

Agenda Item 6.

Development Management Ref No	No weeks on day of committee	Parish of	Ward	Listed by:
162885	24/24	Winnersh	Winnersh	Scheme of delegation

Applicant Reading Football Club
Location The Forest School, Robin Hood Lane, **Postcode** RG41 5NE
Winnersh, Wokingham
Proposal Full planning application for indoor sports facility; means of access and parking; ancillary outbuildings and associated landscaping.
Type Full
PS Category Major (All other Developments)
Officer Ashley Smith

FOR CONSIDERATION BY Planning Committee on 14/06/17
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The proposal consists of the erection of a large indoor sports facility and ancillary features by Reading Football Club on land at Forest School which is a state funded secondary school.

The football dome will provide enhanced facilities for Reading Football Club academy players, the community and existing pupils at the school. The proportion of each use will be secured by a community use agreement. Sport England and the Football Association have no objection to the proposal.

It is considered that the proposals would not be significantly harmful to the street scene or character of the area and that an enhanced shared sporting facility is acceptable for this in-settlement location. The proposal does not significantly impact on neighbouring properties in terms of overbearing, overlooking or loss of light, or from the additional activity that the enhanced facility might bring. The Highway Authority is satisfied that the development can be mitigated for through the use of effective conditions and that the development will not lead to a significant adverse impact upon the highway network.

The proposal therefore accords with the policies contained within the Development Plan and national planning policy as such this application is recommended for approval.

The application is brought before the Committee as it is a major application recommended for approval.

PLANNING STATUS

- Major Development Settlement
- Contaminated Land Consultation Zone
- Great Crested Newt Consultation Zone
- Wind Turbine Safeguarding Zone

RECOMMENDATION

That planning permission be granted subject to the following conditions:

Timeframe:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Materials:

2. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings and all hardstandings, shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant Policy: Core Strategy Policy CP3

Plans:

3. This permission is in respect of the following drawings:

Drawing No	Title

Full schedule of all relevant plans to be included in Member's update.

The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Transport:

4. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-

enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 12 metres from the highway boundary and so as to open away from the highway

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v. wheel washing facilities,
- vi. measures to control the emission of dust and dirt during construction,
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

8. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Drainage:

9. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or better.
- A drainage strategy plan indicating pipe numbers.
- A maintenance arrangement for the SuDS features throughout the lifetime of the development.

Reason: This is to ensure that the development does not increase flood risk on or off site. Relevant Policy: NPPF

Sport England/FA Conditions:

10. Before the artificial 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 include measures to ensure the replacement of the Artificial Grass Pitch within a 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 pitch.

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 NPPF and MDD TB08

11. The proposed artificial grass pitch and cable dome hereby permitted shall not be used otherwise than in strict compliance with the approved community use agreement dated 10th April 2017.

Reason: The development has been justified on a school playing field by virtue of its benefit to the school and the community. Lesser school or community use may mean that the development would not be justified in such a location. Policy: NPPF, MDD TB08

12. Use of the development shall not commence until a community use agreement for community use of the Forest School's northern playing fields has been prepared in consultation with Sport England has been 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 include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities and to justify the loss of grass pitch at the site, to ensure sufficient benefit to the development of sport and to accord with the NPPF and MDD TB08

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>

13. No development shall commence until details of the artificial grass pitch surface and the type of construction have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with MDD Development Plan Policy TB08 and NPPF

14. Use of the development shall not commence until:

- a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS), and
- b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy TB08 and NPPF.

Sport England Informative (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – 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.

15. a) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
- i. A detailed assessment of ground conditions (including drainage and topography) of the Forest School's northern playing field which identifies constraints which could adversely affect playing field quality; and
 - ii. Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy TB08 and NPPF

16. No development shall commence until a schedule of playing field maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.

Reason: To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose and to accord with Development Plan Policy TB08 and NPPF.

Sport England Informative: It is recommended that the maintenance schedule and programme for implementation is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Ecology:

17. The development shall be implemented in full accordance with the approved ecological Method Statement of Reasonable Avoidance (ADAS, Received 30/05/17 by the LPA) unless otherwise approved in writing by the local planning authority.

