

Agenda Item 22.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
170580	17/13	Sonning	Sonning	Major

Applicant	Rugby Football Union
Location	Old Redingensians Sports Ground, Old Bath Road, Sonning, RG4 6TQ
Proposal	Full planning for the proposed installation of artificial grass pitch (AGP) to form a full sized playing enclosure measuring 122 x 80m with associated technical areas. Installation of new pitch perimeter and associated gated entrance to form a playing enclosure, new hardstanding, new (artificial) flood lighting, new maintenance equipment store and retention of soil arising onsite to form a sculpted grass mound to an adjacent grass pitch.
Type	Major Application
PS Category	006
Officer	Pooja Kumar

FOR CONSIDERATION BY Planning Committee on 12th July 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is an established Sports Ground used for rugby training, matches and hosting events. The site is located within designated countryside and in close proximity to the settlements of Woodley, Sonning and Charvil. The site has a verdant character and visually contributes to the gap between these settlements.

The application seeks consent for the installation of an artificial grass pitch with hardstanding, floodlighting, equipment storage and pitch gates and boundary to improve the sporting facilities on site. Vehicular parking on site would be increased to accommodate additional users. The proposal does not seek to increase the opening hours of the pitches but would allow use of the site throughout the day and all year round.

The NPPF supports development of sports facilities and Core Strategy Policy CP11 encourages development within the countryside which promotes recreation outside of settlement limits. In respect of character and appearance the proposal would result in limited alteration of the site within the street scene due to the screening of the site along the A4 Bath Road. With regards to other aspects, parking would be in accordance with the Borough's standards and no harmful impact would occur on residential amenity. The scheme is considered to be compliant with the development plan subject to conditions and is recommended for conditional approval.

PLANNING STATUS

- Countryside
- Sand & Gravel extraction
- Archaeological Interest
- Green Route

- Groundwater Protection Zone
- Mineral Site Consultation Zone

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

Timescale

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).

Plans

2. This permission is in respect of the submitted application plans and drawings numbered 03; 04; 06; 07; Optivision Breakthrough Downlight Specification; rugby Activity Assessment 1, 2 and 3 and; photographs of proposed surfaces and lighting; plan number 05 Revision 01; Design, Access and Planning Statement; and Artificial Grass Pitch Lighting Details (CalcuLux Area 7.7.1.0) received by the local planning authority on 25/05/2017; plan numbered 09 Revision 01 and BRS17-71 Geo Report received by the local planning authority on 01/06/2017 and plans 01 Rev 01 and 02 Rev 02 received by the local planning authority on 30. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

External materials

3. Except where stated otherwise on the approved drawings, the materials to be used in the construction of the proposed pitch hereby permitted shall be of similar appearance to those used in the existing pitch, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the appearance of the pitch is satisfactory and in accordance with sports guidance. Relevant policy: Core Strategy policies CP1 and CP3

Earth Mounding and Contouring

4. Prior to the commencement of the development, details of earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so retained.

Reason: In the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Landscaping

5. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which

shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting 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)

Construction Hours

6. 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 8:00 am and 6:00 pm Monday to Friday and 8:00 a.m. to 1.00p.m. Saturdays and at no time on Sundays, Bank or National Holidays.

Reason: In the interests of the amenities of neighbouring occupiers

Dust

7. Before development commences the applicants shall submit for written approval to the Local Planning Authority a scheme of works that sets out the measures that will be taken to minimise dust arising from the development. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete.

Reason: To protect the amenity of local residents during the construction period

Deliveries

8. No deliveries of equipment and/or materials shall be accepted outside the hours of 8:00 am and 6:00 pm Monday to Friday and 8:00 am to 1.00 pm Saturday and at no time on Sundays, Bank or National Holidays.

Reason: In the interests of the amenities of neighbouring occupiers

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 least 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.
- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40%

allowance for climate change.

