

# Agenda Item 9.

	<b>Expiry Date</b>	<b>Parish</b>	<b>Ward</b>
200985	23/07/2020	Wokingham	Norreys

<b>Applicant</b>	WBC
<b>Site Address</b>	Cantley Park Recreation Ground
<b>Proposal</b>	Full application for the proposed construction of a new 3G Artificial Grass Pitch (AGP) with floodlights; refurbishment of existing pavilion to provide new changing facilities, viewing balcony and ancillary café; improvements to existing grass pitches and associated works; provision of an additional 39 no. parking spaces in existing car park.
<b>Type</b>	Full
<b>PS Category</b>	1
<b>Officer</b>	Sophie Morris
<b>Reason for determination by committee</b>	Major application Applicant is WBC

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 8 July 2020
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>The application site is located in Cantley Park, North Wokingham, part of which lies within the North Wokingham Strategic Development Location (SDL) and is used for recreation and leisure purposes. Cantley Park is set within twenty nine hectares of parkland off Twyford Road. The existing facilities on the site include full size and junior football pitches, a floodlit artificial hockey pitch, twelve tennis courts, a play area, events field, and ancillary buildings which provide changing facilities and public toilets.</p> <p>The proposals are for an Artificial Grass Pitch (AGP), together with improvements to the existing natural turf pitches, through the provision of a new drainage system. Refurbishment works are also proposed to the existing pavilion building to provide new changing room facilities and ancillary cafe, along with a first floor balcony viewing area. An additional 39 parking spaces are proposed as an extension to the existing car park, and would provide a further 39 car parking spaces, (including 4 larger spaces to accommodate minibuses). This would bring the total parking on site to 164 spaces.</p> <p>Whilst these proposals relate specifically to the provision of an AGP and pavilion refurbishment works, the proposals form part of a wider plan to improve existing facilities in Cantley Park, and plans are anticipated for proposals relating to the replacement of the existing play area to become a destination play facility. Such proposals would be the subject of a separate planning application.</p> <p>The proposals form part of the Council's strategic objectives for new and improved sports provision within Wokingham. The proposals are considered acceptable in the context of their location within a park used for sport and recreation purposes, and would result in significant improvements over the existing facilities which are outdated and in poor condition, comprising an improved sports pitch provision on site together with refurbished ancillary facilities. Appropriate mitigation is proposed to overcome impacts, where necessary, and the proposals would not result in significant harm to existing</p>

surrounding residential amenity. The application is considered to comply with Development Plan policies and is therefore being recommended for approval.

## PLANNING STATUS

- North Wokingham Strategic Development Location (in part)
- Countryside
- Public Open Space
- Special Protection Area – 5 and 7 km
- Groundwater protection zone
- Landfill consultation zone
- Minerals consultation zone
- Contaminated land consultation zone

## RECOMMENDATION

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

### **A. Conditions and informatives:**

#### *Conditions:*

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).*

2. This permission is in respect of the following submitted application plans and drawings:

Proposed Site Plan 205-060-1002 Rev B; Proposed Car Park 205-060-1003 Rev B; Proposed Landscape Plan 205-060-1011 Rev B; Proposed AGP details 205-060-1009; Proposed floor plans/elevations 205-060-1005; Proposed balcony details 205-060-1007; Proposed floodlighting HLS012; Proposed floodlighting Column detail E01HD; Lighting design calculations report 1167 dated 04.06.20; Halliday Lighting Pitch Floodlighting Lighting Impact Study/Overspill Readings report 1167 dated 04.06.20; Proposed layout (Horizontal Lux) HLS011; Lighting setting out HLS1167; Luminaire details Philips Lighting Data Sheet dated June 2020; Proposed Site Drainage Layout 205-060-3010 Rev B; BS 5837:2012 Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, by Ecus Ltd, report ref: 14644 dated March 2020 Revision V1.1 (22.05.20); Sustainability statement dated April 2020;

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.*

### **Hours of Construction**

3. No work relating to the construction of development hereby approved, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than between the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank or National Holidays.

*Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

### **External materials**

4. Before the development hereby permitted is commenced (other than internal works to the pavilion building), samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3*

### **Boundary treatments**

5. Before the first use of the development hereby permitted, details of all boundary treatment(s) including the Artificial Grass Pitch fencing details shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first use of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In the interests of amenity and safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6*

### **Lighting spill**

6. The AGP hereby permitted shall be artificially illuminated only in accordance with the flood light lighting specification and as set out within the above referenced approved lighting plans. The artificial light spill associated with the development shall not exceed that as set out in the approved plans.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policies CP1, CP3 and CP6 and MDD Policy TB23*

7. The Artificial Grass Pitch and associated floodlights hereby permitted shall not be used other than between the hours of 08:00 to 22:00.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policies CP1, CP3 and CP6*

### **Public Address System**

8. No sound amplifying equipment to be used in connection with the development hereby approved, shall be installed at the premises.

*Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

### **Trees and Landscaping:**

9. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be agreed in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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*

### **Protection of trees:**

10. a) No development or other operations shall take place except in complete accordance with the BS 5837:2012 Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, by Ecus Ltd. dated March 2020 Revision 1.1 (22.05.20) (thereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

### **Construction Method Statement**

11. 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
- viii) Relevant ecological mitigation measures for protected species

*Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6 and MDD Policy TB23.*

### **Parking Management Strategy**

12. Prior to the first use of the AGP, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required. The management of the parking within the site shall be in accordance with the approved details thereafter

*Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.*

### **Parking spaces**

13. The AGP hereby permitted shall not be used until the additional parking spaces as indicated on the approved plans have been provided in accordance with the approved plans. The vehicle parking spaces shall be retained and maintained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy*

*policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

### **Electric Vehicle Charging**

14. The AGP hereby permitted shall not be used until details for the Electric Vehicle Charging points serving the development have been submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such approved details before first use of the AGP hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

### **Cycle Parking**

15. Prior to the first use of the AGP hereby permitted, further details of the enclosure for the proposed cycle parking for the site shall be submitted to and approved in writing by the Council. The cycle parking/storage shall be implemented in accordance with the approved details prior to first use of the AGP and permanently so-retained for the parking of bicycles and used for no other purposes.

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel in accordance with NPPF Section 9 (Sustainable Transport), Core Strategy Policies CP1, CP3 and CP6, Managing Development Delivery Local Plan policy CC07, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).*

### **Flood Risk and Drainage:**

16. No development other than those works relating to the refurbishment of the pavilion building 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:
1. Calculations indicating the Greenfield runoff rate from the site;
  2. Full calculations demonstrating the 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 preferably better;
  3. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

*Reason: 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.*

### **Energy and Sustainability**

17. The development hereby approved shall be carried out in accordance with the energy efficiency and renewable energy measures as set out within the above referenced approved Sustainability Statement dated April 2020. The identified measures shall be implemented prior to the occupation of the buildings.

*Reason: In order to ensure the development contributes towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. Relevant Policy: Core Strategy Policy CP1, MDDL P policies CC04 and CC05; Sustainable Design and Construction Supplementary Planning Document (May 2010).*

### **Biodiversity Impact Assessment**

18. The AGP hereby permitted shall not be used until a Biodiversity Impact Assessment calculation for the application site using the most up to date (at the time of the submission of the application to discharge this condition) Defra Biodiversity Metric, with supporting documentation, to demonstrate that there will be a 10% net increase in Habitat and Hedgerow Biodiversity Units, has been submitted to and approved in writing by the council and shall be implemented prior to first use of the proposals hereby permitted.

The calculator shall be based upon the detailed landscaping scheme, approved under Condition 9.

If the calculator shows that off-site habitat provision or enhancement is required to demonstrate that there will be a 10% increase in biodiversity units, full details of any off site habitat creation or enhancement, including its management in perpetuity, shall be submitted to and approved in writing by the council.

*Reason: To ensure that a net gain in biodiversity is achieved in accordance with paragraphs 170, 174 & 175 of the NPPF and MDD Policy TB23.*

#### **Informatives:**

1. The applicant's attention is drawn to the comments made within the Crime Prevention Design Advisor's response which should be considered in conjunction with details to be submitted under condition 9
2. The applicant is advised to apply to Environmental Health for 'prior consent' under s.61 of the Control of Pollution Act 1974 in relation to the control of construction site noise.
3. 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
4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

### **PLANNING HISTORY**

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
161123	Full application for proposed construction of 3 new tennis courts and pavilion including	Approved (implemented)

	associated court lighting, fencing, car park and access	
F/2007/2722	Improvements to pedestrian access, provision for car parking overspill facility, and siting of football pitch with stand and floodlighting facilities.	Approved (not implemented)
05467	28/10/1976 planning permission granted for the change of use of land to public playing fields.  Following subsequent applications for changing facilities, tennis courts, all weather football and hockey pitches, ancillary facilities including storage and floodlighting of the tennis courts.	Approved

<b>SUMMARY INFORMATION</b>	
Site Area	12ha (total park area 29ha)
Existing land use(s)	Sport and recreation (grass playing pitch)/ancillary pavilion building
Proposed use	Sport and recreation - Grass pitch to Artificial Grass Pitch; Balcony to pavilion building
Change in floorspace (+/-)	Additional 36m <sup>2</sup> to pavilion building through provision of balcony
Existing parking spaces	125
Proposed parking spaces	39 additional (164 in total)

<b>CONSULTATION RESPONSES</b>	
Crime Prevention Design Officer	No objection
Royal Berkshire Fire and Rescue	No comments received
Thames Water	No objection
Sport England	No objection
WBC Biodiversity	No objection subject to conditions
WBC Economic Prosperity and Place (Community Infrastructure)	No comments received
WBC Drainage	No objection subject to conditions
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Tree & Landscape	No objection subject to conditions
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Public Rights of Way	No comments received

<b>REPRESENTATIONS</b>
<b>Over 400 consultation letters were sent to neighbouring properties around the vicinity of the park.</b>



## Responses:

### Local Members: No comments received

**Wokingham Town Council:** Largely supportive of the application and supports the promotion of sporting facilities that encourage sport and leisure within the community. The changing rooms being equally split between male and female was seen as a positive. The following further comments made:

- Missed opportunity to include solar panels on the roof of the building; *Officer response: The proposals do include solar panels on the south facing roof of the building.*
- Concern over the effect of light pollution on bat roosting arising from the floodlights; *Officer response: The floodlighting has been designed in order to minimise impact upon the adjacent tree corridor – report para 24 refers.*
- Bus service to the site is not adequate, particularly at weekends when the facility will mostly be used. *Officer response; Bus services in the area are being improved as part of wider SDL supporting infrastructure (para28 refers)*
- Inadequate provision for cyclists as only 12 spaces are proposed; *Officer response; 12 sheffield cycle stands are proposed which will accommodate 24 bicycles which meets WBC standards.*
- Not clear on the plans what trees are to be removed. If mature trees are removed these should be replaced like for like; *Officer response: One Lime tree and a small section of hedge is proposed to be removed and suitable mitigation planting is proposed; paras 19-21 refer.*
- Height of the external fencing of 4.5m seems excessive and will be an eyesore; *Officer response: The height of the fencing is a Football Federation/ Football Association requirement for a pitch of this nature. The fence material is not solid and would enable light and views through, the details of which are required to be provided under condition 5.*
- Pathway is too narrow and if possible should be 2metres wide; *Officer response: The path proposed to the north of the new parking spaces has been increased to 2m in line with WBC Highways comments.*
- Seems to have been a missed opportunity to use the existing gravel area on the site for a car park; *Officer response: The parking proposals are considered acceptable and in line with WBC standards. There is an existing area on site (although outside of the red boundary line) which is used as an overspill car park on occasions when large events take place. It is anticipated that this area will continue to be used for this purpose.*

### Neighbours:

**Objecting:** 2 responses received summarised as follows:

- Object to the grass areas being built over and the extension to the car park; there is already an all weather pitch and why should more space be given over to cars; Cantley park has already been decimated with awful tennis courts with lighting, numerous green areas now blighted with footpaths and more lighting. *Officer response: The proposals are considered to represent acceptable improvements to the existing sport and recreational facilities provided within the park and are in accordance with Council objectives.*
- How much rebate will we get this year on the council tax due to the reduced services? *Officer response: This is not a material planning consideration for the purposes of this application*

- When there was a Wokingham town football and cricket pitch it was deemed no longer necessary and they were covered in concrete. Now there is seemingly a need according to this planning application. *Officer response: Every application must be assessed on its individual merits, and in this case, the provision of the AGP is considered acceptable against relevant local and national planning policies.*
- Flooding in the area seems to be of no consequence except to the people living in the surrounding area. Incredibly bright flood lights are apparently of no consequence except to those living in the area and the wildlife of which there is less and less with all this construction. Car parking spaces will never be enough and the overflow will continue to block roads and residential streets. *Officer response: The application is accompanied with supporting documentation relating to flooding, drainage, floodlighting and parking, all of which have been taken into consideration in the assessment of the application and considered acceptable in each respect.*

**In Support:** 4 responses received – comments summarised as follows:

Wokingham Theatre:

- Generally supportive of the proposed application but would like the following to be noted and taken into consideration; The theatre have not been formally consulted as part of the noise survey and would be concerned at any proposals to allow a public address system; we are pleased that the parking arrangements have been significantly improved but all spaces should remain available to the general public at all times; *Officer Comment: Condition 8 restricts the provision of a public address system and a parking management strategy is required under condition 12 to ensure appropriate management of the on-site parking spaces*

Wokingham Society:

- Generally welcomes the proposal for a new 3G pitch and refurbishment of the pavilion but concerned about the narrowness of the service road and path running past the front of the pavilion which is already considered too narrow; *Officer response: The proposals would not directly affect the current use of this area as the additional parking is proposed in the main car park. The access road referred to serves the car park area associated with the tennis courts and there are existing traffic calming measures in this location. Amendments to this existing path are not sought as part of the application, and are not considered necessary to render the application acceptable.*

Neighbour responses in support:

- Well it is about time! Having used these substandard sports facilities for the last 20 years that I have been resident in Wokingham, we finally have plans to invest. Football is by far the most underfunded activity in the borough when you account for the numbers of people who play the sport. Well done WBC! Looking forward to seeing this through as soon as possible.
- Would like to support this application while highlighting the need for sufficient car parking. Football and charity events attract a lot of cars, some of which are parked out on the road. There should be more disabled parking bays, and disabled access to the facilities. Floodlighting can cause a lot of light pollution for the surrounding area, this should be taken into account. *Officer response: The parking proposals accord with WBC parking standards, and condition 12 is proposed requiring the submission of a parking management strategy. Two additional disabled parking spaces have been provided next to the pavilion building where the changing and ancillary facilities will be located. The proposed*

*floodlights have been designed to minimise external lightspill and impact upon surrounding area, including the adjacent tree corridor.*

**Comment:** 2 responses received - summarised as follows:-

Bowmen of Burleigh (users of the archery range adjacent to the playing pitches):-