Reason: In order to protect ecology and habitat at the site

Policy: NPPF, Core strategy CP7

Tree and Landscape:

18. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in

any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

19. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development) Environmental Health

Environmental Health:

20. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8:00a.m. and 7:00p.m. Monday to Friday and 8:00 a.m. to 1.00p.m. Saturdays and at no time on Sundays or bank or national Holidays.

Reason: In the interests of the amenities of neighbouring occupiers

Policy: NPPF, Core Strategy CP1 & CP3, MDD CC06

23. The football dome hereby permitted shall not operate other than between the hours of 08:00 and 22.30.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

21. All plant machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time the existing background level when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

Policy: NPPF, Core Strategy CP1 & CP3, MDD CC06

22. Before development commences details of any proposed external lighting scheme shall be submitted for written approval to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents including future residents of the site. In particular this scheme shall include detailed proposed of the type of lighting used for the pitch and surrounding buildings and how spill and excess glow will be prevented.

Reason: To protect the amenity of local residents.

Policy: NPPF, Core Strategy CP1 & CP3

Informatives:

1. The development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken
2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
3. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
5. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

PLANNING HISTORY

The Forest School has a long planning history contained on the planning file. The only recent case of relevance is:

F/2014/1250 - Proposed erection of new sixth form learning centre, provision of additional car parking and improvements to existing rear access. (Approved. December 2014).

SUMMARY INFORMATION

Proposed and existing land use(s)	School (Use Class D1)
Floor Space of buildings to be removed	0m ²
Floor Space of buildings to be erected	10,028m ²
Change in floorspace on this part of site (+/-)	+ 10028m ²
Current parking (in this area)	0
Proposed new parking	28 spaces + 2 bus spaces

Existing Pupil capacity	1360
Proposed Pupil capacity	1360 (unchanged)

CONSULTATION RESPONSES	
WBC Highways	No objection subject to conditions
WBC Environmental Health	No objection subject to conditions
WBC Trees and Landscapes	No objection subject to conditions
WBC Drainage	No objection subject to conditions
Sport England	No objection subject to conditions
Winnersh Parish Council	No objection
Ward Members	No formal comments. Cllr Prue Bray declared that she is a governor at the school and made no further comment on the application.

REPRESENTATIONS
<p>3 letters of objection/concern raising the following planning issues:</p> <ul style="list-style-type: none"> • Hours of operation may lead to noise/loss of amenity • Access from Arbor lane is unsuitable • Building is too big and close to houses • Potential loss of amenity through overbearing and loss of light • Loss of view (<i>Officer note: not a valid planning concern</i>) • Reading FC's football dome should remain in Reading at the Madjeski site • Landscaping unlikely to be sufficient to mitigate the impacts of the building. • Road not suitable for coach access • Could have an adverse impact upon highway safety • Could encourage anti-social behaviour • Building will be an eyesore particularly when there are no leaves on the trees <p>Two letters of comment raising the following planning issues:</p> <ul style="list-style-type: none"> • Generally supportive of the fantastic new facility however expressed concerns over hours of operation and vehicular access/noise.

APPLICANTS POINTS
The proposed indoor football pitch will provide a valuable facility for the Football Club, School and wider community.

PLANNING POLICY
<p>National Policies:</p> <p>National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)</p>

Wokingham Borough Core Strategy:

CP1: Sustainable Development
CP2: Inclusive Communities
CP3: General Development Principles
CP6: Managing Travel Demand
CP7: Biodiversity

MDD DPD Local Plan:

CC02: Development Limits
CC04: Sustainable Design and construction
CC06: Noise
CC05: Renewable energy and decentralised energy networks
CC07: Parking
CC09: Flood Risk
CC10: Sustainable Drainage
TB08: Open Space, sport and recreational facilities standards
TB21: Landscape Character
TB23: Biodiversity and development

