020) Applicant: Newbury Community Football Group (NCFG)	Approved
20/02402/REG3	Creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally. Applicant: West Berkshire Council	Withdrawn
20/01530/OUT	Outline permission for replacement of clubhouse and new spectator stand at Newbury Football Ground. Matters to be considered: Access and Layout. Applicant: Newbury Community Football Group (NCFG)	Pending consideration
19/00814/FUL	Creation of 4 x multi-use games areas with replacement gates and new fencing; 8 x new floodlights (replacing existing 6 x floodlights) Applicant: West Berkshire Council	Withdrawn
18/02046/DEMO	Application for prior notification for demolition of spectator stand	Approved/further details not required for

		approval
18/00604/OUT	Outline permission for replacement of clubhouse and stand at Newbury Football Ground. Matters to be considered: Access and Layout. Applicant: Newbury Community Football Group (NCFG)	Appeal Withdrawn (Non-Determination)
18/00603/COMIND	Renewal and expansion of existing football pitch including artificial pitches. Applicant: Newbury Community Football Group (NCFG)	Appeal Withdrawn (Non-Determination)
94/45314/FUL	Stands (standing only) - 8no units; 3m high north boundary fence.	Approved
93/43408/ADD	Replacement of existing floodlights & stands.	Approved
93/42876/ADD	Renovation of clubhouse & new building for entrance shop toilets & groundsman store.	Approved
93/42875/ADD	Replacement grandstand & additional car parking.	Approved
89/35983/ADD	Day time car park for racial vodafone evening and weekend training area for football club	Refused
82/18107/ADD	Small 100 seater grandstand	Approved
81/16061/ADD	Erection of grand stand for spectators	04.11.1981
79/10044/ADD	Proposed new pavilion & change of use to football ground	Approved
77/07234/ADD	Non illuminated hoarding	Approved
77/06859/ADD	Extension to clubhouse	Approved
75/03793/ADD	Extension to provide changing rooms	Approved

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. 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 23 October 2020 and the deadline for representations expired on 13 November 2020. Press notices were advertised in the Newbury Weekly.
- 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 floor space. The proposed development would not require any financial contributions to be made in respect of the Councils Adopted CIL Charging Schedule
- 3.4 More information 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:	Support
WBC Highways Officer:	No objection subject to conditions
WBC Drainage Officer:	No objection, subject to Flood Risk Assessment and EA comments
WBC Conservation:	No objection.
WBC Ecology Officer:	No objection subject to condition
WBC Trees Officer:	No objection subject to condition
WBC Archaeology:	No objection subject to condition
WBC Housing Development	No comments to make response received
WBC Environmental Health:	No objection
Sport England	No objection subject to conditions

Environment Agency:	No objection subject to conditions
Canal and River Trust	No comments to make response received
Natural England	No objection

Public representations

- 4.2 Representations have been received from 3 contributions in support of the application. Two of the submissions include an online petition with approximately 151 entries and the other includes an online petition with approximately 1,972 signatures. The third submission is from a member of the public.
- 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:
- Football is an important part of the community
 - Football brings people of all ages together
 - Need more sports facilities for our children
 - There is evidence of need for a quality football pitch in WBC's Playing Pitch and Leisure Strategies Newbury community needs a football ground
 - We need to look after our grass roots teams
 - We need to keep this facility to allow all of the community access to sports
 - There is lack of decent Astro/3G/4g facilities in Newbury
 - It is essential for the health and wellbeing of young people
 - Newbury football ground has its infrastructure in place already
 - Town planning is not just about housing
 - Newbury need a football club for the community
 - The Newbury area is severely lacking good facilities not just for football
 - The town needs accessible sporting facilities
 - The football ground means so much to my family
 - The stadium has provided opportunities for players of all ages and abilities to play at a local enclosed stadium
 - Support for Newbury Community Football Group's campaign to save Newbury Football Ground and transform it into a proper stadium again.

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 (2017)
- 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
- Heritage, design, function, character and appearance of the area
- Impact on neighbouring amenity and quality
- Highways safety
- Trees and Landscaping
- Flooding and drainage
- Biodiversity
- Representations
- 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 indicates 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 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 Policy CS18 sets out that the District's green infrastructure (GI). 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 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.