- A drainage strategy plan for the proposed development, including pipe details with invert levels.
- A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

Reason: This is to prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Construction Method Statement

10. No development shall take place, including any works of demolition, until an updated 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.

Hours of Operation

11. The artificial grass pitch and external lighting hereby approved shall only be used during the hours of 9am and 10pm Monday to Sunday including Public and Bank Holidays and at no other times without the prior written consent of the Local Planning Authority.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

External Lighting

12. Prior to commencement of development there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed external lighting, including details of baffles and/or louvres to minimise lightspill.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

Transport

13. The pitch hereby approved shall not be 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.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 &

14. Prior to operation of the artificial grass pitch, an event car parking management plan shall be submitted to and approved in writing by the local planning authority.
Reason: In the interest of highways safety and parking. Relevant policy Core strategy CP6

Archaeology

15. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.
Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

Informatives

1. The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.
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 Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
 - addressing the evolving planning policy context;
 - addressing concerns relating to highway safety;
 - extending the determination period of the application to allow for a geophysical survey to be undertaken and submitted for consideration;
 - amended plans being submitted by the applicant to overcome concerns relating to highways;The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

RELEVANT PLANNING HISTORY

No relevant planning history

SUMMARY INFORMATION

Site Area	1.06ha
Existing car parking	263
Proposed car parking	313
Existing & Proposed Coach Parking	1
Existing & Proposed Minibus Parking	2

CONSULTATION RESPONSES

WBC Highways	No objection subject to conditions (10, 13 & 14)
WBC Drainage	No objection subject to condition (9)
WBC Trees & Landscape	No objection subject to condition (5)
WBC Biodiversity	No objection
WBC Environmental Health	No objection subject to conditions (6, 7, 8, 11 & 12)
Berkshire Archaeology	No objection subject to condition (15)
Sport England	Support the application subject to condition (3) and informative (1)

LOCAL REPRESENTATIONS

A local resident has *commented* on the following:

- Please ensure that there is no direct light from the floodlighting into the adjacent residential care home (paragraph 27); and,
- Precautions required in respect of Drainage on site (paragraph 28).

Sonning & Sonning Eye Society *Object* due to the following:

- Increased volume of traffic using the access road (paragraphs 20-24); and,
- Impact of lighting on the neighbouring residential care home (paragraph 27).

Sonning Parish Comments:

Object to the application on the basis of

- Fuller public consultation should be undertaken (paragraph 36),
- Impact on highways and parking in the local area (paragraphs 20-24),
- Concerns over flood lighting and condition recommended for hours of lighting (paragraph 27 and condition 12).

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles of Development
	CP6	Managing Travel Demand
	CP9	Scale and location of development

		proposals
	CP11	Proposals outside Development Limits (Countryside)
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB25	Archaeology
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

PLANNING ISSUES

Description of Development:

1. The scheme seeks approval for the installation of an artificial grass pitch (AGP) to form a full sized playing enclosure, measuring 122m x 80m with associated equipment and facilities on site to improve the quality of playing field. The below table outlines all of the pitch arrangements which the proposed artificial grass pitch could accommodate:

Activity	Type	Pitch Size	Quantity
Rugby Union	15v15		1
Playing Enclosure		122 x 80m	
Playing Area		112 x 70m	
Field of Play		100 x 70m	
In Goals		70 x 6m (2no.)	
Perimeter Area		5m to all sides	
Training Areas	Various	35 x 25m	8

2. The proposal includes a pitch barrier and gates which would be square posts with oval rail fence with finished white in colour. The barrier and gates would be no more than 1.2 metres in height.
3. To all four sides of the proposed AGP would be hardstanding in the form of porous asphalt surfacing in grey/black. This is for spectators and emergency access vehicles to have a flat and clean surface. The hardstanding would measure 124m x 2.5-4m along the northern side of the pitch; 124m x 1.5m to the southern side of the pitch and; 80m x 1.5m to the east and west sides of the pitch.
4. A maintenance equipment storage container would be installed to the south of the proposed pitch. The container would be steel and finished dark green in colour with

steel ramps for easy equipment access and egress. The container would measure 12.12m (l) x 2.44m (w) x 2.89m (h) and would have an opening to one side only.

