

Application No: [W 20 / 0438](#)

Town/Parish Council: Warwick
Case Officer: Helena Obremski

Registration Date: 06/04/20
Expiry Date: 06/07/20

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Racing Club Warwick F C, Hampton Road, Warwick, CV34 6JP

Proposed Artificial Grass Pitch (AGP) and associated features including: 4.5m high ball stop fencing and entrance gates to the AGP perimeter; 1.2m high pitch barriers with entrance gates internally within fenced AGP enclosure to segregate the artificial grass field of play and perimeter area from adjoining hard-standing areas; 2.1m high team shelters (dug outs); hard-standing areas with associated porous asphalt surfacing for portable goals storage, pedestrian circulation and access as well as vehicular maintenance and emergency access; 2.59m high maintenance equipment storage container; relocation of 3m high covered spectator stand within fenced AGP enclosure; 2m high spectator canopy; 2.5m high acoustic barrier partially along AGP perimeter; replacement tree planting.

FOR Project Officer - Cultural Services

This application is being presented to Planning Committee because the applicant is Warwick District Council.

Racing Club Warwick, in partnership with the Council have applied for a grant from the Football Foundation to enable the improvement of the facilities at the Hampton Road ground, particularly the provision of an artificial pitch. The grant application is to be considered by the Football Foundation on Thursday 9th July. For the grant application to be successful, planning permission must have been granted. Therefore, the consideration of the planning application must take place before the Football Foundation consider the grant application. For reasons associated with the Covid-19 pandemic, it has not been possible to bring the application forward to an earlier planning committee, nor has it been possible to determine the application under delegated powers.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal seeks planning permission for the replacement of the existing football pitch, with a 3G artificial grass pitch. The proposal also includes associated features, including:

- 4.5m high ball stop fencing and entrance gates to the AGP perimeter;

- 1.2m high pitch barriers with entrance gates internally within fenced AGP enclosure to segregate the artificial grass field of play and perimeter area from adjoining hard-standing areas;
- 2.1m high team shelters (dug outs);
- hard-standing areas with associated porous asphalt surfacing for portable goals storage, pedestrian circulation and access as well as vehicular maintenance and emergency access;
- 2.59m high maintenance equipment storage container;
- relocation of 3m high covered spectator stand within fenced AGP enclosure;
- 2m high spectator canopy;
- 2.5m high acoustic barrier partially along AGP perimeter;
- replacement tree planting to mitigate loss of existing trees.

THE SITE AND ITS LOCATION

The application site forms part of the St Mary's Lands open space which is owned by Warwick District Council and the RCWFC are leaseholders of the Townsend Meadow site which is located within it. The site lies within the Warwick Conservation Area and consists of the main playing pitch, clubhouse and changing facilities. The application relates to an existing grass football pitch within the site boundaries.

PLANNING HISTORY

There are various previous applications relating to this site, however, only the following are considered relevant to the assessment of this application:

W/18/2165 - planning permission granted for a new 'third-sized' floodlit all weather artificial grass pitch (MUGA), to provide new training and support functions to existing facilities. To include: Erection of 3.0m weld mesh fencing to boundaries; new artificial grass playing surface; and column mounted floodlights. The area was previously disused (once former overspill parking), with an unbound surface, enclosed with 2.0m weld mesh fencing, all to be removed prior to the proposed works (Part retrospective application).

W/06/0172 - planning permission granted for the erection of new clubhouse and stand, extension/refurbishment/conversion of existing clubhouse, re-orientation of football pitch, construction of car par.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR2 - Traffic generation (Warwick Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

- HS1 - Healthy, Safe and Inclusive Communities
- HS2 - Protecting Open Space, Sport and Recreation Facilities
- HS5 - Directing Open Space, Sport and Recreation Facilities
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- HE1 - Protection of Statutory Heritage Assets
- HE2 - Protection of Conservation Areas
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources

Guidance Documents

- Parking Standards (Supplementary Planning Document)
- Air Quality & Planning Supplementary Planning Document (January 2019)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Supports application.

WCC Landscape: No objection, further information required regarding planting which can be secured by condition.

WCC Highways: No objection.