- 6.5 The supporting text to the policy recognises the multi-functional nature of GI 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 and for sport and recreation purposes.
- 6.6 The Newbury Vision 2026 and 2036 sets out the 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.

Asset of Community Value

- 6.7 The proposed improvements to the Football Ground 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 area of the ground for football and other ancillary community facilities.
- 6.8 West Berkshire Council awarded Faraday Road Football Ground an Asset of Community Value status (ACV). An ACV status is a material planning consideration when it comes to the loss of the ACV as a community facility. The ACV designation provides the community with a Community Right to Bid when the ACV is proposed for sale. The Non-statutory advice note for local authorities October 2012 advises that local planning authorities can consider whether listing as an ACV is a material consideration in determining a planning application, taking into account all of the circumstances of the case.

Wider Regeneration Proposals for London Road Industrial Estate

- 6.9 The applicants do not own, lease or rent the site and notice has been served on West Berkshire Council as landowner. It is recognised that the Council has aspirations for the future wider regeneration of the London Road Industrial Estate (in which the application site is located). However, they can only be afforded limited weight at this stage.
- 6.10 In 2020, the Council adopted its own Playing Pitch Strategy, which amongst other matters addresses the anticipated loss of the Faraday Road stadium site.
- 6.11 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. “

- 6.12 In addressing Sport England planning policy exception E4, The West Berkshire Council Playing Pitch Strategy (2020) also states at page 33 that:

“The Council also believes that Sport England Policy Exception E4 applies in part, namely:; The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development”

- 6.13 The Council has submitted a planning application for a replacement facility at Newbury Rugby Football Club, Monks Lane, Newbury, which will be referred to the WAP Committee for consideration and determination once all matters have been resolved. The planning application reference and proposal details are outlined below:

Planning application reference: 21/02173/COMIND

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 400m² of internal floor space of use class F2 (B).*

Existing Grass Playing Field

- 6.14 As the proposal under the application subject of this report (20/01966/COMIND) affects an existing grass, playing field Sport England (SE) has considered the application in the context of the National Planning Policy Framework and its own playing fields policy which indicates Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.
- 6.15 The proposal is to improve the quality, design and area of the ground for football.
- 6.16 Sport England were consulted and in turn they consulted the Football Association and the Football Foundation who raised no objection in principle. Sport England's concern regardless of land ownership is to ensure that the proposal is robust and strategically justified. The site is currently a football stadium and within the adopted West Berkshire Playing Pitch Strategy, it states in table 4.1 that the site is part of a future development and therefore the site is to be relocated elsewhere within a 20 minutes' drive time, and provision made as a step 6 facility with the provision expanded to a step 5 in the future. (The steps are different ground gradings within the football pyramid's league structure).
- 6.17 The relocation of the facility would comply the NPPF and Sport England's planning policy exception E4, but the relocation can only be afforded weight when a relocated facility is completed and made available as outlined within the West Berkshire Playing Pitch Strategy.
- 6.18 The Newbury Community Football Group (NCFG) submitted their indicative business plan in principle based on obtaining the freehold or long leasehold (25 years minimum) of the site. The business plan outlines the proposed funding, community use and the ongoing operation and management of the facility.

- 6.19 It is submitted that the business plan combines and supports the need for two established needs:
- 1) A first class, FA accredited, FIFA quality, 3G football pitch for Newbury based football teams (men's and women's teams).
 - 2) A new community facility that will help to address the shortage of 3G Football Turf Pitch (FTP) pitches in the area
- 6.20 Sport England (SE) have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet policy exception 5. SE recognise that the proposed replacement full size artificial pitch and adjacent junior pitch are proposed to benefit community football in Newbury.
- 6.21 SE raise no objection to the proposal as it is considered that a 3G Artificial Grass Pitch (AGP) would meet exception 5 of their policy guidance. If the facilities are to be relocated as proposed by West Berkshire Council, this will also satisfy the National Planning Policy Framework and Sport England's planning policy exception E4. There is no requirement for a replacement pitch to be 3G AGP, however the 3G pitch is accepted by Sport England. The final design and layout of the 3G AGP will be secured by condition as recommended by Sport England. In addition, the submission of details for a community use agreement prepared in consultation with Sport England, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review of the maintenance will also be secured by condition as recommended by Sport England. If members were minded to amend these conditions, officers would be required to discuss any amendments with Sport England even when the conditions will achieve the same objectives.
- 6.22 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 facilities within a sustainable location that form part of the district's green infrastructure.
- 6.23 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.

