

ITEM NO: 5

Application No.

17/01371/FUL

Site Address:

Ward:

Wildridings And Central

Date Registered:

10 January 2018

Target Decision Date:

11 April 2018

**Ranelagh School Playing Fields Larges Lane
Bracknell Berkshire**

Proposal:

Erection of a sports facility including all weather football/rugby pitch with associated floodlighting; Multi-Use Games Area (MUGA) for football/hockey; MUGA for tennis/netball; two storey education building; 100m sprint track and long jump pit; and provision of new access with parking and vehicular turning facility

Applicant:

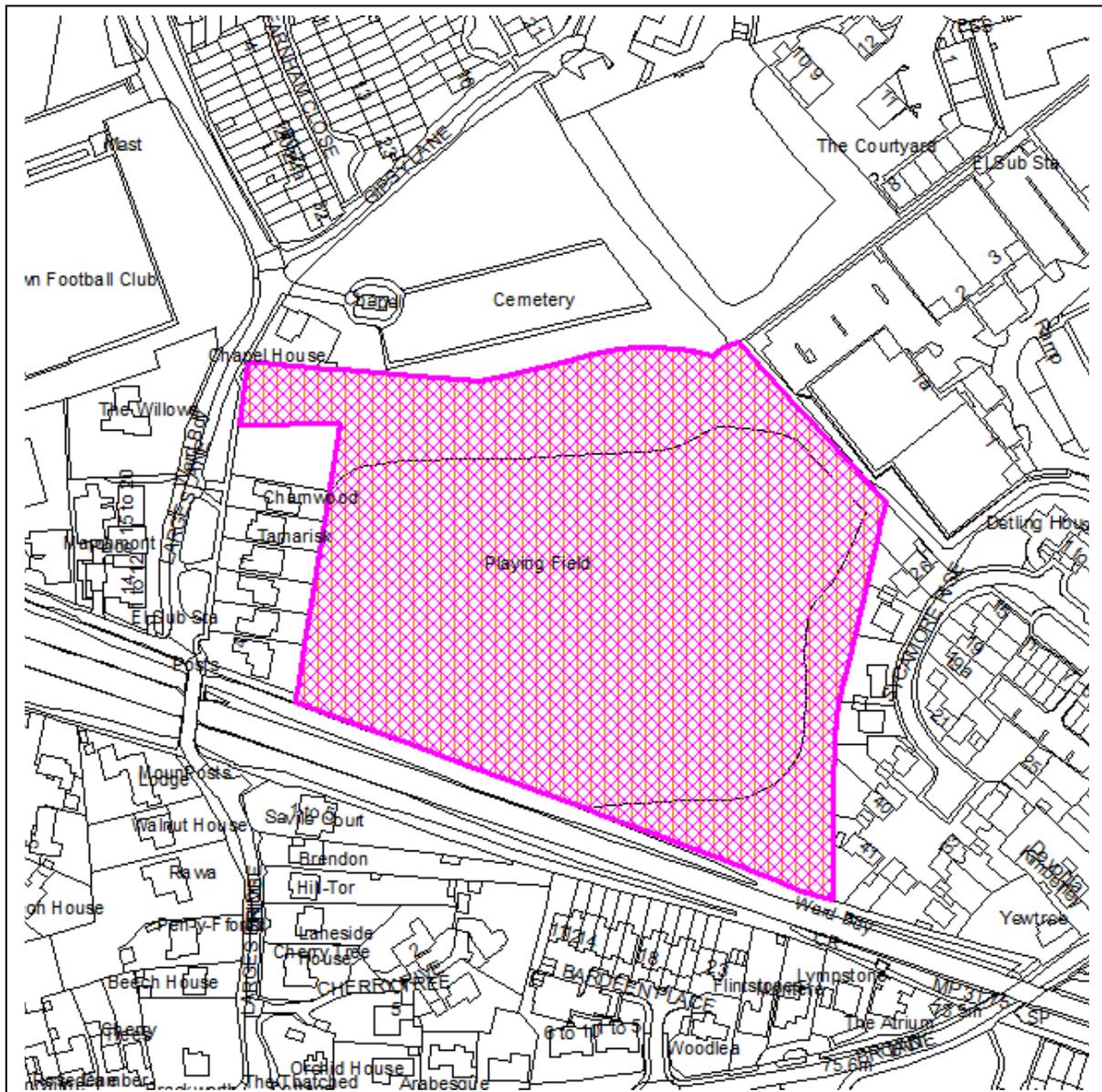
Ranelagh School & Bracknell Town FC

Agent:

Mr Neil Davis

Case Officer:

Jo Male, 01344 351128

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

- 1.1 The application is submitted jointly by Ranelagh School and Bracknell Town Football Club and proposes the erection of a shared-use sports facility including a floodlit all-weather football/rugby pitch; a multi-use games area (MUGA) accommodating netball and tennis; a further MUGA for football and hockey; a two storey education building; a 100m sprint track and long jump pit; and the provision of a new access onto Larges Lane with associated parking and turning facility.
- 1.2 The site lies within the settlement and the principle of development is acceptable. The site is currently in use as a grass playing field serving Ranelagh School, however its use is limited by the ground conditions during the winter months. The proposed development would upgrade the facilities available to the school which would then be used by Bracknell Town Football Club, outside school hours. Policy R3 of the Local Plan supports the shared use of recreational facilities where this can provide community benefits.
- 1.3 It is accepted that the proposed development will intensify the use of the site and extend the period that it is used, beyond that of the school hours. However, it is considered that the impact on the amenities of adjoining occupiers in terms of noise/disturbance and the effect of the floodlighting would be acceptable and that adequate access and parking to the site can be provided.
- 1.4 Sport England is a statutory consultee in respect of this application and has submitted a 'holding objection' in respect of the latest revised plans, subject to receipt of additional information. This has been provided by the applicant and a final response is awaited. Sport England's initial response suggests that, should its objection be maintained and members be minded to approve the development, it would be necessary under The Town and Country Planning (Consultation) (England) Direction 2009 to refer the application to the Secretary of State prior to the issue of any planning permission, who has the option to 'call in' the application. The Direction identifies 3 specific grounds for objection which would trigger this requirement. These relate to instances where there is a deficiency in playing fields in an area, the proposed development would result in such a deficiency, or where a replacement playing field is being provided as part of a development which is not considered to match the quantity, quality or accessibility of the one that would be lost. Objection on any other grounds would not result in a requirement to consult the Secretary of State.

RECOMMENDATION
Planning permission be granted subject to the conditions and obligations set out in Section 12 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Angell and following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
TPO 1238 covers 34 individual trees on the site's northern and eastern edge and an area of woodland in the south-west corner of the field bordering the railway to the south and the properties in Sycamore Rise to the east.

- 3.1 The site comprises a grassed playing field that serves Ranelagh School. It is currently undeveloped and vehicular access is limited to maintenance access. The playing field is located remotely from the school, immediately to the north of the railway line. Pedestrian access is provided at the site's south-western corner by means of a footpath which runs between the railway line and No. 4 Larges

Lane. School children access the site by means of the footbridge over the railway line which links Larges Bridge Drive with Larges Lane.

- 3.2 The site has a limited frontage onto Larges Lane and extends to the rear of six dwellings located on the eastern side of Larges Lane. A hoarding has been erected along the site's boundary as it faces Larges Lane and an area of shrubbery/trees between the highway and the site frontage has been cleared and the land hard-surfaced with tarmac. There is currently no access/dropped kerb to the highway in this area and it appears that the clearance and re-surfacing works have been undertaken within the extended highway boundary.
- 3.3 The site's northern boundary adjoins the Larges Lane Cemetery, with Chapel House set adjacent to the site's north-western corner. On the site's north-eastern corner are buildings located within the Eastern Road Industrial Estate, with the curtilages of 8 residential properties within Sycamore Rise abutting the site's eastern side. The site's southern boundary is marked by the railway line.
- 3.4 There is a fall in the land across the site of approximately 5 metres west to east, and a fall, south to north of approximately 3m.

4. PLANNING POLICY

For Bracknell Forest, the Development Plan includes the following:

- Policy NRM6 of the South East Plan (May 2009)
- Bracknell Forest Borough Core Strategy Development Plan Document (CSDPD)
- Bracknell Forest Borough Local Plan (BFBLP)
- Site Allocations Local Plan (SALP)

5. RELEVANT SITE HISTORY

None

6. PROPOSAL

- 6.1 The application proposes the construction of a sports facility to be used by both the Ranelagh School and Bracknell Town Football Club. The development of the site would provide:
- an all-weather football/rugby pitch which would be lit by means of floodlights mounted on 15m high columns;
 - Two adjoining MUGAs which can accommodate hockey, football, tennis, and netball which would be unlit;
 - a two storey educational building which includes a café, classrooms and changing facilities;
 - a 100m sprint track and long jump pit; and,
 - a new access onto Larges Lane and associated parking facilities.
- 6.2 The application has been amended since its first submission to delete the originally proposed netball courts facilitating the relocation of the development further away from the protected trees on the site's southern boundary. A further revision has been made, changing the nature of the pitch closest to the properties fronting Larges Lane, removing floodlighting from this pitch and increasing car parking on site.