- Could the drainage work to improve the football pitches be extended to include the archery range which has always suffered with water logging? *Officer response: The current proposals do not relate to or include the provision of a new drainage system for the archery field and does not form part of this application. Discussions regarding this comment would need to be held between the club and WBC as a separate matter.*
- Bowmen of Burleigh would need assurances that the existing vehicular and disabled access to their archery range will not be restricted and will still be available when they return to shooting and using the range for the summer and autumn season. *Officer response: the applicant has advised that the gate access to the archery range area would remain available through the project construction. Details of how this will be achieved would be expected under the submission of the construction method statement required under condition 11.*
- There is a stile at one end of the playing fields which is used to enter the field archery area. This is situated at the opposite end to the Ashridge Rooms. This causes some of the users of the playing fields difficulty this can be players, supporters and other users, especially when equipment needs to be lifted over. Within the plans for the restructure would it be possible to change this stile for a gate of some description to ensure safe passage for all those using the playing fields? *Officer response: The submitted plans indicate that the existing stile will be replaced with a gate. Further details relating to this would be required to be submitted under 5 relating to boundary treatments.*

Cllr Anna Box:

- Impact on bats; how many flood lights and where? Any late night events as noise report did not add to this; Café – the council should stipulate certain amount of healthy type foods. *Officer response:- there would be 6 flood lights positioned around the perimeter of the pitch; condition 7 restricts their hours of use and they have been designed so the lighting level and outward spill would be acceptable in the context of the bat commuting/foraging route; the noise report relates to use of the playing pitch only, as the pavilion building is not seeking permission for a change of use and has an existing established use as an ancillary facility to the recreation ground. The type of food being served in the proposed café is not a material planning consideration for the purposes of this application.*

Comments received within the two further responses are summarised as follows:-

- Not enough electric vehicle charging points; number of people requiring electric charging facilities is likely to rapidly increase; building a pitch is not a sustainable use of land; floodlights should not be permitted on the basis of causing light pollution which could have negative impact on biodiversity Café use will lead to additional energy use, solar panels should be installed. *Officer response: Electric Vehicle charging provision has increased to 4 spaces to be in accordance with WBC emerging policy; the parking management plan secured under 12 will require mechanism for review of EV charging space demand and provision; floodlights are designed to minimise light pollution impact upon ecology; solar panels are proposed to be installed*

- Due to limited bus services in the vicinity of the site, access to the site is restricted to travel by car, other than for local residents; *Officer response: The local bus service is being improved as part of the wider SDL infrastructure improvements (para 29 refers)*
- The proposed parking provision will be inadequate at busy times; parking issues in the locality when the theatre hire out their facilities for third party events. Overspill parking is only mentioned briefly with no further details provided. *Officer response: The proposals have been assessed as acceptable by WBC Highways, Condition 12 requires the submission of a parking management strategy which will need to detail arrangements for when events are organised by shared users of the site. There is an area within the site which is used for event overspill parking and such details would be expected to be provided as part of the parking management strategy submission in connection with the use of the AGP.*
- The AGP is not replacing an existing grass pitch, the proposals will provide 5 pitches plus the AGP, where there are only currently 4 pitches and 2 extras pitches are to be sites on the currently unused north eastern section of the site; Drainage is to be installed for all the grass pitches making them more available for use; *Officer response:- the applicant's drainage strategy advises that there is an existing drainage system on site which is outdated and in need of replacement; the result of which has meant some of the pitches previously used had to cease due to issues concerning flooding; these will be reinstated following the new drainage system being installed.*
- Disabled access: would the three spaces be better located in the car park adjacent to the tennis courts; no disabled access to the western end of the field. *Officer response: The additional disabled parking spaces are considered appropriate to be sited next to the pavilion building where the changing and other facilities are located; Submitted details indicate that the existing stile at the western end of the site will be replaced with a gate in conjunction with the fencing to be installed along the boundary of the additional car park. Further details are secured under condition 5.*
- The proposals have been billed as improvements to Cantley Park, they are confined to improvements in the football pitches and associated facilities with no consideration given to other sports or users. The cricket wicket and destination play area that were part of the original proposal have disappeared. *Officer response:- These particular proposals do relate solely to the provision of football facilities, following the assessment of borough wide pitch provision within the Council's Playing Pitch Strategy, however the pavilion refurbishment will be of wider benefit to users of other facilities in the park; proposals for a destination play area have not been abandoned, and will be the subject of a separate application in due course. The Council are still looking to provide the Cricket wicket once the pitch improvements have been carried out.*
- The scheme may well have an impact on the accessibility of the archery range; *Officer response; the proposals will not restrict the existing access arrangements for the use of the archery field, however the construction method statement would be expected to demonstrate how access to the field will be maintained through construction.*

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities

	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB12</b>	Employment Skills Plan
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)		North Wokingham Strategic Development Location SPD.

## **PLANNING ISSUES**

### **Application site and surroundings:**

1. The application site relates to Cantley Park recreation ground, which is located in north Wokingham. Vehicular access to the site is obtained off Twyford Road (A321) at the western side of the site, and pedestrians and cyclists can also access the site by foot or cycle paths located off various surrounding roads such as Bell Foundry Lane, Wiltshire Road and Milton Road. Existing facilities in Cantley Park include the Wokingham theatre, a hockey pitch, tennis courts, an archery range, a play area, a hotel, and various different grass pitches and areas for leisure and recreation activities, along with an ancillary pavilion building which has changing facilities and toilets.
2. The site does not lie within a Conservation Area, and there are no listed buildings or heritage assets within curtilage of the site. The site is located in the countryside, and part of which falls within the North Wokingham Strategic Development Location (SDL), the southern boundary of which crosses the site along the existing grass pitches located in the north end of the park. The wider grounds of the park are bound to the north and east by Bell Foundry Lane, to the west by Twyford Road, and Milton Road to the south. The southern part of the

park (outside the application boundary has recently been designated a Local Wildlife Site for its veteran trees.