Heritage, design, function, character and appearance of the area

- 6.24 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 also to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.
- 6.25 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 outlines that design of new development in the Faraday Road industrial area should contribute to the visual enhancement of the area.
- 6.26 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with respect to any buildings or other land in a conservation area, special attention shall be

paid to the desirability of preserving or enhancing the character or appearance of that area.

- 6.27 Policy CS.19 of the Core Strategy seeks the conservation and, where appropriate, enhancement of heritage assets and their settings including Conservation Areas. The NPPF seeks to protect heritage assets and that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.28 The southern boundary of the site falls within a conservation area. The proposal has been assessed by the Council's conservation officer. The proposal is not considered to cause any additional impact on the setting or character of the conservation area, over and above what already exists and therefore the conservation officer raises no objections to the proposal.
- 6.29 In terms of archaeological impact, The Council's Archaeological Officer has reviewed the application using the approach set down in the NPPF and has checked the proposed development against the information the Council currently holds regarding the heritage assets and historic land uses in this area. The area around Newbury Football Club is of high archaeological potential, particularly for the Mesolithic (Middle Stone Age) period. The Archaeological Officer has advised that the submitted documents do not include any assessment of the ground disturbance from this proposal, but an old land surface with many Mesolithic flints was encountered in a test pit in Victoria Park at less than 0.5m deep. An excavation revealing an intact Mesolithic deposit with flint and animal bone was also carried out at the former West Berkshire Council Offices at nearby Faraday Road in 1997, as such these sites are of national if not international significance.
- 6.30 It is recommended that the applicants commission a programme of archaeological work starting with a desk-based assessment but very likely including some targeted test-pitting, and if necessary some excavation. This can be secured by applying a condition.
- 6.31 The proposal could comply with Core Strategy Policy CS19 and the National Planning Policy Framework in terms of conserving the historic environment. Overall, the proposal would have an acceptable level of impact on the character and appearance of the area. The proposal would comply with Policies ADPP2, CS14 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 upon neighbouring amenity.
- 6.33 The proposal would maintain adequate separation distances from existing residential properties ensuring no material impact on neighbouring residential amenity.
- 6.34 The Environmental Health Officer has raised no objection with regard to potential impact from noise and lighting. The use is existing and established for this area. Any potential light pollution associated with such uses can be reduced by limiting the amount and type of flood lighting used. No floodlighting is proposed with the application, as such a condition can be recommended to secure the submission of potential lighting details for approval.

- 6.35 Noise generated by the use of the site and increased traffic generation would impact on local residents, however these considerations are in line with the existing use of the site. Given the similar scale of the redevelopment it is considered that the levels of noise and traffic would be acceptably at similar current existing use levels.
- 6.36 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

- 6.37 Policies CS13 of the Core Strategy 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 Core Strategy Policy CS13.
- 6.38 The application site is within a sustainable location within walking distance of the town centre. The existing vehicular access into the site is through the industrial estate to the north onto Faraday Road. The proposal would utilise this existing vehicular access arrangement and would incorporate a revised car-parking layout. The proposal has been carefully considered by the Highways Authority who consider subject to the imposition of relevant planning conditions, the proposal is considered acceptable in terms of highway safety.
- 6.39 Overall, it is considered that the proposed development would not have a material impact on highway safety. 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

- 6.40 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.
- 6.41 The proposal has been considered by the Tree Officer who identifies there are some significant trees on the West Berkshire owned land surrounding the proposal, which will require protection to minimise any impact from the development. Sufficient areas are retained that can accommodate new tree planting to ensure a net gain in tree planting within the site. Some of the trees including sycamore and elders growing between the fences will be removed and are considered poor quality trees by the Tree Officer. Conditions can be attached requesting a more detailed landscaping scheme around the site as an enhancement.
- 6.42 Overall, it is therefore considered that the proposed development would conserve the trees within the site in compliance with the advice contained within the NPPF, and Policy CS19 of the WBCS.