7. REPRESENTATIONS RECEIVED

BRACKNELL TOWN COUCIL

- 7.1 Bracknell Town Council recommend REFUSAL of the application. In response to the original submission this recommendation was made for the following reasons:

1) Traffic, Parking and Access Problems:

The location of this sports facility entrance/exit would be at the narrowest point of Larges Lane, a small country lane leading to a quiet cemetery and several dwellings. Traffic here is already

regularly congested as St Joseph's Primary School shares a single lane entrance from this corner in Larges Lane, school drop off/collection times or any events being held at the school cause maximum congestion and parking problems. Additionally 14 new dwellings are being built opposite the proposed entrance which will obviously cause more on street parking, although some off street parking is provided the volume of vehicles per household will no doubt exceed this. Funerals at Larges Lane Cemetery are already having to be arranged so as not to coincide with congested times, limiting the times funerals can be held, as this causes parking problems for the mourners attending the funeral and further congests the road. Larges Lane already suffers congestion as it is a lane to allow this development would be detrimental to the area and public that already use it. Where are the users of this new facility meant to park in this already congested area?

2) Residential amenity:

As a joint venture the proposed sports facility will be in constant use until late most evenings due to the fact the pitches will be hired out when not being used by the applicants, the noise level will be raised considerably as the land is nestled between houses and the Cemetery in this quiet lane. This change will not only have a large impact on the local residents surrounding the land but will have a detrimental effect on Larges Lane Cemetery which has long been created as a quiet haven for family and friends to visit their deceased loved ones with time to reflect in a beautiful peaceful setting. Floodlights will also be erected around each pitch and will be in regular use, although the lights may be classed as environmentally acceptable they will have significant effect on the surrounding residential properties that share the lands boundaries.

3) Effect on the character of a conservation area:

Transition from a school playing field to a full sports facility will impact on the wildlife that has been encouraged by Larges Lane Cemetery. In 1996 it became part of a national project and is now designated as a 'Living Churchyard' having won an award for being wildlife friendly. The change of use of this land creating considerably more traffic flow and foot flow will have a negative effect on this Conservation Area, the Cemetery had become a haven for small wildlife and birds that may have already lost habitat due to the substantial residential building happening in the Bracknell Forest area. The removal of many of the Trees from the boundary with the Cemetery has already had a negative effect on the wildlife.

4) Following the clearing of the wooded area and raising of the soil along the boundary between the school and the Cemetery, the cemetery has suffered flooding which has caused emotional trauma to visiting relatives. The garage attached to the Cemetery property has also suffered significant flooding

Following the revision of the application to delete the netball courts, the Town Council continued to recommend refusal of the application for the following reasons:

'Since previously commenting on this application new dwellings have been built in Larges Lane creating even more traffic congestion in this narrow road causing parents who are dropping off their children at the school in this lane to park half on the road and half on verges, totally unsuitable for residents and other users of this lane. The traffic load is already too busy for this small lane to cope with.

BTC Councillors still recommend refusal for the negative impact this would create and previous reasons given'.

The application was further revised to amend the design of the MUGA on the western side of the site and to delete any form of floodlighting from this area, and to provide on-site parking. Bracknell Town Councillors again recommend refusal for the following reasons:

'although Councillors are in support of school facilities to encourage children to keep fit and healthy in their school years, B.T.C feel this application is overdevelopment in all areas, the size of the sports facility, the flood lights, the amount of sport pitches and the parking facilities considering its position in a small lane that narrows to single file at the point of entry to this sports field'

7.2 A total of 340 representations have been received. These include 35 letters of objection. The concerns raised are summarised below, but include detailed submissions relating to the methodology adopted in the Noise Impact Assessment and Lighting Assessment submitted by the applicants. These have been referred to the Environmental Health Officer for consideration and are referred to in Section 10 of this report:

- Overdevelopment of the site
- Size, style and materials of proposed building is not sympathetic to character of site
- Scale of development exceeds the school's needs
- Increase in intensity of use – frequency/duration of noise disturbance
- The use will impact upon visitors to the cemetery
- Development will increase risk of flooding to cemetery and properties in Sycamore Rise
- Overlooking of adjacent properties from external terrace
- Traffic Generation
- Inadequate parking
- Concerns that Bracknell Town Football Club will relocate to the site and their existing site will be redeveloped for residential purposes
- Intensification of use of site to 7 days a week and into the evenings
- The development is not necessary as similar facilities are provided elsewhere
- De-valuation of adjacent properties
- Excessive Noise
- Balls being kicked into adjacent gardens
- Impact on change on levels across site
- Impact of proposed planting on existing gardens in terms of loss of light and risk to foundations
- Proposed landscaped mound would lead to overlooking of adjacent gardens
- Previous site clearance impacted on habitats and the proposed development does not allow this balance to be re-established
- Impact of floodlighting on adjacent properties
- Wider light pollution
- Lack of appropriate run-off area to pitches
- Development reduces the number of sports that can be played at the site
- Impact on trees and the biodiversity they support
- Hours of operation
- The need for a lighting curfew
- Concern about use by other organisations

7.4 A total of 305 letters of support have been received in respect of the application. It is estimated that, of these, approximately 40% come from addresses outside of the Borough. The main issues raised are:

- The proposed facilities will be an asset to the school, club and wider town
- The facilities will promote healthy living amongst local young people
- The scheme enhances the regeneration of Bracknell
- The football club currently supports community projects
- It will improve grass root facilities
- The development offers significant benefits in terms of it being a joint venture
- The all-weather surface will remove the issue of games being cancelled due to bad weather
- Employment would be provided during construction works

8. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

8.1 No objection subject to appropriate conditions and obligations. See report for further details.

Trees

8.2 Objects to loss of highway trees as detailed in report.

Landscape

- 8.3 Objects to loss of highway trees. Considers principle of proposed landscaping scheme acceptable but requires additional details of ground preparation and planting operations and amendment to wildflower plant mix.

Sport England

- 8.4 Issued a holding objection in respect of revised plans. Details of earlier responses set out in report.

Biodiversity

- 8.5 Subject to the lights not being illuminated during the months when bats are active, then there are no objections to the application on ecology grounds.

Environmental Health

- 8.6 Development would not result in unreasonable noise levels provided proposed mitigation is secured. The methodology and conclusions of the lighting assessment are accepted and it is not considered that the floodlighting would cause a material loss of amenity to adjacent properties, subject to the proposed mitigation being in place. Conditions are also recommended in respect of potential contamination, the control of environmental effects during construction and hours of working, as detailed in the report.

Drainage

- 8.7 Recommend approval subject to conditions.

Waste and Recycling Manager

- 8.8 No comments.

Environmental Policy

- 8.9 No comments received.

Licensing

- 8.10 Having reviewed the application, it does not appear that there are any activities proposed which would require a licence

Archaeology

- 8.11 No objection subject to condition.

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

- 9.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Trees	Saved policies EN1 and EN2 of BFBLP	Consistent
Noise	Saved Policy EN25 of BFBLP	Consistent
Recreation	CS8 of CSDPD, Saved policy R3 of BFBLP	Consistent with Chapter 8 of NPPF which seeks to retain and improve recreational facilities and to plan positively for shared use of community facilities
Sustainability	CS10 and CS12 of CSDPD	Consistent
Biodiversity	CS1 and CS7 of CSDPD	Consistent
Parking/Highway Safety	Saved policy M9 of BFBLP and policies CS23 and CS24 of CSDPD	Consistent NPPF refers to LAs setting their own parking standards

		for non-residential development, this policy is considered to be consistent.
Supplementary Planning Documents (SPD)		
Parking standards SPD Planning Obligations SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

10. PLANNING CONSIDERATIONS

The key issues for consideration are:

- i. Principle of Development
- ii. Impact upon Character and Amenities of the Area
- iii. Highway Considerations
- iv. Trees
- v. Landscape
- vi. Floodlighting
- vii. Noise
- viii. Biodiversity
- ix. Licencing
- x. Drainage
- xi. Sustainability
- xii. Contamination
- xiii. Archaeology
- xiv. Environmental Effects of Development
- xv. Securing Necessary infrastructure/CIL

i. Principle of Development

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.
- 10.2 The NPPF confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 11 sets out that for decision takers this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 10.3 Paragraph 96 of the Framework indicates that *'access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities'*. The following paragraph states (inter alia) that *"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless... (b) 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 (c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss of the current or former use"*.