**Description of Development:**

3. This application seeks planning permission for the installation of a floodlit artificial grass pitch (AGP), improvements to the existing natural turf pitches, involving the installation of a new drainage system, along with refurbishment works to the existing pavilion building to provide new changing room facilities and ancillary cafe, and a first floor balcony viewing area. An additional 39 parking spaces are proposed as an extension to the existing car park, and would provide a further 39 car parking spaces, (including 4 larger spaces to accommodate minibuses).
4. As background information relating to the application, the proposals have come forward following an assessment of need and demand under the Council's Playing Pitch Strategy (PPS) 2019-2036 which identified a shortfall in the provision of artificial grass pitches across the borough. The PPS was adopted in 2019 and provides a framework for future provision and management of sports pitches to serve existing and new communities across the borough. Information provided within the applicant's Design and Access Statement advises that the overarching priorities of the PPS are to improve grass pitches and supporting infrastructure at key sites and to increase the stock of 3G artificial grass pitches. The PPS assessment rated the existing grass pitches at Cantley Park as being poor quality, and the proposals have therefore been informed by these results.
5. In addition to the PPS, the Wokingham Local Football Facility Plan (LFFP) has been prepared with support from the Football Foundation, Wokingham Borough Council, Berkshire & Buckinghamshire FA, Get Berkshire Active, and Reading FC Football Trust. The purpose of the Plan is to identify priority projects to enable investment in football facilities to be accurately targeted. The LFFP builds on local evidence and strategic plans and adopts relevant actions from the Wokingham Borough Council Playing Pitch Strategy. The Cantley Park proposals which are the subject of this application are identified in the LFFP as one of six priority investment projects to deliver the shortfall in artificial playing pitches across the borough.
6. Although not a material planning consideration, should planning permission be forthcoming for the proposals, the council will be submitting an application to the Football Foundation seeking to secure funding towards the cost of the project and as such, has been developed in line with relevant sporting guidelines and requirements.

**Principle of Development:**

7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Of particular relevance to this application, paragraph 73 of the NPPF notes 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."* Paragraph 74 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."*

8. The Managing Development Delivery Local Plan (MDD) 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. As the site is located in the Countryside, Policy CP11 (Proposals outside Development Limits) applies, and is a restrictive policy designed to prevent spread of development into the Countryside, but does, however, establish the principle for outdoor sport or countryside recreation providing the scale, form, design and character are appropriate to the location. In reality, the site sits within Wokingham and is surrounded by development and as such significant weight needs to be given to this.

9. It is also of note that Sport England considers the principle of the development to meet exception criteria 5 of their playing field policy which states: *'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'* Their response on the application refers to their consultation with the Football Foundation and the Football Association on the proposals, who responded that *"The site is identified in the Local Football Facility Plan and seen as a priority site for Football Foundation funding. The Project fully complies with our technical guidance. We are strongly supportive of this application"*

10. As the site is already in recreational use and the proposal is to improve such facilities through the introduction of an artificial grass pitch, and associated improvements to the pavilion building, the principle of the development proposed is considered acceptable in this case.

#### **Layout, Design and Appearance:**

11. Core Strategy Policies CP1 (Sustainable Development) and CP3 (General Principles for Development) requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character) and the North Wokingham SDL SPD. The Government has also recently released a National Design Guide; *Planning practice guidance for beautiful, enduring and successful places* in October 2019.

12. The proposed artificial grass pitch would be positioned on part of the existing field area located to the north of the existing pavilion building, and would be positioned in place of an existing grass pitch. The pitch would measure 100m x 64m, and would be marked out so it could be used as either one full sized pitch or 4 smaller pitches. The pitch would be surrounded by a safety margin of 3m to all sides, along with a 4.0m wide macadam spectator hardstanding located on the north and southern sides. An equipment storage container would also be located within the fenced area of the pitch. The fence surrounding the pitch would be a powder coated welded mesh fence measuring 4.5m high (the height of

which is a Football Foundation/Football Association requirement). This type of fencing is commonly used for a pitch of this nature, allowing light and transparency through. A total of 6 x15m high floodlighting columns would be positioned around the edge of the pitch (three on the north side and three on the southern side).