PLANNING ISSUES**Principle of Development:**

1. The site is located within a Major Development Location and as such the development is acceptable in principle, providing that it complies with the principles stated in the Core Strategy. Policy CP2 of the Core Strategy aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities and that the requirements of children are addressed. Whilst not an essential community facility, the building has some degree of community benefit, would enhance educational sports at the site, and the football club use of the building primarily relates to its' academy.
2. It is recognised that the provision of a new sports building would contribute towards addressing the requirements of children through the provision of a quality facility for the school as well as young academy players. Community access would be a further benefit of the scheme.
3. The NPPF indicates that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. The NPPF also states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
4. Para 74 of the NPPF states: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

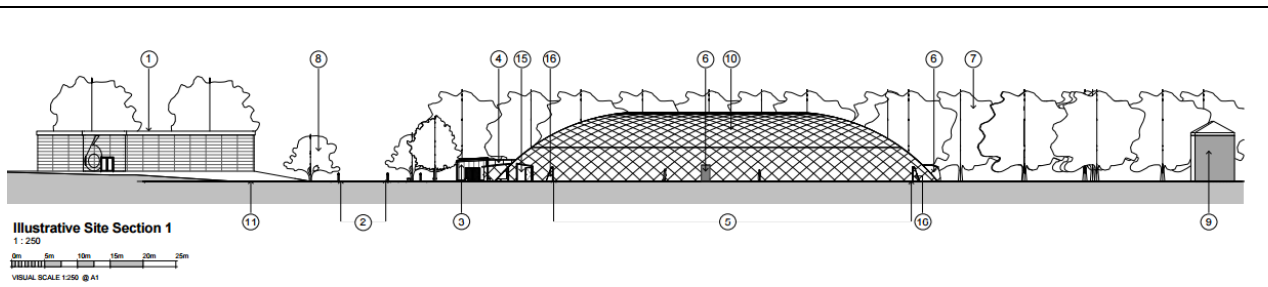
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
5. Policy CP3 states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
 6. Given the national and local policy background established above, it is considered that the proposed development is acceptable in principle, unless there are material considerations that outweigh this policy position.

Play space, playing fields and open space provision:

7. Reading FC currently has an indoor football dome located adjacent to the Madjeski Stadium. Reading Borough Council have recently resolved to award planning permission for the development of “Royal Elm Park” a mixed use scheme of residential homes, conference facility and a hotel which would redevelop the land surrounding the Madjeski stadium including the demolition of the existing dome.
8. Sport England placed a holding objection to the proposal adjacent to the Madjeski (Reading BC ref: 160199) due to the potential loss of a community facility and sports pitch and required a replacement facility be provided to mitigate the loss. This proposed dome forms part of the mitigation for the loss of this facility and provision of an indoor pitch is also required by FA Category One Academy regulations.
9. Subject to the approval of this dome and enhancement of playing pitches at Forest school and in Reading, Sport England and the FA consider that the harm caused by loss of the Reading Madjeski Dome and loss of grass playing field at Forest School would be off-set. Conditions 10-16 secure the improvement of grass pitches at the site and school, community use of the dome and relevant sport mitigation. As such it is considered that the proposal meets NPPF para 74’s requirement to improve the quality of sports facilities on playing field sites. In this case the existing pitch provision would be replaced by equivalent or better provision in terms of quality and as Sport England and the Football Association are satisfied with the proposal.

Impact on character:

10. Whilst the proposed football dome would represent a significant new feature on the site, it would be largely inconspicuous from medium and long views in most directions. The overall scale of the cable dome is based on the requirements to accommodate a 55m x 37m (excluding perimeter run off) sized pitch. The overall height is 10.5m from ground level, and overall dimensions of 67.6m long x 43.8m wide a small separate building contains changing and other facilities.
11. Permission was awarded in 2014 for a new sixth form building and ancillary features. The sixth form centre is also located along the southern boundary of the site adjacent to the railway line. The land level steps down from the sixth form centre to the playing fields to the site of the proposed dome.