- 10.4 Policy CS1 reflects Sustainable Development Principles and indicates that development will be permitted which *'makes efficient use of land, buildings and infrastructure'* and which *'protects and enhances the health, education and safety of the local population'*. Policy CS2 sets out the locational principles for development and indicates that development will be permitted within defined settlements where it is consistent with the character, accessibility and provision of infrastructure within that settlement.
- 10.5 Policy CS8: Recreation and Culture of the Core Strategy confirms that development which *'retains, improves, and maintains existing Recreational Facilities and/or provides new Recreational Facilities'* will be permitted. Policy R3 of the Local Plan relates to the dual use of educational facilities and states that *"In the determination of planning applications for educational facilities, the Borough Council will treat dual use as a material consideration where such an arrangement would benefit the community"*.
- 10.6 The application site is located within a defined settlement and comprises a playing field used solely in connection with Ranelagh School. Its continued use for sporting purposes is consistent with the locational principles set out in Policy CS2 of the Core Strategy and the Football Club's use of the site outside of school hours, is considered to make efficient use of the site consistent with the principles of Sustainable Development as set out in the NPPF and Policy CS1 of the Core Strategy, and has the potential to enhance the health and education of the local population.
- 10.7 The proposed development is intended for dual use between the school and Bracknell Town Football Club, whose existing site is located on the opposite (western) side of Larges Lane. The school would retain exclusive use during school hours with the football club utilising the site during the evenings and weekends. It is not intended that the development would be available for hire by other sporting clubs or members of the public.
- 10.8 The existing playing field is undeveloped and does not provide any changing facilities. Its use is limited during winter months as the grass pitches become water-logged and unplayable. The provision of all-weather pitches for a variety of sports, changing and classroom facilities therefore represents a significant improvement of the existing recreational facility consistent with Policy CS8. Furthermore, the Football Club's use of the site, opening the use of the facilities to the wider community, albeit as part of the Club's organised programme, represents a material consideration which weighs in favour of the scheme in accordance with Policy R3 of the Local Plan.
- 10.9 Given that the site is currently an undeveloped playing field, Sport England is a statutory consultee in relation to the application. Their original consultation response raised no objection to the application, subject to conditions relating to:
- Community Use Agreement to be submitted and approved, which sets out how the facilities will be made available for community/club use, in addition to the school use
 - Full technical specifications being submitted and approved for all facilities proposed to ensure compliance with the relevant industry Technical Design Guidance
 - Certification that artificial grass pitch has met FIFA Quality Concept for Football Turf standard or equivalent and that facility has been registered with FA's Register of Football Turf Pitches
 - Management and maintenance scheme for the facilities
 - Details of constructor's compound during the construction phase (including protection of existing playing field)
 - Hours of Use of pitches
 - Full technical specifications for proposed floodlighting
- 10.10 The NPPG identifies 6 tests for conditions which include that they should be 'necessary' and 'relevant to planning'. Whilst the imposition of conditions relating to a constructor's compound, hours of operation and floodlighting are all considered reasonable, those relating to the need for a community use agreement, technical specifications for the facilities, a management and maintenance scheme, and certification and registration of the artificial grass pitch require more careful examination.

- 10.112 The application is predicated on the basis that the use would be limited to that by the school and the football club. It does not envisage any wider use by other sports clubs or members of the public. The applicants make the point that activities at Bracknell Town Football Club are aimed at encouraging wider community participation, however it is not intended that any other community groups would use the site and accordingly, it would be unreasonable to impose a condition requiring a Community Use Agreement to be provided.
- 10.12 Should Members be minded to grant approval for this scheme, it is recommended that a condition be imposed, restricting the use of the development to that by the applicants in accordance with the terms of the application, since there are concerns (which are discussed later in this report) that any further intensification of the use could lead to amenity and highway issues. Such a condition would retain control over the future use of the site and would necessitate the submission of a further planning application, should circumstances change and wider community use of the development be proposed.
- 10.13 The submission of such an application would provide an opportunity to secure a community use agreement. This could cover the matters requested by Sport England such as hours of availability, management arrangements, pricing policy etc, These matters would form part of the assessment of the acceptability of a wider range of users being permitted to utilise the facilities.
- 10.14 Sport England also requested conditions requiring full specifications of the facilities to ensure their compliance with industry standards, certification of the artificial grass pitch and a management/maintenance schedule which are required to include the replacement of the artificial grass pitch within a specified period. These conditions are considered unreasonable in that they place a disproportionate burden on the applicant and are not necessary to make the development acceptable in planning terms.
- 10.15 This issue has been discussed with Sport England, which maintains that the conditions are reasonable and confirms that it would object to the scheme in the absence of a Community Use Agreement being secured by condition.
- 10.16 Sport England has been re-consulted in respect of the revised plans and has issued a 'holding objection' pending the receipt of further information. This has been provided by the applicant and their final response is awaited. The Town and Country Planning (Consultation) (England) Direction 2009 identifies three grounds of objection by Sport England which would result in the Secretary of State having to be consulted prior to the issue of an planning permission, providing an opportunity for the application to be 'called in'. Objection on any other ground would not necessitate the Secretary of State being consulted.
- 10.17 Whilst the proposed development involves the loss of an undeveloped playing field, national policy (para. 97 of the NPPF) indicates that this can be justified in instances where:
- 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 recreation provision, the benefits of which, clearly outweigh the loss of the current or former use.
- 10.18 Although Sport England's final comments in respect of the revised plans are awaited, any objection received from it, as a statutory consultee, is clearly a material consideration in the determination of the current application.
- 10.19 However, the Local Planning Authority, as decision maker, is required to undertake its own assessment as to any justification for the loss of a playing field having had regard to all material considerations. The school's use of the existing playing field is limited by the weather, with the site becoming unusable in particularly wet conditions. The proposed development would provide a year-round sporting facility for use by the school, incorporating new teaching accommodation and changing facilities. Such an improvement to an existing recreational facility offers a significant benefit to local school children and is entirely consistent with Policy CS8 of the development plan. The scheme involves a dual use, partnered with the Football Club, which itself encourages public

participation in a wide range of youth teams. Such a dual use, which offers some wider community benefit, is a material consideration weighing in favour of the proposal in accordance with policy R3.

- 10.20 Whilst the application does not propose a wider community use of the site by other sports clubs or individuals, there are concerns that an unrestricted use of the site, i.e. by a wider range of clubs and members of the public, could lead to highway and amenity issues. As a result, it is recommended that any permission granted, be subject to a condition which limits the use of the site to that by the applicants and it is not considered that a condition securing a Community Use Agreement is necessary or appropriate within the terms of this application.
- 10.21 On this basis, Officers are of the opinion that the benefits of the alternative sports provision being proposed, both to the school and the local community, outweigh the harm caused by the loss of the playing field and that the principle of the development is acceptable.

Impact upon Character and Amenities of the Area

- 10.22 Ranelagh Playing Fields adjoins Area A of the Bracknell Study Area as identified within the Council's Character Area Assessments SPD. This is centred on Church Road/Larges Lane and is characterised by substantial buildings set in large areas of open space comprising the college and sports facilities, with residential development of a more domestic scale situated at the southern end of Larges Lane.
- 10.23 The site provides a continuation of this character, comprising a large scale undeveloped area, flanked by domestic scale properties in Larges Lane and Sycamore Rise, with the substantial buildings of the Eastern Road Industrial Estate abutting its north-eastern corner.
- 10.24 The proposal introduces all-weather surfaced pitches/athletics facilities across the width of the site and the construction of a two-storey educational building on the northern edge of the sports pitches.
- 10.25 Although the proposal would introduce a significant amount of built development onto the site, including fencing and car parking, when viewed from beyond its boundaries, the land would fundamentally retain its character as an open sports facility. The scale of the proposed educational building is subordinate to the size of the site and officers are satisfied that the development would not have an adverse impact upon the character of the area.
- 10.26 The proposed building provides accommodation extending 1,077sq.m over two floors. On the ground floor it provides changing facilities, a gym and café, with classrooms, a common room and external terrace at first floor level. A stand accommodating approximately 120 spectators (standing only) is shown on the southern elevation of the building. The building would have an overall height of 7.5m.
- 10.27 The building would be set at a distance of some 63 metres from the nearest residential property in Sycamore Rise, and due to the existing rise in the land, would have a floor level set approximately 1.6m above the level of the land at this property's boundary. The boundary at this point benefits from some boundary screening provided by a number of oak trees protected by TPO 1238. Furthermore the submitted landscape proposals indicate the planting of a number of rowan and birch trees at a minimum height of 4.5m in this area. However, even in the absence of the available and proposed planting, it is considered that the degree of separation between the proposed building and its nearest neighbours is sufficient to ensure that the building, would not cause any loss of amenity to these adjacent neighbours.
- 10.28 The site is already in use as a sports facility, with the attendant level of activity and noise that will have some impact upon the residential amenity of adjacent occupiers. The proposed development will facilitate an intensification of this use through the use of the site in the evenings and at weekends and by introducing vehicular movements within the site, and floodlighting to the facilities. All of these have the potential to impact upon adjacent occupiers and are dealt with in following sections of this report.

Design and Appearance

- 10.29 Policy CS7 of the BFBCS seeks a high quality of design for all development within Bracknell Forest and encourages innovative architecture. Policy EN20 of the BFBLP seeks developments which will be in sympathy with the appearance and character of the local environment, and appropriate in terms of their mass, design and materials, layout and siting.
- 10.30 The proposed building is modern in design and linear in form. The ground floor would be clad in stone, with the first floor encased by perforated aluminium cladding which would be articulated by opening shutters. Lighting from behind the building would be visible through the metal cladding and has the capacity to display branding.
- 10.31 At the eastern end of the building there would be a covered terrace, provided within the undercroft of the first floor. A viewing balcony would be located at first floor level on the southern elevation of the building, within the enclosure provided by the cladding, and served by opening shutters.
- 10.32 The western elevation is shown as being fully glazed and would provide the principal frontage to the building, overlooking an external paved landscaped plaza opposite the proposed parking area which would contain specimen planting and a seating area. Along the southern boundary of this landscaped area, there would be a 'feature external spine wall' constructed with stone cladding that would extend into the ground floor of the building.
- 10.33 The proposed access and parking areas would have a permeable surface and an artificial grass 'spinal link' will separate the two pitches and provide access to the athletics facilities to the south. The entrance would be marked by curved entrance walls and piers and a small security lodge (15sq.m) would be provided within the site.
- 10.34 The bulk and massing of the building currently proposed is considered to be appropriate to the character of the local environment and its design responds to the function of the site. The proposed development is an innovative design, constructed using high quality materials and set within a well-conceived landscaped setting and is considered to be consistent with the aims of development plan policies CS7 and EN20.