5. As a result of the proposed development there would be removal of soil which would be re-used on site to create a grassed mound to the north east corner of the site. The sculpted mound would be 100m x 5m in its length and width. Further details on the mound, including its proposed height are requested by condition 4.
6. Officers have secured a reduction to the height of the proposed floodlighting to be 15 metres, which is the same as the height of existing light columns. The light columns would be arranged with 2 columns on the northern side of the pitch and 2 lighting columns on the southern side. The lighting pillars would have 16 luminaries which would face the proposed pitch.

Principle of development

7. The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
8. Section 8 of the NPPF relates to 'promoting healthy communities' and paragraph 73 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'. The NPPF attaches great weight to the retention of playing fields and advises that only under certain criteria should be built upon.
9. The application site is located outside of settlement limits and within designated countryside whereby policy CP11 of the Core Strategy would apply. The policy seeks to protect the intrinsic beauty of countryside locations. The policy advises that; 'In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:
 - 1) It contributes to diverse and sustainable rural enterprises within the Borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
 - 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
 - 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements; or
 - 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
 - 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building
 - 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
 - 7) Affordable housing on rural exception sites in line with CP9.

10. Criteria 1 and 2 are most relevant to the proposed development as it relates to the improvement of an existing sports facility within the designated countryside. The proposed works would replace a grassed pitch with an artificial grassed pitch which would allow for more intensive use of the site and allow all year round use by sports and communities groups. The proposal would contribute to a diverse rural enterprise and promote recreation outside of settlement limits. Furthermore, although it is recognised that there would be some introduction of hardstanding around the proposed pitch's periphery, this would be limited in scale and would be ancillary to the use.

Character of the Area:

11. The application site is an established Rugby club located to the East of Reading along the A4 Bath Road. The site adjoins a residential care home to the west, the A4 Bath Road to the north, Sonning Golf Club to the south and barns in office use (Model Farm) to the east. Beyond the application site, when travelling to the east along the A4 Bath Road the local area comprises of open fields before Charvil.

12. The site is relatively flat, the level of the land is below the land level of the A4 Bath Road and the boundary treatment around the site consists of mature landscaping on most sides with post and rail fencing. The site itself comprises of a club house; grassed pitches for playing and training and; hardstanding for parking and pedestrian access around the site.

13. Visually the application site forms part of the open countryside, and it is considered to enhance the verdant character of the area by virtue of the mature boundary treatment along the A4. The proposed development comprises of mainly groundworks to install an artificial playing pitch to allow a greater use of the site. The alteration to the ground surface and addition of hardstanding would not be visually prominent from outside of the site and therefore is considered to result in no detriment to the open, verdant character and appearance of the site and wider countryside. The installation of post and rail fencing and the gates are considered to have a limited visual alteration to the appearance of the site from public view points. There is existing white post and rail fencing within the site around the pitch periphery and the proposed development would not significantly alter the existing visual appearance of the site from public vantage points outside the site.

14. To the southern end of the site a container would be installed with a steel ramp for storage purposes. The container would be coloured dark green and would be located over 110 metres from the site's access gate. It is considered that the container would not have a detrimental impact on the character and appearance on site; the container has a function use ancillary to the rugby pitch and is located at the furthest point away from the street scene. It is therefore considered that the proposed container would not harmfully alter the character and appearance of the site and its wider setting.

15. There is considered to be no harm from the proposed lighting which would be of a slim profile and 15 metres in height. The lighting is not considered to be any different from floodlighting that is ubiquitous at the application site and other sports site's in Sonning such as the Reading Cricket Club. Furthermore the site is on a lower land level than the A4 Bath Road, which, combined with the mature tree

screening to the north elevation is considered to sufficiently screen the lighting columns.