13. The layout and design of the proposed pitch is considered acceptable and appropriate for its intended use and is not considered to result in harm to surrounding visual amenity, particularly given the context of its location within a large park which has an established sport and recreational use.
14. The proposed refurbishment works to the existing pavilion building would primarily include internal works, such as new changing rooms to provide separate male and female changing facilities. Such works in themselves do not require planning permission, however, the associated external alterations to the façade do, but are considered to be minor in nature, and are necessary to accommodate the internal reconfigurations i.e. removal of and provision of new doors/windows. A viewing balcony is proposed at first floor level which would overlook the playing pitches. This would protrude out from the building by 2m and would span 18.5m in width. This is considered to be a compatible addition to the building that would not be harmful to its character and appearance.
15. In conjunction with achieving sustainable design objectives, solar panels are also proposed on the southern roofslope of the pavilion building. These would occupy the majority of the roofslope, however, due to the orientation of the building, the panels would not be highly visible from surrounding vantage points, other than whilst walking/driving past along the access path to the rear. Their presence is therefore considered acceptable and would not detract from the character and appearance of the surrounding area.
16. Additional parking associated with the proposal would be provided as an extension to the existing car park, and whilst this would involve the provision of additional hardstanding area to accommodate the spaces, the accompanying landscape details (discussed below) are considered to provide a softening effect along this edge of the car park, which will be a visual benefit of the scheme. The footpath proposed along the north edge of the newly created parking spaces has been increased from 1m to 2m following comments from WBC Highways and they now consider the parking layout to be acceptable. Two of the comments received following the application consultation referred to the existing pedestrian access at the western edge of the existing pitches which they consider as being restrictive, as it is in the form of a 'stile' over the fence. However, the submitted plans indicated that in conjunction with the provision of a new fence positioned along the northern edge of the car park, this access would be replaced with a gate. However, such details are required to be submitted for approval under condition 5 relating to boundary details.

#### **Landscape and Trees:**

17. Core Strategy Policies CP1 and CP3 require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native –



planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

18. As part of the Local Plan update, the SULV's (Sites of Urban Landscape Value) are being reviewed and the whole of Cantley Park is being proposed to be included in the SULV designation for landscape, recreational, amenity and ecological reasons. There are a number of large mature / veteran Oaks within or adjacent to the application site which are significant features within the landscape.
19. It is proposed that a small section of hedgerow and one tree is removed in conjunction with the proposals. The tree to be removed is a Lime tree and is positioned in an area which would serve as a footpath route from the pavilion building to the pitch. WBC Trees and Landscape officer raises no objection to its removal, due to its existing proximity to the pavilion building, recognising that it will not be sustainable or viable to retain in the long term.
20. However, as compensation for the loss of the tree, and in conjunction with the proposals, a landscape strategy is proposed, which would involve the provision of new trees and hedge planting located along the northern boundary of the car park, adjacent to where the new spaces would be provided. The landscape strategy indicates that this area would accommodate 21 new trees, a hedgerow, and a wild seed mix on the newly graded embankment of the field, along with other locations of species rich grassland planting to provide ecological enhancements to the site. These proposed mitigation measures are therefore considered to satisfactorily demonstrate that the loss of the tree and small area of hedgerow will be replaced with a significant and acceptable amount of mitigation planting. The landscape proposals are therefore considered acceptable in the context of the proposed development, and will provide a softening effect to the edge of the car park, and will also be of ecological benefit, as referred to below.
21. Further details and planting specifications relating to the landscape strategy are proposed to be secured by condition 9. Therefore, subject to the implementation of such agreed details, the landscape proposals for the scheme are considered acceptable.

**Ecology:**

22. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
23. A Preliminary Ecological Assessment was submitted with the application, which has been reviewed by WBC Ecology Officer. The assessment concluded that the protected species of bats could potentially be impacted by the proposals, as locations on the pavilion building and some trees were identified as having bat roost potential. Therefore, in order to establish presence or otherwise, dawn and dusk bat surveys were subsequently undertaken. However, these did not reveal any evidence of bat roosting activity within the pavilion building. On this basis, WBC ecologist is satisfied that the surveys indicate that a high conservation status roost is unlikely to be present in the pavilion building. Notwithstanding this,

condition 11 requires the incorporation of relevant ecological mitigation measures for protected species, in the event that any further evidence of bat roosts are discovered during the scheme implementation.

24. As mentioned previously, the AGP would be lit when necessary through the provision of 6 floodlighting columns. The lighting levels associated with these has been amended since the initial submission following concerns raised by WBC ecologist regarding the outward spill levels upon the adjacent bat commuting and foraging corridor running through the site. The amendments include baffles being installed on the light fittings, and a different lighting spectrum which has reduced the degree of outward lightspill. The revised details are considered acceptable with regards to light sensitive species and condition 6 requires their installation in accordance with such approved details. With these measures, the local planning authority can be confident that the proposal will maintain the favourable conservation status of protected species that have been identified as using the site.

#### *Net gain for biodiversity*

25. The NPPF para 170 (d) requires development to provide net gains for biodiversity where possible. A biodiversity net gain plan has been submitted as part of the proposed landscape strategy plan which is considered to demonstrate that biodiversity net gain would be achieved in accordance with the NPPF and MDD Policy TB23.

26. However, whilst not currently mandatory, there is emerging national policy relating to the introduction of a Biodiversity Net Gain mandatory requirement of 10% and it is considered that such provision could be achieved on this site in conjunction with the landscaping proposals. However, it is not expected that the full details of such provision can be understood until such time that the detailed landscaping plans required under condition 9 are submitted for approval. As such, condition 18 is recommended to require the provision of such details. Therefore, subject to the approval of details relating to the above referenced conditions, it is considered that the proposals are acceptable in ecological terms.