Highway Considerations

Access

- 10.35 Ranelagh School Playing Fields are currently accessed on the corner of Larges Lane and Mount Pleasant via an unmade track with pupils walking between Ranelagh School and the Playing Fields (via Mount Pleasant on the north side of the railway and an informal footpath on the south side of the railway linking into Larges Bridge Drive). Vehicular access is limited to maintenance vehicles.
- 10.36 A new access is proposed off Larges Lane between the Cemetery and a row of residential properties, as shown on the amended Proposed Site Plan (drawing 17-J001673-02-101-P7). The Council's records indicate that the adopted highway extends to the back edge of the footway/path, and that there is a triangular piece of land between the footway/path and the field boundary (on the northern side of the proposed access), which would be required for the access, and which is not highway. The applicant has included this land within the red line area (shown on the location plan), and has completed certificate D (within the application form). Thus, the applicant has demonstrated that a means of access onto the highway can be achieved. The applicant will need to purchase this land, and have it dedicated as public highway. There is no access/dropped kerb in this position, at present; though it is noted that a hoarding has been installed along the field boundary, shrubbery has been replaced with tarmac, and trees appear to have been removed. The means of access should be secured via a pre-commencement planning condition.
- 10.37 The applicant's Transport Statement (TS) dated 15/05/2018 includes a speed survey, which was carried out to the south of the proposed access (north of The Willows) over a week in May 2017. Sight-lines of 2.4m by 33m to the left, and 2.4m by 36m to the right are required, based on recorded 85% vehicle speeds of 28mph (the speed limit is 30mph), and Manual for Streets. The sight-line to the left (south) of the proposed access is shown on drawing 67031-TS-002 (within the applicant's

TS) as being through a line of trees (which are within the highway). The Highway Authority understands that the Tree Officer has objected to the removal of two trees to form the access (bell-mouth and footways). However, further trees would need to be removed to provide the visibility splays, and it is suggested that this should be considered now. The Highway Authority recommends a planning condition that visibility splays are provided (as shown on approved plans) prior to commencement of development.

- 10.38 A 5.5m wide bell-mouth access with 2m wide footways to either side is proposed, which would be acceptable to support the range of sports facilities shown on the amended Proposed Site Plan. Larges Lane is relatively narrow at 4.3m across the northern extent of the site frontage (close to the proposed access), though vehicle tracking has been provided (drawing 67031-TRK-011 to demonstrate that two cars can pass at the access, and along Larges Lane.
- 10.39 Vehicle tracking for a coach in and out of the proposed access has been provided (drawing 67031-TRK-012), and whilst a coach can make turns, a coach would come into conflict with cars entering and exiting the access of the sports facility, and block access for other users of Larges Lane. Thus, off-site highway works to widen Larges Lane are considered necessary; and it is recommended that the detailed design of the access is secured by means of a pre-commencement planning condition covering off-site highway works. The access and off-site highway works will require the consent of the Highway Authority via a s278 agreement. Drawing 67031-TRK-013 indicates that a coach can turn within the proposed turning head within the site, which has been extended to cater for a coach.
- 10.40 Vehicle tracking demonstrates that a Council refuse vehicle could enter and exit the access, and turn within the proposed turning head. Thus, acceptable access, and turning would be provided for delivery/servicing vehicles to the café (which may well be a canteen for pupils during the day, though may be used by the Football Club in the evenings, and at weekends). Also, the access would be of sufficient size for emergency access.
- 10.41 Access gates are proposed, and these are set-back 20m from the road, which would enable larger vehicles to pull clear of passing traffic. A condition for gates to be provided in the position shown on approved plans is recommended, and potentially a condition requiring the submission of the details of the operation of gates during peak periods is required. 10.42he proposed access would be around 10m south of an existing residential driveway access (Chapel House), though the potential for conflict with this residential access (which could generate 6 two-way vehicle movements per day) is low.
- 10.43 There is an existing footway/footpath along the north-eastern side of Larges Lane, and this continues southwards past the proposed access, as a footpath (separated from the road by the tree-lined verge). Therefore, the proposed footway returns into the new access and would provide pedestrian access to the site from nearby residential areas, and bus stops on London Road to the north. However, the sports facility is intended to be used in association with Bracknell Town Football Club, and therefore alterations to the footway on the western side of Larges Lane, and pedestrian crossing provision (dropped kerbs, tactile paving) should be carried out to improve pedestrian access. These works could be secured via an off-site highway works planning condition. Also, the existing track in the south-west corner of the site should be retained and enhanced for pedestrian access from Ranelagh School, and residential areas to the south of the railway. It is noted that the access track is included within the blue line area, and details of pedestrian access improvement could be secured via planning condition. Details of pedestrian access along this existing track should be shown on updated plans.
- 10.44 There is an existing cycle route towards the Town Centre to the south-west (via Mount Pleasant), the area is lit, and the site is around 600m walk from the town centre bus station, and train station, and 400m from a bus route along London Road. The site is in an accessible location.
- 10.45 Larges Lane is generally around 6m wide, therefore two vehicles can pass. However, two vehicles are unable to pass along sections of road with on-street parking bays. These short-stay parking bays have been observed to be heavily-used during drop-off (and pick-up) periods at St Joseph's

Primary School, and are likely to have lower use during the late afternoons, evenings, and at weekends when the sports facility would generate more traffic. The provision of acceptable on-site parking for this new sports facility should avoid over-spill parking along Larges Lane. Also, gaps in the on-street parking would enable vehicles to wait/pass.

- 10.46 Staggering/phasing the use of the sports facility is required to minimise access impacts during peak periods, and restricting the use of the site by the wider public would assist in minimising access impacts, and enable acceptable access to be achieved along Larges Lane.

Parking

- 10.47 There is no formal parking on the Playing Fields, at present; though local comments indicate that some parking has occurred on the field for certain events.
- 10.48 The previous proposals included the provision of 19 parking spaces on the site, and the applicant's original Transport Statement indicated that the Council's parking standards for a school are appropriate, and that 4 parking spaces would be required based on the likely number of teaching and non-teaching staff per day; though additional parking provision for additional coaching staff would be provided. Also, it was noted that the lay-by arrangement would provide flexible use to accommodate a school minibus.
- 10.49 Whilst the previous proposals for provision of 19 parking spaces on the site, was considered acceptable to serve the school's use of the site during the day, and is still considered acceptable; the Highway Authority considered that the parking standard for a D2 sports facility would be more appropriate, and more parking was required. It was considered that the applicant should provide further evidence to substantiate the proposed parking provision with reference to the D2 parking standards, likely numbers of people using the various sports pitches, education building, gym and café etc. at the same time, and taking account of changeover. Also, it was advised that examples of similar sites are likely to assist in demonstrating acceptable parking provision and should be provided by the applicant.
- 10.50 The applicant's Transport Statement (dated 15/05/2018) does not reflect the latest parking proposals. However, the amended Proposed Site Plan (Drawing 17-J001673-02-101-P7) includes the provision of 61 car parking spaces. The provision of 61 parking spaces is in line with the Council's parking standards, as 1,077m² of D2 sports facility (excluding stadia) based on the floor area of the proposed buildings would require 49 spaces. Also, the amended Proposed Site Plan shows a stand, which appears capable of accommodating 120 people (6 rows which are 20m in length); and 8 parking spaces would be required to comply with the parking standards (one parking space per 15 seats for a stadium).
- 10.51 The use of the parking standards for the buildings may not be fully representative of parking demand, as the site area is much larger, and 1,077 m² comprises classrooms, changing rooms, café, rather than sports floor area. Therefore, further investigation into similar sites within Bracknell has been undertaken for comparison, and robustness. This includes, Priory Lane Field off the A3095 Newell Green which has around 60 parking spaces, Farley Wood off Turnpike Road which has around 40 parking spaces (though some of these spaces are for the tennis club), and Lily Hill Park off Lily Hill Drive which has around 50 parking spaces. However, it is noted that parking demand at these two latter sites exceeds capacity, and these two sites witness parking pressures during match season. The assessment of local sites indicates that the provision of 58 parking spaces at Ranelagh School Playing Fields would be acceptable, and should avoid over-spill parking on-street, if the parking is appropriately managed.
- 10.52 Bracknell Town Football Club has 57 parking spaces on their site, and it is noted that the applicant has carried out a traffic/parking survey of the football club car park. These surveys were carried out over a 7-day period during September 2017, and recorded an average parking accumulation of 30 vehicles within the car park. Also, a peak car parking accumulation of 56 vehicles was recorded on a Saturday afternoon between 2pm and 5pm, which would be expected for a football club. This supports the parking provision for Ranelagh School Playing Fields.