16. During evening hours it is acknowledged that the proposed lighting would be more prominent within the local landscape; however the site is an established sports ground with floodlighting on site for the training area and, as such, flood lighting is a common feature of the site and wider area and would not appear out of context for this location. Subject to a condition restricting the hours of use of the lighting, and further details to be submitted for the use of baffles and/or shields to ensure that spill is minimised, it is considered that illumination in the evenings would not have a significantly detrimental impact on the character and appearance of the local area.
17. Overall it is considered that the proposed development would not have a detrimental impact on the character and appearance of the site and wider countryside. The proposal would maintain the verdant character of the site in the wider street scene and is considered not to result in encroachment within designated countryside. As such the proposal is considered to accord with policies CP3 and CP11 of the Core Strategy.

Trees & Landscape:

18. WBC Trees and Landscape officers have raised no objection to the proposed development. The proposed development would not result in the loss of any existing trees and shrubs on site, and is considered by officers to maintain the existing landscape character of the site.
19. The reduction in height of the columns to 15 metre high columns is welcomed by trees and landscape officers and it is advised that a condition to enhance boundary treatment in the form of native hedge planting and hedgerow should be attached to planning permission (5), subject to which the proposal is considered to accord with policies CC03 and TB21 of the MDD Local Plan.

Highways:

20. The proposed development would result in an increase in the use of the site during daytime hours; however WBC Highways officer have advised that the proposed number of people training and number of spectators are not significant enough to have a detrimental impact on the local highway network.
21. The application site provides 263 vehicle parking spaces on site which is in accordance with the Borough's adopted standards. As part of the proposal and additional 50 vehicles parking spaces is proposed and this is welcomed.
22. The details submitted by the applicant advise that coach and minibus parking is also available on site and that this will not be increased as part of the proposal. WBC Highways officers advise that there is no objection to this as during any major events vehicle parking spaces are used by coaches and minibuses as spectators travel in larger groups.
23. The applicant's Design and Access statement also advises that during larger events there is access to other sports clubs car parks (ie Reading Cricket Club) which are a short walk from the site are available for parking. WBC Highways officers have

advised that an event parking management plan should be required by condition to include details of the number of spectators and parking arrangement to be promoted by the site's management (14).

24. The applicant has submitted a Construction Method Statement within the Design & Access Statement. This is generally acceptable; however WBC Highways officers advise that additional information relating to construction vehicle access, wheel washing facilities and street sweeping are required. As such a condition requiring the submission of an updated Construction Method Statement is included within officer's recommendation (10).

Impact on Neighbours:

25. The only residential neighbour which could potentially be impacted from the proposal is the neighbouring residential care home. Due to the separation distance of 45 metres between the proposed pitch and adjacent care home it is considered that there is no harm in respect of overlooking, loss of light and overbearing to the neighbouring site. The site is an existing sports pitch, which is used for training, and the more intensive use is considered not to result in any detriment to the neighbour amenity as a result of the proposal; as such, the proposal is considered to accord with policy CP3 in this respect.

Environmental Health

Noise

26. The development will result in an increased use of the site as demonstrated in appendix D of the applicant's Design & Access Statement. The quality of pitch combined with the proposed floodlighting would allow for greater use of the site; however WBC Environmental Health officers have advised that subject to restrictions on the hours of use (11), the proposal would not result in any harm in respect of noise to adjacent neighbours. The applicant is not proposing an amendment to the hours of use of the site, as this is already restricted by the club, but amendments are sought for the improvements to the pitch and installation of lighting, which would allow the proposed pitch to be used for longer periods of the day and throughout the year.