Flooding and drainage

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

- 6.44 The application site is partly located within Flood Zone 2 and 3 of the Environment Agency's Flood Map, the site is therefore considered to have a high probability of flooding. The site is also located over a Principal Aquifer and within a Groundwater Source Protection Zone (SPZ) 3. The EA describe the geological strata as one that exhibits high permeability and usually provides a high level of water storage. The Environment Agency (EA) were consulted and they initially objected due to the lack of a site-specific flood risk assessment (FRA), however the applicant subsequently submitted a FRA. The FRA provides an appropriate assessment of climate change allowances and the applicant has confirmed that there will be no ground level raising occurring within the 1% annual exceedance probability (AEP) flood extent from the proposed changes to the football pitch.
- 6.45 Overall the EA has raised no objection to the application subject to conditions that the development is in accordance with the submitted flood documents.
- 6.46 The proposal could comply with the provisions of the NPPF, Core Strategy Policy CS16 and Sustainable Drainage SPD (2017).

Biodiversity

- 6.47 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.
- 6.48 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.
- 6.49 The site is within proximity to the statutory Main River, the River Kennet Site of Special Scientific Interest (SSSI), which is a chalk river of national importance with a significant nature conservation value. The River Kennet Site is a migratory route for protected species. The proposed new senior football pitch encroaches closer to the river than the existing pitch resulting in the loss of semi-natural habitats within the river corridor.
- 6.50 The Council's Ecologist and the Environment Agency 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 are one example of a potential source of micro-plastics. The 3G pitch infilled with rubber could cause micro-plastics to be released into the River Kennet SSSI. The EA consider that 10 metres is the minimum width required of undeveloped buffer zones to SSSI Rivers to provide an unobstructed wildlife corridor for species. The buffer would be maintained as a zone of natural character and to reduce the risk of accidental pollution from run-off. The proposed development will therefore be acceptable if a planning condition is included requiring a scheme to be agreed to protect a minimum 10 metre wide buffer zone along the bank top of the River Kennet SSSI. Officers also consider that the concerns with regard to micro-plastics could be addressed as part of a condition that requires the submission of details to reduce and mitigate the release of micro-plastics into this sensitive environment.
- 6.51 The Council's Ecologist has indicated that any short term impacts associated with the construction process can be controlled through the implementation of a construction environmental management plan (CEMP) secured via a planning condition. The

CEMP can control matters such as dust suppression, hours of work and deliveries. In addition a landscape environment management plan (LEMP) can be attached to ensure a sustainable management of the biodiversity within and adjacent to the site. The LEMP condition will also request some additional enhancements to the river corridor, particularly on the bank top of the river and adjacent land, which is within the red line boundary of the development.

- 6.52 The EA also welcome the recommended ecological enhancements in the ecological appraisal and these should be implemented to contribute towards a biodiversity net gain for the development.
- 6.53 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

- 6.54 Members of the public have written representations in support of the application. The points raised in support have been acknowledged in this report and mainly focus on the significant value of the football ground site to the community.