- 10.53 The car park could become particularly busy during pitch/player changeover, and therefore it is advised that a car parking management plan is required (with details to be submitted and approved) prior to commencement of development. This is particularly relevant to manage on-site car parking during specific events. Also, it is recommended that the use of the site is restricted to Ranelagh School and Bracknell Town Football Club with no wider public use to assist in controlling parking, and this should be secured via planning condition, or s106 obligation.
- 10.54 Short-stay parking bays limited to 2-hours are provided along Larges Lane between Bracknell Town Football Club and the site, and these have been observed to be heavily-used during drop-off (and pick-up) periods at St Joseph's Primary School, in particular. Also, shoppers and visitors to the Town Centre are likely to use these bays during the day, and the Town Centre redevelopment could have increased use of these bays into the evenings. It is acknowledged that there are a number of development construction sites along Larges Lane, and on-street parking bays are being used by contractors. The Highway Authority is aware that some over-spill parking occurs during the evenings, and on match-days at the football club.
- 10.55 To the South of Gypsy Lane, in the vicinity of the proposed sports facility, waiting restrictions apply between 9.30am and 2.30pm, Monday to Friday. These are aimed at restricting parking/waiting during the School drop-off and pick-up periods. The provision of acceptable on-site parking should avoid over-spill parking along this narrower section of Larges Lane; though the Highway Authority could review this, and amend the parking restrictions, if necessary.
- 10.56 Some of the on-site spaces (14 of the 61 spaces) are within a lay-by arrangement, though it is likely that vehicles would park facing the exit, in order to easily exit the car park access at end of a match or event, which would reduce the potential for conflict. These lay-by spaces measure off the amended Proposed Site Plan as 2.4m by 6m, in line with the requirements for lay-by spaces. Also, the lay-by could be used to accommodate minibuses, and coaches.
- 10.57 The amended Proposed Site Plan includes 3 disabled parking spaces, in line with the parking standards, and these spaces are 2.4m by 4.8m with 1.2m clearance/transfer space, and are near to the building. The standard parking spaces measure off the amended Proposed Site Plan as 2.4m by 4.8m with 6m of aisle space, in line with the Council's requirements. Also, end of aisle spaces are 2.7m by 4.8m which assists with access and manoeuvring.
- 10.58 24 no. cycle spaces are required in line with the parking standards, and details of cycle parking should be secured via planning condition. Also, 5 no. motorcycle parking spaces are required in line with the parking standards, and details of motorcycle parking should be secured via a planning condition.

Trips

- 10.59 The current use of the Playing Fields does not generate vehicular traffic (other than for routine maintenance); though local comments indicate that certain events have generated vehicular traffic.
- 10.60 The applicant's original Transport Statement indicates that future use of the site by the School for classroom-based teaching will result in small numbers of additional vehicle movements (by teachers driving directly to the site rather than the School), with 10 staff potentially generating 20 two-way vehicle movements (if all staff were to drive to work). Also, daily use of the site may result in servicing by refuse vehicles and deliveries of equipment and materials.
- 10.61 The Transport Statement notes, '*some of the Bracknell Football Club training activities are expected to relocate to the playing fields. This will not lead to an increased number of vehicle movements as the number of people training will not change but training will be split between the two pitches*'. However, the creation of this new sports facility could free-up capacity at the football club resulting in additional use of existing facilities.
- 10.62 The applicant carried out a traffic count along Larges Lane and average two-way daily traffic flows in the region of 320 vehicles were recorded as passing the proposed access. This is a relatively modest traffic flow which is to be expected given there are around 15 residential properties plus

vehicular access to 20 flats at Marchmont Place to the south and some of the traffic counted appears to be associated with the nearby primary school (dropping-off and turning round).

- 10.63 Whilst the levels of traffic generated during the school day are considered likely to remain low; the Highway Authority was of the view that the additional range of sports facilities, as well as an education building, gym and café would generate a considerable level of additional traffic using Larges Lane. Also, it was advised that the Transport Statement should provide an indication of the traffic movements likely to be generated, and that the applicant should provide similar examples to assist in deriving trips/traffic movements.
- 10.64 The applicant's updated Transport Statement (dated 15/05/2018) does not provide details of the likely traffic generated by the proposed sports facilities, or reflect the nature of the use by Bracknell Town Football Club. However, the applicant has carried out a traffic/parking survey of the football club car park over a 7-day period during September 2017, and this recorded a total of 528 two-way traffic movements on Monday 11th September 2017, which was the busiest day, and in the region of 440 movements on both the Tuesday and Wednesday. The peak periods are during the evenings between 6pm and 9pm, which is common for sports facilities.
- 10.65 This survey information could provide an indication of the potential traffic generated by this proposed sports facilities during the late afternoons, and evenings; and in the region of 250 two-way vehicle movements could be generated by this proposed sports facility. This would result in a considerable increase in traffic along Larges Lane bearing in mind the existing traffic flows of 320 vehicles recorded along the southern part of Larges Lane.
- 10.66 The football club survey does not include pedestrians, including those using public transport, and cyclists, and not all trips to this proposed site would be by car; as the site is well served by pedestrian links, cycle routes, a residential catchment, and public transport. A Travel Plan is required for this D2 use, and this should be secured via s106 obligation.
- 10.67 The peak periods of activity in the late afternoon, evenings, and at weekends are likely to avoid the peak traffic periods along the southern part of Larges Lane, which is associated with drop-off (and pick-up) periods at St. Joseph's Primary School. Staggering/phasing the use of the proposed sports facility is required to minimise access and traffic impacts during peak periods, and restricting the use of the site to Ranelagh School and the Football Club with no wider public use to minimise traffic impacts. This should be secured via planning condition, or s106 obligation.

Traffic entering Larges Lane from the A329 London Road must turn left-in (approaching from Eastern Road roundabout to the east), and conversely traffic joining London Road from Larges Lane must turn left-out towards the Met Office roundabout. Therefore, traffic entering and existing Larges Lane would not create delays along London Road.

- 10.68 Construction traffic, including site deliveries, timings of deliveries, and contractor parking could be dealt with via planning condition.

Conclusion on Highway Matters

- 10.69 The Highways Authority considers that acceptable access would be provided for all users, subject to securing visibility splays, and a scheme of off-site highway works by planning condition. 10.70 The Highways Authority is satisfied that the 61 parking spaces indicated is acceptable and subject to appropriate management, would be sufficient to prevent over-spill parking onto the highway. A parking management plan could be secured by means of a condition.
- 10.71 The proposed development would clearly intensify the use of the site, and staggering/phasing the use of the proposed sports facility is required to minimise access and traffic impacts during peak periods. Furthermore, the Highway Authority recommends that the use of the site is restricted to the School and Football Club with no wider public use in order to minimise traffic impacts. These measures could be secured via planning condition.
- 10.72 No objections are therefore raised to the proposal on highway grounds subject to the conditions and obligations in the Recommendation.

Trees

- 10.73 The site is covered by a Tree Preservation Order (No. TPO 1238) which covers 34 individual trees along the site's northern and eastern boundary together with an area of woodland in the site's south-eastern corner. As originally proposed, the scheme proposed a level of development which encroached or extended close to the root protection areas of the protected trees such that it was considered likely to have a detrimental impact upon the long term health and survival of these trees which are considered to be significant within the landscape and beneficial to visual amenity. The proximity of the proposed running track and long jump pits were also considered to be unsatisfactory and would be subject to leaf fall etc which would lead to pressure to prune these trees.
- 10.74 In response to these concerns, the application was revised to delete the originally proposed netball courts and to remove the circular walk/running track that circled the development. This allowed the proposed running track and long jump pits to be relocated further away from the protected trees and allowed for a better relationship between the proposed development and the adjacent trees. On this basis, the Tree Service withdrew its previous objection in this respect.
- 10.75 However, the application proposes the creation of a new access onto Larges Lane. The creation of this access necessitates the removal of two highway trees, a holly and an oak. As confirmed by the comments of the Highways Authority, the provision of adequate visibility splays, will also require the further removal of highway trees to the south of the access.
- 10.76 The landscaping proposals for the site show 2no. mature specimen oaks 12m in height to be planted either side of the access in front of the entrance walls, in mitigation for the loss of these highway trees. Given the site's limited frontage onto Larges Lane, there is no potential to achieve an access to the development without the loss of these trees.
- 10.77 In regards to the proposed removal of the highway trees, the Tree Service has provided the following advice:

Their removal would have a significant adverse impact on the quality of the street scene and environment. It would compound the adverse effect on the landscape already affected by the unauthorised removal of a highway Oak (immediately to the North of the proposed access) and the removal of many other trees removed (within the site) as part of the site clearance carried out before the Planning Authority had the chance to consider their amenity impact and protect them with a TPO.

These two trees are individuals within a group that are a significant landscape feature providing considerable visual amenity along Larges Lane. They are components of a line of trees forming a linear group down the length of Larges Lane within the highway on the East side of the road. Although this group of trees is interspersed by a number of vehicle cross-overs serving the properties in Larges Lane, the group is nevertheless considered to be a contiguous landscape feature that should not be eroded.

Although the applicant shows tree T157 (Holly) to be categorised as 'C' quality (BS5837) due to a cavity; this tree is of an appreciable age; is not necessarily a structural liability and (due to the cavity) may have considerable wildlife value as a habitat. Whilst the Oak (T158) has yet to reach full maturity and size. The installation of the access will require the constructed edge to be very close to the RPA of the next appreciable tree in the group (i.e. T 159 Field Maple). The probable adverse effect of excavation and construction would be further exacerbated as the trees are growing in a raised linear mound and the lowering of soil levels to match finished road level is likely to require battering of the mound which is highly likely to further encroach into the RPA of tree T159.

Installing this access would also put pressure (on the Highway Authority) for the remaining vegetation to be intensively managed to ensure sight-lines are not compromised for the numbers of vehicles using the site. There is no area/space available on the highway to mitigate the loss of amenity trees'.