12. The building will be screened from views from the east by the existing school and from the south and west by residential dwellings and landscaping. A railway line also runs to the south of the site, and this is cut in to the ground at this stage of the line with mature vegetation running along its edges. Some very limited oblique views of the proposed building may be available between some buildings, however overall the building will be relatively inconspicuous. The screening and significant separation distances from public viewpoints from these directions limit the potential visual intrusion of this scheme upon the wider landscape.
13. The structure will be most visible from the north of the site along Arbor Lane. The vegetative screen along the northern Boundary is generally relatively thick, however has more sparse elements closer to the proposed access. There would be significant distance between this boundary and the proposed 10.5m high structure, changing facilities and car park. The boundary this building is to be located next to is well vegetated. It is proposed that the building will be green in colour and as such should blend in well with the surrounding verdant backdrop. Given the significant separation distances involved and the appropriate materials proposed the appearance of the building is considered to be acceptable in this in-settlement educational setting.
14. The access from Arbor Lane already exists and there is an extant permission for its enhancement. The proposed enhancement of the road and access point will not negatively impact upon the character of the area. The car parking and other ancillary features will be inconspicuous and will appear as ordinary features within a school site. As such there are no significant character concerns with regards the appearance of this element of the scheme particularly given the extant consent on site.
15. Subject to the final agreement of materials (condition 2), it is considered that the development has the potential to integrate successfully into the school site and will not detract significantly from the appearance of the site or the character of the area and as such the proposal accords with the requirements of Core Strategy policies CP1 and CP3.

Access and Movement:

Site access & Traffic impact:

16. The main Forest School site is accessed from Robinhood Lane, however no significant additional movements are considered likely at this entrance as the proposal does not lead to additional pupils or staff numbers. Community and Football Club users would utilise the dedicated access of Arbor Lane which will benefit from its' of dedicated car park and changing facilities.
17. Arbor Lane is a 30mph road which is primarily residential in nature. It is considered

by the Highway Authority that the impact on traffic flow on local links and junctions will not be significant with an increase of around 10 additional movements at peak traffic times as these times coincide with school and academy use periods. Community use is generally outside the peak when the network is quieter. The Highway Authority has assessed the proposed use type, hours of use and proposed number of expected movements and is satisfied that the highway impact of the development is acceptable.

18. The scheme does not include any new access points to the highway network as part of the development. The improved access will reach further in to the site and will be achieved by the removal of some limited vegetation and enhancement of the existing access road (Furthermore the improvement of the access benefits from extant permission F/2014/1250). This continued dual access arrangement is considered to be acceptable to the Highway Authority. Swept path analysis has been submitted for a 15m coach and a refuse vehicle. The swept path analysis for the coach and the refuse vehicle indicates that they can safely manoeuvre into and out of the site.

Sustainability:

19. The site benefits from the proximity of Winnersh Rail Station and a number of bus stops heading to a range of local destinations. There are also footways enabling pedestrian access from Robinhood Lane and Kelburne Close. There are pedestrian and cycle access points of Robinhood Lane which allow access to the school site by sustainable transport means. Given this the development is acceptable in accessibility and sustainability terms.

Parking:

20. The plans show that an extra 28 parking spaces will be provided as part of the new facilities. The Highways Authority has confirmed that the proposed number of car parking and bus spaces conforms to Borough Standards. It is also noted that the facility is for training and that there will be no competitions or events are proposed to be held here. Cycle parking spaces are being provided, this together with the existing cycle parking on site is in line with Borough standards and therefore considered acceptable

Impact on Neighbours:

21. The football buildings would be sited over 35 metres from the nearest dwellings (flats above garages at Barley Gardens) and as such will not have any significant impact upon residential amenity in terms of overshadowing or overbearing due to the separation distances involved, the relationships with existing buildings and separating vegetation and railway line (to Bathurst Road).
22. The use of the land will remain as sports facilities and the proposal would not result in unacceptable proximity of school buildings to neighbouring dwellings. The land is currently used for sports provision during the day however this facility will extend the potential use of the site further into the evening.
23. Some resident representations have expressed concerns over the potential for noise or loss of amenity as a result of the hours of operation proposed for the building. It is not considered that the proposals will lead to any significant negative impact upon residents. There are no current controls on use of the school sports

pitches and the development is located over 35m from any residential dwellings. Furthermore the activity is being moved indoors which should help reduce noise.

24. The Environmental Health Officer has been consulted on the proposal and does not object on the basis of noise and disturbance, subject to conditions with regards hours of operation and noise levels from plant. It is not considered that any additional noise or disturbance will result from the proposal subject to conditions 20-22.