Lighting

27. The proposed illumination has been reviewed by WBC Environmental Health officers and is considered to acceptable in this location. There is existing lighting on the site and the proposal is seeking to remove this and install 4 lighting columns which would accommodate a total of 16 luminaires. The proposed luminaires and columns would be sited to face into the artificial grass pitch as demonstrated in Appendix A of the Design and Access Statement and Floodlighting plan 'SSSL203-06'. The lighting would not face towards the neighbouring residential care home, and the light spill towards the adjacent site is considered not to result in any harm to the amenity of the residents of the neighbouring site. As such, officers have advised that subject to a condition on the hours of use of the lighting and pitches (11) and details of baffles and/or louvres (12) the proposal would accord with Core Strategy policy CP3.

Flood Risk & Drainage

28. WBC Flood Risk & Drainage officer has raised no objection to the proposed development; however due to the introduction of an artificial turf pitch on site and increased hardstanding, the officer advises that a drainage condition should be submitted prior to commencement of development to accord with policy CC10 of the MDD Local Plan. As such, the officer has recommended a condition (9) to be attached to planning permission.

Sport England

29. Sport England have been consulted on the proposed development and have raised no objection to the proposed development as it is considered to meet the exception criteria outlined within policy E5 of the Sport England adopted playing field policy.

30. The officer advises that a condition requiring the proposed pitch to be constructed in accordance with the details outlined on plan number 'SS2203 -04'. This plans and details have been conditioned (2 & 3).

Biodiversity

31. WBC Biodiversity officer has advised that there is no objection to the proposed development subject to a condition on lighting hours in accordance with the details submitted by the applicant. The officer advises that although there is a degree of light spill, the lighting would not spill into areas which would cause significant disturbance or loss of light sensitive protected species. Moreover, there is already artificial light on site, and the proposal would not cause significant additional disturbance. The proposal is considered to accord with policy TB23 of the MDD Local Plan.

Archaeology:

32. Berkshire Archaeology have been consulted on the proposed development due to the site's location within an area of Archaeological interest. The application site is located within an archaeological sensitive area with 7 Scheduled Ancient Monuments of national importance to the south-east and north of Charvil. One of these scheduled areas is located on the northern side of the A4 and approximately 50 metres from the proposed pitch. A further scheduled area lies to the north-east of Sonning Golf Course which is located adjacent (to the north) of the site.

33. The officer at Berkshire Archaeology advises that the '*scheduled areas include numerous crop mark features indicating extensive activity within the area, and indicate an important pre-historic monumental landscape. There is a high potential for archaeological remains to be present outside the scheduled areas as illustrated by the finds recorded during field walking surveys and archaeological investigations at East Park Farm. These excavation outside the scheduled areas identified settlement dating to the Neolithic and Bronze Age, as well as evidence for activity dating to the Palaeolithic, Roman and post-Roman periods.*'

34. The proposed development includes stripping the topsoil and therefore potential to disturb archaeological remain below. The applicant has been asked to carry out investigation works on site prior to recommendation to ensure there is no harm to archaeological remains, which could have national significance.

35. A Geophysical survey was submitted on 1st June 2017 by the applicant. The survey provided a good indication that that the site does not contain significant archaeological deposits. The Archaeology consultants advise that whilst geophysical surveys are a good guide, they do not always identify all archaeological remains; there the results of the survey will need to be ground tested with field work. A condition (15) is recommended for field work to be conducted prior to commencement of development, subject to which the proposed development is considered to accord with policy TB25 of the MDD Local Plan.

Other

36. Parish have advised that wider public consultation should have been carried out. In line with the Borough’s Statement of Community Involvement, the Local Planning Authority have consulted all neighbours and consultee’s on the application. A site notice was also displayed on site and an advertisement of the application was placed in the local newspaper.

CONCLUSION

The principle of the development is considered acceptable as it would support an established sports ground and improve facilities in sport in the local area. There is considered to be no detriment to the verdant character of the site, wider landscape character and biodiversity. In respect of neighbour amenity, highway, flood risk and archaeology conditions are suggested to mitigate any harm. As such the proposed development is considered to accord with the NPPF, Core Strategy policies CP3, CP6 and CP11 and MDD Local Plan policies CC03, CC05, CC07, TB21, TB24 and TB25.

CONTACT DETAILS

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