10.78 In addition to the Tree Service's comments, the Landscape Officer raises concern that the replacement planting would be set further within the site, such that it would not have the same value as those being lost as they no longer form part of the historic field boundary.

10.79 As stated, there is no potential to achieve a vehicular access to the site with adequate visibility without the removal of the highway trees. The applicant has attempted to mitigate their loss by proposing the planting of specimen trees at the entrance to the site. These would form part of a wider landscaping scheme proposed, which could be secured by condition. As a result, the Tree Service's objection to the loss of these trees cannot be overcome, and needs to be considered as part of the overall planning balance set out in Section 11 below.

Landscape

10.80 Over the course of the application, the Landscape Officer has raised a number of issues. As originally submitted, the athletics facility together with a surfaced footpath/trim trail that encircled the pitches, extended into the root protection areas (RPAs) of the protected trees. The deletion of the netball courts facilitated the relocation of the athletics track further northwards and the removal of the footpath now ensures that the proposed development has an acceptable relationship with retained trees within the site as confirmed by the Council's Tree Service.

10.81 Concern was also raised in respect of the tree species chosen for the proposed buffer planting to the rear of the properties in Larges Lane, which included oak and field maple. Due to the relatively small size of the gardens these trees were considered likely to shade and overhang a considerable area of the adjoining gardens. Revised plans were submitted, in respect of which the Landscape Officer commented as follows:

'The western boundary remains problematic. Woodland buffer planting with semi-mature trees is proposed to the western boundary to provide screening between the existing properties and the proposed rugby pitch. The proposed buffer planting is shown as a 7 meter wide strip along the rear garden fences and includes tree species such as field maple and silver birch. The previously proposed oak has been omitted and replaced with birch that is a smaller tree and would have a lighter canopy reducing the likely shading to rear gardens. Some shading to the rear gardens is still likely when the trees mature. When the trees mature it is likely that there is pressure to prune trees from the garden and the playing field sides to reduce overhang.

The proposed screen planting along the western boundary is unlikely to provide screening from the proposed flood lighting as the trees are deciduous and will not have leaf cover when the lighting is likely to be used most'.

10.82 In respect of the most recently revised plans, the Landscape Officer has commented as follows:

'The principle of the proposed planting would be acceptable as shown on the latest landscape proposals but some further details should be submitted regarding ground preparation and planting operations within the hard surfaces. Hand digging should also be specified within the RPA of the retained trees for all ground preparation and planting operations to avoid damage to the existing trees. A pre-commencement condition would be required for these details so that structural tree pits can be constructed as part of the works where necessary.

I also noted that the wildflower mix specified is 'Irish native wildflowers'. The wildflower mix should be changed to British native mix.

These details could be submitted now or as a condition'.

10.83 In light of these comments, It is considered that an appropriate landscaping scheme could be negotiated for the site and it is recommended that a condition necessitating the submission and approval of a scheme including the specified details is imposed on any planning permission granted.

- 10.84 Finally, the Landscape Officer notes that replacement tree planting is proposed at the entrance to the site to mitigate the loss of the existing oak and holly that are located along the proposed access road. Two mature oaks (100-120cm girth and 12m+ high) are proposed set back from Larges Lane and will provide replacements for the trees lost for access but as they are set further back do not replace the part of the historic field boundary.
- 10.85 This objection in terms of the loss of highway trees and the failure of the proposed planting to adequately mitigate this loss is noted. Since it is not possible to overcome this concern given the constraints of the site, it needs to be weighed as part of the planning balance to determine whether it merits refusing the application on this basis.

Floodlighting

- 10.86 The revised application proposes that only the main football/rugby pitch and the athletics track would be floodlit by means of luminaires set on 10no. fifteen metre high columns. Each of the columns on the northern side of the pitch would support two lights, with those along the southern edge, supporting 3 each, with one turned to face onto the athletics facility. Shields would be installed on the 2no. columns at the eastern end of the pitch which are the closest to Sycamore Rise.
- 10.87 Lighting would also be provided along the route of the access drive and within the car parking area on 8 metre high columns.
- 10.88 The applicants have submitted a Lighting Assessment which concludes that the proposed development will be compliant with the Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light (the 'ILP Guidance Notes'). Specifically, the assessed Outline Scheme of Lighting associated with the Proposed Development is compliant with the obtrusive light criteria as set out for ILP Environmental Zone E3.
- 10.89 The Environmental Health Officer accepts the conclusions of this report and recommends a condition requiring its installation in accordance with the submitted lighting assessment.
- 10.90 Local residents have raised detailed concerns in respect of the methodology used for both this assessment and the noise assessment (see below), including the appropriateness of considering the site as Environmental Zone E3. These concerns have been considered by the applicant's consultants and a response provided by the applicant's agent in a letter dated 8th November. All of these comments have been considered by the Environmental Health Officer who has confirmed that she is satisfied with the methodology of the report and does not consider that the floodlighting would cause a material loss of amenity to neighbouring occupiers subject to the proposed mitigation being secured.
- 10.91 In addition to the proposed mitigation comprising bespoke shielding to the luminaires on the eastern side of the site, it is proposed that a curfew should apply to the use of the lights. In the summer months, this is dictated by ecological considerations, as set out below, and would ensure that the floodlights are not illuminated at a time when bats would actively use the site for foraging. During the period between 1st November and 14th April, it is proposed that the floodlights should not be used after 10pm, with the lights illuminating the access drive and car park area extinguished by 10.30pm. Within this context it is relevant to note that a condition of planning permission 16/00116/FUL which permitted the refurbishment of the existing Bracknell Town Football Ground including the provision of floodlighting, prohibits the use of the floodlighting between 10.30pm and 8am.

Noise

- 10.92 The application was originally accompanied by a Noise Impact Assessment (NIA) prepared by Clement Acoustics on behalf of the applicants which considered noise from vehicle movements including parking and noise from people using the sports pitches which concluded that the proposals were suitable for the area without the need for any noise mitigation measures.

10.93 Local residents commissioned an assessment of this NIA from Acoustic Consultants Ltd. which raised concern that the applicant's report did not accurately or fully assess the potential impact of the proposed development.

10.94 Both reports were considered by the Council's Environmental Health Officer who accepted the conclusions of the residents' report stating:

'Having reviewed

this application, I would agree with the findings of the Acoustic Consultants Ltd report reference 7283/DO that the Noise Impact Assessment carried out by Clement Acoustics submitted as part of the application fails to accurately assess the noise impact on the surrounding noise sensitive properties as BS4142 is not an appropriate standard for assessing noise from sports facilities and it appears that some of the assumptions made are not an accurate reflection of the details included in the application.

I would therefore recommend that the applicant submits a new Noise Impact Assessment carried out by a different Acoustic Consultant which is registered with the Institute of Acoustics or the Association of Noise Consultants'.

10.95 A revised NIA has subsequently been submitted by the applicants, again prepared by Clement Acoustics, which refers to the latest iteration of the proposed development and which includes the erection of a 3.5m high timber acoustic barrier along the western edge of the MUGA and the eastern edge of the main pitch which face the rear boundaries of dwellings in Larges Lane and Sycamore Rise respectively. In addition, ball arrester nets, also 3.5m in height are proposed around the pitches in order to eliminate noise from balls striking the perimeter fencing.

10.96 In response to this submission, local residents have again commissioned a review of the NIA from Acoustic Consultants Ltd. This assessment concludes that the applicant's report again does not assess the noise impact sufficiently, and therefore cannot be relied upon.

10.97 In an email dated 12th November, the agent provided details of their consultant's response to the issues raised in the Acoustic Consultant's second report. In a further email dated 14th November, local residents provided their noise consultant's comments on the agents email.

10.98 All of this submitted information has been considered by the Environmental Health Officer, who confirms:

'I have read through the consultant's revised report and the review of the report submitted by Acoustic Consultants Ltd. There will always be differences in opinions between professionals about the ways in which assessments should be carried out however, on the whole, I do consider the report to be suitably robust and it appears to have erred on the side of caution when considering the potential impact on residents living in the vicinity to allow for uncertainties.

There are a couple of points that appear to remain unanswered unless I have missed them which it may be worthwhile seeking clarification on. Specifically:

1. the impact on the assessment of the hard surface to the hockey/netball pitches as opposed to artificial grass surface will be, and
2. the justification for the 'typical' background noise level chosen for the evening assessment.

The applicant states in their letter that changing the background level would not affect the assessment given that the noise has been assessed against a fixed criteria of 50 dB however I am of the opinion that a comparison against the existing background level is possibly more useful than against the criteria. I would therefore suggest that this should be clarified.

The proposed hours of use appear to be reported differently throughout the varying reports and correspondences. In my consideration, I have taken the use to be until 22:00 hours as per your previous correspondence. I would like further details on the specification of the proposed ball arrester net to ensure that it is selected to minimise noise from ball strikes. I

imagine that metal chain link fencing would generate significant noise and therefore should be avoided.

In my opinion, whilst the residents living in the vicinity of the sports pitches may notice a change in the noise environment, I do not believe that they would experience noise levels that would be considered unreasonable with the proposed mitigation in place'.

- 10.99 The additional information required has been sought from the applicant. Conditions are recommended, securing the noise mitigation measures set out in the Noise Impact Assessment, requiring further details of the ball arrest fencing and restricting the noise from plant/machinery used in the implementation of any permission granted.