#### **Access and Movement:**

27. In line with Core Strategy Policy CP6 – Managing Travel Demand and MDDL Policy CC07 – Parking, additional on-site parking is proposed in conjunction with the proposals.

#### *Parking and sustainability*

28. A Transport Statement accompanied the application and has been reviewed by WBC Highways. As previously mentioned, the proposals include the provision of an additional 39 parking spaces, four of which would be large enough to accommodate mini-buses. This would bring the total level of parking across the site to 164 spaces. WBC Highways are satisfied with the proposed level and layout of the parking provision for the proposals.

29. Notwithstanding this, some of the comments received at the application consultation stage referred to the limited bus services to the site, and therefore do not consider the site to be sustainably accessible other than to local residents or people travelling by car. However, due to the location of the park being partially in the North Wokingham Strategic Development Location, it is

considered that non-vehicle modes of access to the park will improve as part of the wider SDL sustainable travel infrastructure measures i.e. the site can be accessed from the adjacent Northern Distributor Road which includes a 3m wide pedestrian/cycle path. Some of the new sections of this route connecting Coppid Beach roundabout with the Reading road are already open, including the Bell Foundry Lane section which runs along the northern boundary of the site. A new bus stop is also being installed on Twyford Road, close to the main entrance to the park, in conjunction with improved local bus service in the area. Such improvements have been secured in conjunction with the SDL developments in the area. In addition to this pedestrian / cycle connectivity is being improved in the local area and to the town centre as part of the wider developments. As such the site is considered to be well connected. It is also considered likely that for sporting events, such as competitions or leagues, participants are likely to travel by private minibus which will also limit impacts on the network.

30. As the car park is shared between a number of uses on site, the Transport Statement submission included a parking utilisation exercise, the results of which are considered to have satisfactorily demonstrated that the level of parking provision can acceptably accommodate the day to day on-site parking demands. Notwithstanding this, WBC Highways have recommended a condition is imposed requiring a parking management strategy for the site, in order to ensure that the car park is appropriately managed to ensure there is no overlap between any large scale events proposed by other users of the car park and/or the users of the pitches (condition 12).

31. At present, there are no electric vehicle charging points on site, and therefore in accordance with existing Policy CC07 and emerging guidance, four of the existing parking spaces located next to the pavilion building would be designed for this purpose, the details for which would be secured by condition 14. The original submission proposed two such spaces, and has therefore been increased to 4 spaces following comments from WBC Highways. Also in line with Highways comments, a further two spaces next to the pavilion building will be designated for users with disabilities, in order to bring this provision in line with WBC parking standards. An area has also now been incorporated in the layout for the parking of motorcycles as well as a covered cycle stand to accommodate 12 stands (24 bicycles). This would be positioned close to the west end of pavilion building. The originally proposed location on the southern side of the car park was not considered suitable by both the Crime Prevention Design Advisor as well as WBC Highways, and as such has been moved to an area where it will benefit from natural surveillance from the pitches as well as from the pavilion building. The revised proposed location is therefore now considered acceptable. Details of the cycle store enclosure is secured by condition 15.

32. The proposal originally included a 1m wide footpath behind the new parking area. Whilst this was welcomed, in line with Highway comments this has been increased to 2m wide and will be required to be constructed with appropriate dropped kerbs and tactile paving. Such details would be secured under the hard and soft landscaping details required under condition 9.

#### *Highway Safety and Traffic Impact*

33. As the proposals do not include any proposed changes to the nature of the existing uses on site, the proposals do not give rise to concerns

relating to Highway safety or Traffic Impact in accordance with MDD Policy CP6. Any potential construction related traffic issues should be satisfactorily dealt with through the submission of a Construction Method Statement as required by condition 11.

**Flooding and Drainage:**

34. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner.
35. The application site falls within Flood Zone 1 where the risk of flooding is low. The application is, however, supported by a Flood Risk Assessment along with a Drainage Strategy. The existing drainage system for the playing pitches comprise a series of main and carrier drains which run to an open drainage ditch on the Bell Foundry Lane boundary, then connect to a culvert under the highway to outfall in the Ashridge Stream. This system is considered outdated and is proposed to be replaced, and although will continue to drain to the same outfall location, this would be at controlled rates, in agreement with WBC as the Lead Local Flood Authority (LLFA). The newly proposed drainage system for the grass pitches will also incorporate the drainage system for the AGP, whilst surface water associated with the additional car parking area will be directed via road gullies into the main highway drainage. The improved drainage for the pitches will improve water run off over the existing situation.
36. WBC Flood Risk and Drainage Officer has reviewed the submitted documentation and considers the proposed drainage strategy to be acceptable subject to further details (secured under condition 16) relating to calculations indicating the greenfield runoff rate from the site; full calculations relating to the 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 preferably better), along with details demonstrating how any SuDS for this development would be managed and maintained throughout the lifespan of the development.