WCC Ecology: No objection, subject to biodiversity offsetting mitigation and conditions.

Environmental Protection: No objection, subject to conditions.

Tree Officer: No objection, subject to condition.

Sport England: No objection, subject to condition requiring the provision of a community use agreement.

Cultural Services: Support application.

Warwick Tree Warden Scheme: Objection, loss of 4 oak trees and replacement with 4 small oak trees would result in increased levels of pollution; the proposed works will add to the site's carbon footprint; WDC has declared a climate change emergency and should not approved the plans.

Public Response: 1 Objection has been received on grounds of loss of trees which would be harmful to amenity and the Conservation Area. Recommends that the club merges with One AJAX club because of increasing disturbance. Requests that application is suspended until after the coronavirus pandemic.

2 letters of support have been received on grounds of an enhancement of a community hub which will add further community inclusion which is vitally important and extra fitness and well-being to local community. The loss of trees will be replaced and habitats will be protected.

ASSESSMENT

The main issues relevant to the assessment of this application are as follows:

- Principle of Development
- Design
- Impact on Heritage Assets
- Impact on Neighbouring Residential Amenity
- Parking
- Ecological Impact
- Impact on Trees / Hedgerow
- Flooding
- Other Matters

Principle of the Development

Local Plan Policy HS2 states that development on sports and recreation facilities will not be permitted unless an alternative can be provided that is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted. The proposal would result in the replacement of the existing pitch with an improved pitch, of better quality, increasing the amount by which the site could be used for recreational purposes this is considered to meet the requirements of the policy. The proposal is therefore not considered to result in the loss of a sports and recreation facility.

Local Plan Policy HS5 states that the Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:

- a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and / or Green Space Strategy, and;
- b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:
 - i. the proposal is accessible to the community it proposes to serve by means other than the private car; and
 - ii. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.

The proposal represents the improvement of the existing sports and recreation facilities at the application site. The applicant has provided supporting information regarding the proposal, which states as follows:

"Warwick District Council and Racing Club Warwick have collaboratively gone through a very rigorous selection process with the Football Foundation to ensure that the site is both suitable and that the infrastructure is there to ensure success

both for the club and promoting football for under-represented groups within the community such as Women's, girls, disabled and BAME (black, Asian and minority) groups.

In the selection process for Racing Club Warwick as a site for the installation of a 3G football pitch Warwick District Council referenced 2 documents. From these two fundamental documents (Playing Pitch Strategy and the Local Football Facilities Plan (LFFP)) it has been highlighted that 3G facilities within the District are desperately in need of improvement, particularly identifying a shortage of 3G pitches in the district. Racing Club Warwick has been identified in both documents as a high priority project for the development of a 3G pitch to support its local community".

The Playing Pitch Strategy

The Playing Pitch Strategy sets out the key priorities for the future delivery of outdoor sports facilities across Warwick District from 2019 to 2029. It is based on the detailed needs and evidence outlined in the playing pitch assessment report (under separate cover) and includes the sports of football, cricket, rugby, hockey, athletics and tennis. The priorities update those that were developed in 2013 and have been established through the preparation of a full evidence-based assessment which included extensive consultation and analysis.

Calculations demonstrate that a minimum of 6 – 7 Artificial Grass Pitches (AGPs) are required across the district and demand for a further AGP may be generated by 2029 if aspirations for housing growth are realised. Potential AGP strategy (to provide a minimum of 7 pitches, five more AGPs are needed). A further one will be necessary by 2029 to take into account the impact of housing development.

The Playing pitch strategy identifies Racing Club Warwick as a site for the installation of an AGP to improve the accessibility and availability for local teams.

The Local Football Facilities Plan

"The Local Football Facilities Plan (LFFP) for Warwick District identifies opportunities to accurately target investment in football facilities across the local area. This LFFP will be the go-to document for football facility investment in Warwick District.

This LFFP, with guidance from local partners, has developed a list of high level projects for potential investment. Each is aligned to the investment priorities set out in the National Football Facilities Strategy.