Biodiversity

- 10.100 The application site is currently undeveloped but is bordered by trees. These are assessed as having 'low' suitability for use by roosting bats within the Ecological Appraisal that accompanies the application, with the treelines considered to provide 'moderate' suitability for foraging and commuting bats. The appraisal recognises that *'new external lighting for the rugby and football pitches may harm and/or disturb foraging and commuting bats'* and refers to the lighting strategy as providing a number of measures which will limit the impacts of lighting on this species which includes a curfew.
- 10.101 Following discussions between the Council's Biodiversity Officer and the applicant's Ecologist, the applicant has suggested that a condition be imposed to ensure that the flood lights are extinguished before it gets dark (and bats are active) between mid-April and October (i.e. stating that the lights are not used (illuminated) from 30 minutes before sunset until 30 minutes after sunrise between the dates of 15 April and 31 October).
- 10.102 The Biodiversity Officer has confirmed that, provided the floodlights are not illuminated during the months when bats are active, the proposed development would not have any adverse impact upon bats using the site, and has provided specific details of the timings that this condition should refer to.
- 10.103 The submitted Ecological Appraisal also provides suggestions for ecological enhancements that could be secured as part of this development by means of a condition. Subject to appropriate conditions in relation to these two issues, the Biodiversity Officer has confirmed that there are no objections to the application on ecology grounds.

Licencing

- 10.104 The Licencing Officer has confirmed that none of the uses proposed would appear to require a licence. The application includes the provision of a café at ground floor level within the building. Officers consider it essential that its use is restricted to purposes ancillary to the use of the site and a condition securing this is recommended.

Drainage

- 10.105 The revised plans include additional parking areas to the north of the site. This parking is indicated to be in an area where the Bagshot Beds are present and some infiltration had been demonstrated in the testing undertaken by the Applicant. The Applicant has set out that sufficient storage will be provided in the sub-base of the parking to ensure there is no flooding offsite as a result of the development.
- 10.106 The Drainage Engineer recommends approval subject to conditions relating to the implementation and maintenance of the proposed drainage measures.

Sustainability

- 10.107 A Sustainability Statement has been submitted in support of the application which demonstrates how the development meets current best practice standards in the sustainable use of natural resources as required by Policy CS10. The Statement confirms that the BREEAM "Very Good" level, with all minimum requirements for "Excellent" BREEAM rating could be achieved in principle on the proposed building. A condition requiring the implementation of the development in

accordance with the submitted Sustainability Statement, and a post-Construction Review Report is recommended.

10.108 CSDPD Policy CS12 requires development proposals which exceed 500sq.m (GEA) floorspace, to demonstrate how (potential) carbon dioxide emissions will be reduced by at least 10% and will provide at least 20% of their energy requirements from on-site renewable energy generation.

10.109 The application plans show south-facing photovoltaics being mounted on the building, however no further information is provided. The required details and their implementation could be secured by condition.

Contamination

10.1109 The Environmental Health Officer recommends that a Contaminated Land Phase I Report (Desk Top Study) be required, to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. Should this identify the need for any site investigations/remediation works, further reports would be required. This requirement can be met by means of an appropriately worded condition.

Environmental Effects of Development

10.111 The Environmental Health Officer recommends conditions relating to the control of environmental effects and hours of working during the course of the construction of the development.

Archaeology

10.112 While Berkshire Archaeology's Historic Environment Record (HER) shows no known heritage assets within the site, it lies within an area of archaeological potential. While much of modern Bracknell was built with no archaeological investigation and therefore little is known about the archaeological heritage within the town, recent developments have begun to demonstrate that the area is not without some archaeological potential. here is, therefore, a likelihood that the proposal, if permitted, will impact on buried remains.

10.1138.15 Berkshire Archaeology therefore recommends that archaeological investigation of the application area is merited and this can be secured by condition.

Community Infrastructure Levy

10.114 The Council has a Community Infrastructure Levy (CIL) Charging Schedule in place which applies a nil rate to development other than residential/retail development within specified charging zones. As such, the proposed development will not be CIL liable.

11.0 PLANNING BALANCE

11.1 There is a presumption in favour of sustainable development which in this instance means approving the application if it complies with development plan policies, unless material considerations dictate otherwise.

Sustainable Development

11.2 The NPPF defines sustainable development as having three objectives; economic, social and environmental. The proposed development is considered to be a sustainable form of development, securing net gains across each of these three objectives by providing a sporting facility in an accessible location, by making efficient use of an existing site and by contributing to the community's health and wellbeing.

Development Plan Policies

11.3 The development accords with the principles of sustainable development set out in Policy CS1 of the CSDPD by making efficient use of land, which will enhance the health of the local population. It reflects the locational principles set out in Policy CS2 by proposing new development in an accessible location within the settlement boundary. It improves existing recreational facilities in

accordance with Policy CS8 and proposes a shared use of educational facilities as encouraged by Policy R3 of the Local Plan.

Other Material Considerations

- 11.4 Whilst their final comments are awaited, it is a material consideration that Sport England, a statutory consultee on the proposal, currently raises a holding objection to the development, and raised an objection to an earlier version of the scheme unless specific conditions, including securing a Community Use Agreement, were imposed. The application intends that the sole use of the development would be by the applicants, Ranelagh School and Bracknell Town Football Club, and your officers recommend that a condition be imposed on any permission granted, restricting its use in these terms. For the reasons set out in this report, a wider community use is not considered advantageous as it would further intensify the use of the site with a consequential impact upon traffic generation and amenities. The reasonableness of the other required conditions has been examined at Section 10 above, and your Officers have concluded that they are not necessary to make the proposal acceptable in planning terms and as such do not meet the appropriate tests.
- 11.5 It is also a material consideration, that the proposal will involve the loss of a number of highway trees in order to provide the access and associated visibility splays and that the Council's Tree Service and Landscape Officer objects to the application on this ground. Given the confines of the site, there is no means of achieving vehicular access to it, without the loss of these trees. The applicant has attempted to mitigate their loss by providing a comprehensive landscaping scheme which includes 2no. specimen oaks to be planted at the site's entrance, together with new tree and shrub planting throughout the site.
- 11.6 It is recognised that the development and use of this site, will have an increased impact on local residents as a result of traffic generation, noise, use of floodlights and general activity. The level of impact has been assessed and, on balance, it has been concluded it would be acceptable, subject to the imposition of appropriate conditions securing the management of the use of the site at peak times, installation of appropriate noise mitigation measures and a lighting curfew.
- 11.7 Taken as a whole, it is considered that the objections raised by Sport England, the loss of the highway trees and the level of impact upon the amenities of adjoining occupiers, are not sufficient to outweigh the presumption in favour of approving this scheme which complies with development plan policy. The application is therefore recommended for conditional approval subject to the completion of a s106 agreement to secure the matters listed below:

12. RECOMMENDATION

Following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990, relating to, but not limited to:-

- Securing a travel plan with associated fees and deposit
- Securing s278 and s38 matters associated with the development

The Head of Planning be authorised to APPROVE the application subject to the following conditions amended, added to or deleted as he considers necessary:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:

Location Plan 17-J001673-01-100-P1 received 02.02.2018

Proposed Site Plan 17-J001673-02-100/P7 received 22nd November 2018

Existing Streetscenes 17-J001673-05-105/P1 received 10.01.2018

Building Elevations 17-J001673-04-103/P1 received 10.01.2018

Proposed Building Plans 17-J001673-03-102/P1 received 10.01.2018

Details of acoustic fencing 17-J001673-02-100/P2 received 14th November 2018

Preliminary Ecological Appraisal prepared by ECOSA Ltd. dated 8th November 2018

Tree Constraints Plan showing tree protection prepared by Park Hood 6192-L-201C received 5.10.2018

BREEAM Pre-assessment Review prepared by Sustainable Construction Services received 10-01-2018

Lighting Assessment prepared by Strenger dated September 2018 received 5th October 2018 and associated drawings SK01 - 05

Landscape Management and Maintenance Plan dated November 2017 prepared by Park Hood received 25th May 2018

Landscape proposals Concept Boundary Section A & B 6192-L-107C Park Hood 5.10.2018

Landscape proposals Concept Boundary Section C & D 6192-L-108C Park Hood 5.10.2018

Flood Risk Assessment dated 14th September 2018 Glanville received 5th October 2018

Noise Impact Assessment 12229-NIA-01 Rev E prepared by Clement Acoustics received 7th November 2018

Site Survey 6192-L-200 received 10.01.2018

Security Cabin 17-J001673-07-107-P1 received 10.01.2018

Building Sections 17-J001673-06-106-P1 received 10.01.2018

Tracking details 67031-TRK- 011, 012, 013 received 22.11.2018

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority

03. No superstructure works shall be commenced until full details of external materials have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interest of the visual amenities of the area.
04. The sporting facility hereby permitted shall only be used by the applicants, Ranelagh School and Bracknell Town Football Club, and no use of the facilities shall be made by other sporting bodies or by visiting members of the public.
REASON: To accord with the terms of the application and in the interests of the amenities of the area.
05. The floodlights illuminating the playing surface, access road and car parking area shall not be illuminated between the following hours:
19.15 to 08.00 hours from 15th April to 30th April
19.45 to 08.00 hours in the month of May
20.30 to 08.00 hours in the month of June
20.15 to 08.00 hours in the month of July
19.15 to 08.00 hours in the month of August
18.10 to 08.00 hours in the month of September
17.30 to 08.00 hours in the month of October

Between 1st November and 14th April (inclusive) I, the floodlights illuminating the playing surface shall not be illuminated after 10:00pm or before 8.00am on any day. The floodlights illuminating the access road and car parking area shall not be illuminated after 10:30pm or before 8.00am on any day.
REASON: In the interest of the neighbouring properties and interests of nature conservation.
06. The café indicated in the building hereby permitted shall be used for purposes solely ancillary to the permitted use of the site and for no other purpose.
REASON: In the interest of the amenity of the area
07. Prior to the occupation of the development hereby permitted, details of any external illumination of the building, including that which would be visible through the perforated aluminium cladding to the first floor of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of nature conservation and visual amenity.