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 contribute to the wider economic dimensions of sustainable development and will support provision of a leisure facility. There are benefits arising from the development of the whole site, including provision for open space 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 environment on 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 conditions.
- 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> <ul style="list-style-type: none"> • Proposed block plan received on 25 August 2020 • Parking Survey received on 25 August 2020 • Preliminary Ecology Survey received on 25 August 2020 • Amended Design and access statement received on 27 September 2020 • NCFG response to Sport England received on 11 December 2020 • NCFG Indicative Business Plan received on 11 January 2021 • Flood Risk Assessment received on 13 August 2021 • Applicant email response to Environment Agency received on 20 October 2021 <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>External Materials</p> <p>Prior to above foundation level works commencing, details 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 hereby approved, the development hereby permitted shall not be first used until full details have been submitted to and approved in writing in respect of means of enclosure or boundary treatments on the site, to include a plan indicating the positions, design, materials and type of boundary treatment 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 in accordance with the approved details.</p> <p>Reason In the interest of visual 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 and turning in accordance with plans</p> <p>The use shall not commence until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and turning space shall thereafter be kept available for parking (of private motor cars and light goods vehicles) at all times.</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 imposed 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>Cycle parking</p> <p>The use shall not commence until the cycle parking has been provided in accordance with the approved drawings 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 imposed 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>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>
8	<p>Landscape and Ecological Management Plan</p> <p>No development shall take place on the site until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP should be based on the Preliminary Ecological Appraisal by CGO Ecology Ltd dated June 2020 received on 06 July 2020 and the approved SuDS and Landscaping documents and plans. Such a Plan shall include:</p> <ul style="list-style-type: none"> a) Detailed habitat creation and management prescriptions (including costings) for the retained and newly created habitats meeting all the needs of biodiversity net gain timeframes, monitoring and reviews. b) Provision of features for protected and priority fauna as outlined within the Preliminary Ecological Appraisal by CGO Ecology Ltd dated June 2020 received on 06 July 2020 and deliver the recommendations of this Assessment to ensure the appropriate protection and conservation of protected habitats and species.

	<ul style="list-style-type: none"> c) Include (but not necessarily be limited to) details of management, maintenance and long-term protection of the hard and soft landscaping, and ecological mitigation area. d) Submit a green phasing plan to interact with the CEMP and LEMP. Include the planting list, hard and soft infrastructure and boundary treatments and species and habitat enhancements and protections. e) May incorporate any/all mitigation measures secured by other planning conditions attached to this permission, including SuDS and Landscaping. <p>The approved LEMP 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 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. The detailed LEMP is required before commencement of development because insufficiently detailed information has been submitted at the application stage, and it may include measures that require implementation during the construction phase. This condition is applied in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
9	<p>Construction Environmental Management Plan (CEMP)</p> <p>No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following;</p> <ul style="list-style-type: none"> (a) A risk assessment of potentially damaging construction activities (b) Identification of biodiversity protection zones and a green phasing plan (c) Practical measures to avoid and reduce impacts during construction (d) The location and timing of sensitive works to avoid harm to biodiversity features including protected species and tree protection measures (e) The times during construction when specialist ecologists need to be present on site to oversee works (f) Responsible persons and lines of communication (g) The role and responsibilities of the ecological clerk of works or similarly competent person (h) Use of protective fences, exclusion barriers and warning signs (i) Any temporary lighting that will be used during construction (j) A scheme of works or such other steps to minimise the effects of dust during construction (k) The implementation of these measures prior to the commencement of each phase. <p>The development shall not be constructed otherwise than in accordance with the approved CEMP.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. A pre-condition is required because insufficient information accompanies the application. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>

10	<p>3G Artificial Grass Pitch design and layout</p> <p>No development shall commence until details of the design and layout of 3G Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The 3G Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.</p> <p>Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), the Newbury Town Design Statement and the West Berkshire Council Playing Pitch Strategy (2020).</p>
11	<p>Community use agreement</p> <p>Within 3 months of work commencing on site, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the stadium site and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), the Newbury Town Design Statement and the West Berkshire Council Playing Pitch Strategy (2020).</p>
12	<p>Management and Maintenance Scheme</p> <p>Before the 3G 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 after consultation with Sport England. This should measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's 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. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), the Newbury Town Design Statement and the West Berkshire Council Playing Pitch Strategy (2020).</p>
13	<p>Micro plastics and nature conservation measures</p> <p>Before the 3G, Artificial Grass Pitch is brought into use, a Management and Mitigation Plan for the prevention of the release of plastics and in particular micro-plastics into the environment shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p>