**Environmental Health and Residential Amenity:**

37. Core Strategy Policy CP3 requires that new development should be of a high quality of design that does not cause significant detriment to the amenities of adjoining land users and their quality of life. MDD Policy CC06 proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors.
38. The proposals are not introducing new development in terms of the land use, however, the provision of the AGP will enable its use all year round and later into the evenings through the provision of the surface material associated lighting. As such, an acoustic report has been submitted with the application which has been reviewed by WBC scientific officer. The noise assessment measured predicted noise levels arising from the use of the AGP on the nearest noise sensitive receptors i.e. the three residential properties located to the west of the proposed pitch, which are located inside the vehicular entrance to the park. The nearest of

these properties is located approximately 94 metres from the nearest boundary of the proposed pitch.

39. However, the acoustic report concludes that the predicted noise levels associated with the use of the AGP would be comfortably within noise guidelines and as such no noise mitigation measures are considered necessary in this instance. Notwithstanding this, a condition is recommended in relation to the hours of use of the pitch as well as a condition restricting the provision of a public address system in order to ensure suitable restrictions in respect of protecting existing residential amenities. Conditions (6 &7) are therefore recommended in this respect.

40. A floodlighting impact assessment has also been submitted which has been designed to comply with the Institution of Lighting Professionals guidelines, which WBC Scientific officer also raises no objection to. As referred to earlier in the report, the lighting has also been designed in order to minimise outwards lightspill in order to ensure their operation would not have a detrimental impact upon the bat commuting/foraging route along the existing trees adjacent to the pitch.

**Archaeology:**

41. MDD Policy TB25 states that in areas of high archaeological potential, applicants will be required to provide a detailed assessment of the impact on archaeological remains. If development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

42. However, the application site is not located within an area identified as being of high archaeological importance, and as such a detailed assessment is not required in this instance. This is acknowledged within the response received from Berkshire Archaeology's response which advised that there are no known heritage assets within the area of Cantley Park Recreation Ground. Their response advised that as the development proposal will generally involve superficial ground works or deeper works of very modest area, it would not be proportionate in this case to seek archaeological investigation, should the application be permitted. They therefore advised that no further action is required in relation to the application with regards to archaeological matters.

**Sustainable Design/Construction:**

43. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is amplified by MDDL policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010).

44. A sustainability report has been submitted in support of the application, which sets out the various measures which were considered and are proposed in the refurbishment of the existing pavilion building in order to contribute to reducing energy demand on site, and as such, reduce CO2 emissions. Such measures the

provision of new insulation into the existing cavity walls where possible, as the existing cavity wall construction contains basic insulation levels due to the age of the building. It is also proposed that the existing roof insulation will be replaced with new insulation above ceiling level.

45. The proposed refurbishment works to the building will also include the provision of a new energy efficient boiler plant and LED light fittings in conjunction with the replacement of the buildings' mechanical and electrical services. A rainwater harvesting system is also provided to collect the roof water from the pavilion building to a holding tank in order to provide a water supply for pitch irrigation during the dry periods of the year, thereby reducing water consumption on site.

46. Externally, it is proposed that the AGP flood lights will have low-energy LED light fittings. Photovoltaic solar panels are also proposed to be incorporated on the south side of the roof of the pavilion building, serving as a renewable energy measure which will contribute to a reduction in CO2 emissions in accordance with the aims of Policy CC05. However, as the proposals relate to the refurbishment of an existing building and would not be creating over 1000sqm of floorspace, the requirement to demonstrate that the proposals would deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology do not apply in this instance. The proposals nonetheless incorporate sustainable design measures which will contribute to reducing energy demand on site, and as such, reduce CO2 emissions.

47. Therefore, subject to the implementation of the energy efficiency and renewable energy measures as proposed (required under condition 17), the development is considered to be acceptable in respect of contributing towards the goal of achieving zero carbon developments.

### **Waste and Recycling**

48. MDDL Policy CC04 requires all development to incorporate suitable waste management facilities including on-site recycling. The Design and Access statement advises that there is existing onsite provision for accommodating waste and recycling. This area is located close to the pavilion building, and is proposed to be continued for this purpose to accommodate the additional waste and recycling that the café may generate. This arrangement is considered acceptable in accordance with policy CC04.

### **Community Infrastructure Levy (CIL), Special Protection Area (SPA)**

#### *Community Infrastructure Levy:*

49. The nature of the proposed development is not CIL liable.

#### *Special Protection Area*

50. Due to the nature of the proposals being for the development of a recreational nature, they would not give rise to issues concerning possible impacts up on the SPA.

### **Employment Skills:**

51. Policy TB12 of the Wokingham Borough Council MDD, requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP) with a

supporting method statement. However, in this instance WBC Economic Prosperity and Place team advice that an ESP would not be required in this instance due to the nature of the proposals which would not provide new floorspace in excess of 1000sq.m.

**The Public Sector Equality Duty (Equality Act 2010)**

*In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.*

**CONCLUSION**

It is considered that the proposals are acceptable in planning terms as they would result in an improved sports pitch provision on site together with refurbished and improved ancillary facilities which will also benefit users of other facilities within the park. Appropriate mitigation is proposed to overcome impacts, where necessary and the proposals would not result in significant harm to existing surrounding residential amenity. The application is considered to comply with Development Plan policies and can therefore be recommended for approval

Encs. Existing site layout; proposed site layout plan; proposed car park plan; proposed landscape strategy; existing floorplans and elevations; proposed floorplans and elevations; proposed AGP details

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