Trees and Landscape:

25. The Tree and Landscape Officer notes that no trees will be lost as a result of the scheme, and where the widening access road from Arbor Lane conflicts with the root protection areas, suitable mitigation has been proposed. No significant vegetation is to be removed for the access and replacement planting for low level vegetation is secured by condition 19.
26. The landscape proposals include heavy standard trees to the front of the building, and a landscape buffer of native standard trees which is acceptable, and will meet the MDD Local Plan Policies CC03 and TB21. Hard landscape proposals include permeable paving and grasscrete, both of which are acceptable (Conditions 18 & 19).

Ecology:

27. The Borough Ecologist has reviewed the proposal and relevant ecological mitigation strategy and is satisfied that the development will not have any significant adverse impact upon biodiversity subject to conditions 17. As such the proposal is considered compliant with policy CP7 of the Core Strategy.

Flood risk and drainage:

28. The NPPF carries forward the sequential approach to flood risk, establishing the development should be directed away from the areas at highest risk and, where development is necessary in areas at risk of flooding, it should be made safe without increasing flood risk elsewhere. Core Strategy Policy CP1 and MDD Local policy CC09 are consistent with this approach, requiring that new development should avoid increasing and where possible reduce flood risk.
29. The Core Strategy, which was subject to a strategic Flood Risk Assessment, identifies the site as being situated in Flood Zone 1, where the risk of flooding is low and as such all forms of development - including 'more vulnerable' uses - are acceptable. Therefore, the proposal complies with the sequential test with regards flooding. In line with the guidance from the Environment Agency the use of Sustainable Urban Drainage systems is the most appropriate form of mitigation for a site of this nature and this can be secured by condition.
30. The Drainage Officer notes that the applicant has assumed an infiltration rate of 0.00749m/hr to design an infiltration system for the development and has also designed a non-infiltration system that provides storage for the 1 in 100 year flood event with a 20% allowance for climate change and limiting discharge at 5l/s for all events. The Drainage Officer considers that the development can go ahead without

increasing flood risk on or offsite and as such has no objection to the principle of the development subject to condition 9.

Design Sustainability:

31. Due to the non-standard, explicit design requirements of this sports facility (inflated PVC membrane construction) there is limited scope for applying commonplace sustainability metrics (such as BREEAM), the building has been designed to be as efficient as possible with energy consumption to reduce energy expenditure, however due to the nature of the scheme it is not considered reasonable to require further measures at the site.

Mineral extraction consultation zone:

32. The proposed development is located in an area of the Borough where extraction of minerals could be possible. The Replacement Minerals Local Plan for Berkshire sets out the approach to planning for minerals which states that Local Planning Authorities will oppose development that would cause the sterilisation of minerals deposits, unless:-

- the mineral deposit is of no commercial interest
- it can be demonstrated that there is an overriding need for development
- there is likely to such strong environmental or other objection that extraction of minerals would be unlikely to be permitted

33. There is evidence of historic mineral working in the wider area but there are no operational mineral workings in or adjacent to the site at present and there are no dormant mineral permissions or allocated preferred areas for future minerals working at this site.

34. The site is a school. The proposal could affect access to potential mineral reserve if any were on site, however the proposal is considered to have a negligible potential significance to mineral provision in Berkshire and as such it is unlikely that any minerals would ever be extracted from the site. Given the above constraints and the demonstrated overriding need for the development it is considered that the proposal is not unacceptable in terms of impact on mineral extraction.

CONCLUSION

The football dome will provide enhanced facilities for Reading Football Club academy players, the community and existing pupils at the school. The proportion of each use will be secured by a community use agreement. Sport England and the FA have no objection to the proposal.

It is considered that the proposals would not be significantly harmful to the street scene or character of the area and that an enhanced school and community facility is acceptable for this in-settlement location. The proposal does not significantly impact on neighbouring properties in terms of overbearing, overlooking or loss of light, or from the additional activity that the enhanced facility might bring. The Highway Authority is satisfied that the development can be mitigated for through the use of effective conditions and that the development will not lead to a significant adverse impact upon

the highway network.

The proposal therefore accords with the policies contained within the Development Plan and national planning policy as such this application is recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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