	<p>a) Details of the substrate type to be used on the pitches</p> <p>The measures set out in the approved plan shall 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 Site of Special Scientific Interest (SSSI), which is a chalk river of national importance with a significant nature conservation value. 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>
14	<p>Flood Risk</p> <p>The development shall be carried out in accordance with the submitted flood risk assessment (ref 12/08/2021/3366/ by Brighton Consulting Engineers Limited and email from the applicant dated 20/10/2021) and the following mitigation measures it details:</p> <p>a) There shall be no raising of existing ground levels on the site.</p> <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).</p>
15	<p>River buffer zone</p> <p>No development shall take place until a scheme for the provision and management of a minimum 10-metre wide buffer zone alongside the River Kennet Site of Special Scientific Interest (SSSI) has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting and formal landscaping. The scheme shall include:</p> <ol style="list-style-type: none"> 1) Plans showing the extent and layout of the buffer zone including the distances between the development and the bank top of the river. 2) Details demonstrating how the buffer zone and river will be protected during development from damage, disturbance and contamination/pollution. This should be in the form of a Construction Environment Management Plan (CEMP) and should include such measures as: <ul style="list-style-type: none"> • Temporary fencing to prevent any vehicle movements or storage within the buffer zone. • Pollution prevention measures, particularly from surface water run-off.

	<ul style="list-style-type: none"> • An environmental risk assessment. <p>3) Details of any proposed footpaths, fencing, lighting, etc. Please note that there should be no light spill into the river corridor as this could affect the behaviour of nocturnal animals such as bats. To reduce light spill into the river corridor from outside the buffer zone, all artificial lighting should be directional and focused with cowlings. For more information see the Institution of Lighting Professionals guidance:</p> <p>https://www.theilp.org.uk/documents/obtrusive-light/ https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/</p> <p>4) Details of ecological enhancements to the buffer zone including any proposed planting. This could include the removal of any non-native plant species and sympathetic tree works of native trees to allow more light into the channel and hence encourage more in-channel vegetation. It could also include additional planting of native species only. This could include native shrubs typical of the area such as grey willow, goat willow, alder, oak and aspen.</p> <p>5) Details of how the buffer zone vegetation will be managed over the longer term including adequate financial provision and named body responsible for management. If a Landscape Management Plan is required for the site, the management of the buffer zone could be incorporated into the management plan.</p> <p>Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential that it is protected. For this development, it is particularly important to protect and enhance the river corridor of the River Kennet SSSI. 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>
16	<p>Drainage measures</p> <p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).</p>
17	<p>Contamination</p> <p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <p>1. A preliminary risk assessment which has identified:</p>

	<ul style="list-style-type: none"> • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site <p>2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
18	<p>Programme of archaeological work</p> <p>No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.</p> <p>Reason: To ensure that any significant archaeological remains that are found are adequately recorded. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).</p>
19	<p>Scheme of Landscaping</p> <p>The development shall not be occupied until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of trees and plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment.</p> <p>The scheme shall ensure;</p> <p>a) Completion of the approved landscape scheme within the first planting season following completion of development.</p>

	<p>b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
20	<p>Landscape Management Plan</p> <p>No development or other operations shall commence on site until a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The plan shall include any areas of existing landscaping, proposed wildlife areas, new tree planting and any areas of proposed landscaping other than areas</p> <p>Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
21	<p>Arboricultural Programme of Works</p> <p>No development or other operations shall commence on site until a detailed schedule of tree works including timing and phasing of operations has been submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
22	<p>Tree protection scheme</p> <p>No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.</p> <p>Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
23	<p>Arboricultural Method Statement</p> <p>No development or other operations shall commence on site until an arboricultural</p>

	<p>method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of 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 in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
24	<p>External lighting</p> <p>No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:</p> <ul style="list-style-type: none"> (a) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance. (b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species. (c) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not have an adverse impact on neighbouring amenity (d) Include and isolux diagram of the proposed lighting. (e) Ensure all lighting levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers. <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 strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior 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>

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 a development, which improves the economic, social and environmental conditions of the area.</p>
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2.	<p>3G Artificial Grass Pitch design</p> <p>The applicant is advised that the design and layout of the 3G Artificial Grass Pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, Football Foundation.</p>
3	<p>FIFA Quality Concept for Football Turf</p> <p>(artificial grass pitches for Steps 1 to 6 of the FA's National League System)</p> <p>– The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - 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.</p>
4	<p>Environmental permit</p> <p>The Environmental Permitting (England & Wales) Regulations 2010 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an Environmental Permit which we will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.</p> <p>Environmental permit - advice to applicant</p> <p>The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission <p>For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.</p> <p>The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.</p>