08. Prior to the occupation of the development hereby approved, hard and soft landscaping shall be carried out at the site in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted:
- Full planting specification.
 - Positions of all proposed species.
 - Comprehensive details of ground preparation and planting operations within hard surfaces areas and within the root protection areas of existing trees.
 - Staking/tying method/s.

The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Thereafter the hard and soft landscaping shall be managed and maintained in accordance with the approved Landscape Management and Maintenance Plan dated November 2017 and received by the Council on 25th May 2018.

REASON: - In the interests of good landscape design and the visual amenity of the area.

09. The development hereby permitted shall be implemented in accordance with the submitted BREEAM Pre-assessment Review prepared by Sustainable Construction Services received 10-01-2018 and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of sustainability and the efficient use of resources.

10. Within one month of the first occupation of the development hereby permitted, a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating.

REASON: In the interests of sustainability and the efficient use of resources.

11. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that :
- the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

has been submitted to and approved in writing by the Local Planning Authority. Save as otherwise agreed in writing by the Local Planning Authority, the building(s) thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

12. No superstructure works shall be commenced until details of the entrance gates, piers and walls have been submitted to and approved in writing by the Local Planning Authority, such details to include the operation of the gates. The development shall be carried out in accordance with the approved details.

REASON: In the interest of the visual amenities of the area and highway safety

13. No development shall commence, including site preparation works, until the applicant has implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority

prior to the commencement of the development. The mitigation strategy shall be implemented in accordance with the approved details.

REASON: The site lies within an area of archaeological potential. A programme of works is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF and local plan policy.

14. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future users will be maintained during any operations to repair or replace drainage features.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

15. No building or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

16. No building or use hereby permitted shall be occupied or the use commenced until very a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, has been submitted to and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

17. No development shall commence until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority, The scheme shall include:

- (i) specifications of control of noise arrangements for construction and demolition.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (vi) construction and demolition working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with BS5228 or as may otherwise be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area.

18. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

19. No development shall commence until a contaminated land Phase I report (Desk Top Study) has been carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The Desk Top Study shall be submitted to, and approved in writing by, the local planning authority.

This must be conducted in accordance with DEFRA and the Environment Agency's "*Model Procedures for the Management of Land Contamination, CLR 11*".

Following approval of the Desk Top Study, if a Phase II report (Site investigation) is required it will be completed by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

This must be conducted in accordance with DEFRA and the Environment Agency's "*Model Procedures for the Management of Land Contamination, CLR 11*".

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

20. Following completion of the desk top study (Phase I) and site investigation (Phase II) required by the above condition, a remediation scheme to deal with any contaminants identified (including gas protection measures if necessary) submitted to and approved in writing by the Local Planning Authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remediation scheme must be carried out before the development commences unless otherwise agreed in writing by the local planning authority. An appropriately qualified person shall oversee the implementation of all remediation/mitigation works.

Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the local planning authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority upon completion of the remediation/mitigation work in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary.

If no contamination is encountered during the development, a written statement confirming this fact shall be submitted to the local planning authority upon completion of the development.

This must be conducted in accordance with DEFRA and the Environment Agency's "*Model Procedures for the Management of Land Contamination, CLR 11*".

REASON: The proposed development is located with 250m of an old landfill. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

21. No building or use hereby permitted shall be occupied or the use commenced until the noise mitigation measures as set out in the Clement Acoustics Noise Impact Assessment, reference 12229-NIA-01 RevE, dated 30 October 2018, submitted with the application, are implemented. The noise mitigation measures shall be retained and maintained thereafter.

REASON: To ensure that the amenities of the future residents are not adversely affected by noise.

22. No building or use hereby permitted shall be occupied or the use commenced until details of the ball arrest fencing have been submitted to and approved in writing by the Local Planning Authority prior to use commencing. The approved fencing shall be retained and maintained thereafter.

REASON: To protect the occupants of nearby residential properties from noise disturbance

23. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality [or is intermittent in nature] when measured at a point one metre external to the nearest residential or noise sensitive property

REASON: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

24. No building or use hereby permitted shall be occupied or the use commenced until the ecological enhancements proposed in the Preliminary Ecological Appraisal dated 8th November 2018 have been implemented. These enhancements shall be retained and maintained thereafter.

REASON: In the interests of nature conservation.

25. No building or use hereby permitted shall be occupied or the use commenced until the proposed floodlighting has been implemented in accordance with the lighting scheme set out in the approved Lighting Assessment prepared by Strenger dated September 2018 received 5th October 2018 and associated drawings SK01 – 05. It shall thereafter be retained and maintained..

REASON: In the interests of the amenity of adjoining occupiers.

26. No development shall commence, including any initial site clearance, until the protective fencing and other protection measures shown on approved drawing 6192-L-201C has been erected in its approved location (or in a position at the 'edge of development plus 2 metres' as referred to in informative 04 below) . It shall thereafter be maintained fully intact and (in the case of the fencing) upright at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

27. No development shall commence until details showing the finished floor levels of the building and the levels across the site in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

28. No development shall commence (other than the construction of the access) until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
29. No building or use hereby permitted shall be occupied or the use commenced until the existing pedestrian access which runs to the south of 4 Larges Lane and which is included within the blue line area identified on the application drawings has been improved in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of accessibility and to facilitate access by pedestrians.
30. No development shall commence until all the visibility splays shown on approved drawing 67031-TS-002 have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety
31. No building or use hereby permitted shall be occupied or the use commenced until the associated vehicle parking and turning space, has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
REASON: To ensure that the development is provided with adequate car and parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
32. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the building that the parking relates to and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that people with disabilities have adequate access to the development.
33. No building or use hereby permitted shall be occupied or the use commenced until a car parking management plan has been submitted to and approved in writing by the Local Planning Authority. The on-site car parking shall thereafter be managed in accordance with the approved details.
REASON: In the interests of highway safety.
34. No building or use hereby permitted shall be occupied or the use commenced until secure and covered parking for bicycles has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to ensure bicycle facilities are provided.
35. No building or use hereby permitted shall be occupied or the use commenced until provision is made for the parking of motorcycles in accordance with the Council's parking standards has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to ensure bicycle facilities are provided.
36. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:
- The widening of Larges Lane opposite the site's access to allow for the use of the access by cars and a coach simultaneously
 - Alterations to the footway on the western side of Larges Lane and provision of a pedestrian crossing point (dropped kerb and tactile paving) to improve pedestrian access between the Football Club and the application site.

The buildings provided by the carrying out of the development shall not be occupied until the off-site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

37. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors

- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

38. No building or use hereby permitted shall be occupied or the use commenced until a schedule of activities on the site has been submitted to and approved by the Local Planning Authority. The site shall be operated in accordance with the agreed schedule.

REASON: In the interests of highway safety.

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require the submission of details, but must be complied with:

- 01. Time limit
- 02. Approved Plans
- 04. Use of facilities
- 05. Operation of floodlighting
- 06. Use of café
- 09. Implementation in accordance with BREEAM Pre-assessment
- 18. Construction Hours
- 21. Implementation of Noise Mitigation Measures
- 23. Control over Noise from Plant and Machinery
- 24. Ecological Enhancements
- 25. Implementation of floodlighting
- 26. Tree Protection
- 30. Visibility
- 32. Disabled Parking

Details are required in respect of the following conditions:

- 03. External materials
- 07. External illumination
- 08. Hard/soft landscaping
- 10. Post-construction review report
- 11. Energy Demand assessment
- 12. Details of entrance gates
- 13. Archaeological Field Evaluation
- 14. Surface Water drainage
- 15. Completion of SuDS
- 16. Submission of verification report
- 17. Working method Statement
- 19. Contaminated Land desk top survey
- 20. Contaminated Land remediation scheme
- 22. Details of ball arrest fencing
- 27. Levels
- 28. Means of access
- 29. Pedestrian access
- 32. Parking and turning

33. Car parking management
34. Cycle parking
35. Motorcycle parking
36. Off-site highway works
37. Site organization
38. Schedule of activities.

03. The applicant should be aware of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.
04. The tree protection measures shown on the Tree Constraints Plan 6192-L-201C received 5th October 2018 shows the extent and specification of proposed protective fencing and is consistent with the requirements of BS5837. However the applicant's attention is drawn to the fact that if the fencing was re-aligned to a position 'edge of development plus 2 metres', it would serve to protect an area of proposed planting from soil compaction which would make the establishment of new planting problematic. Such a revised position would allow for traffic from pedestrians and plant & machinery but would also protect intended landscaping areas.