The priority projects for potential investment identified in this plan will help develop a sustainable network of quality facilities to drive participation across all parts of the game. Central to this are five key success factors: quality, inclusivity, sustainability, engagement and usage. Each identified project takes account of these factors.

Five priority projects for potential investment have been identified. Undersupply was calculated using the FA 3G FTP demand and supply model. Each site was

selected by local partners based on a rationale of good access, high population, geographical spread, success and quality of existing facilities.

Racing Club Warwick has been identified in the LFFP as a high priority location for the development of a 3G pitch to support the local community for quality, inclusivity, sustainability, engagement and usage".

It is therefore considered that the proposal clearly meets the requirements of point "a" above in that it addresses an identified need for improved sports facilities at the site. As an existing sports and recreation site, the requirements of point "b" above are not strictly applicable as this is not a proposal for new development. However, it is noted that the site is approximately 640 metres from the town centre boundary, and within walking distance of a bus stop. The need identified above for the AGP is also outlined above.

Sport England have been consulted and note that the applicant has identified a range of users, activities and programmes that could take place on the pitch which will be secured through a formal community use agreement. The proposal will also meet a strategic need as identified within the Council's Playing Pitch Strategy. However, they note that without a formal community use agreement, these benefits will not be secured on a long term basis. They therefore recommend that a condition is included to secure the provision of a community use agreement, which is considered to be reasonable and necessary for the purposes of the development and will be added.

The proposal is therefore considered to meet the requirements of Local Plan Policy HS5.

Design

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 2011 - 2029 Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan requires development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

The application site is well screened by vegetation and high level trees. As a result, the proposed development would have very little impact on the street scene. The existing site already benefits from an existing sports pitch, with fencing, dug outs etc. Replacing these with an AGP and updated ancillary development would provide an appropriate form of development within this established context and would not be harmful to the street scene.

Initially, WCC Landscape raised some concerns regarding the loss of four trees on the site and proposed replacement planting. The proposed replacement tree planting has been increased to six trees and WCC Landscape have confirmed that they would accept a condition to secure the additional information regarding the proposed soft landscaping, which will be added.

The proposed development is therefore considered to have an acceptable impact in design terms and on the street scene, and is considered to comply with Local Plan Policy BE1.

Impact on Heritage Assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for Policy HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan

The application site is located within the Conservation Area. As identified above, the proposal would have little material impact on the site context or wider area, owing to the extensive screening and existing context of the site. The Conservation Officer notes that although located in Warwick Conservation Area, the surrounding context is of little heritage significance, away from the setting of any listed buildings, with modern housing opposing the site. They have no objection to the proposed development.

It is therefore considered that the proposal would preserve the character of the Conservation Area. The development is considered to be in accordance with Local Plan Policy HE1.

Impact on Neighbouring Residential Amenity

Warwick District Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or

intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion.

There has been one public objection which relates to increased levels of disturbance associated with the proposed development.

The replacement dug outs and additional built form within the site boundaries would not have a detrimental impact on neighbouring residential amenity, owing to the distance of residential dwellings from the site and scale of the development.

Environmental Health Officers were consulted and have no objection to the proposal. They note that a noise assessment was provided in support of the application which concludes that the proposed sports pitch will have a negligible/low noise impact on nearby residential dwellings. The noise assessment has been completed on the basis of the sports pitch from 09:00 to 22:00 daily and has recommended that the sports club maintain a Noise Management Plan in order to control any anti-social behaviour that could give rise to noise disturbance. On this basis, Environmental Health Officers recommend that a planning condition is applied to control the hours of use to ensure that the proposed sports pitch is not used at unsociable hours that could cause noise disturbance as well as the submission of a noise management plan for approval by the local planning authority to minimise any potential impacts on residential amenity. These are considered to be reasonable and necessary for the purposes of the development, so have been added.

There is no additional floodlighting proposed, which be retained as it is currently.

The proposed development is therefore considered to have an acceptable impact on neighbouring residential amenity, subject to the aforementioned conditions and is considered to comply with Local Plan Policy BE3.

Parking

There is currently a small parking area within the application site, which is used informally for a limited number of the football club staff to park within. Players and spectators generally park within the adjacent St Marys Land public car park (or walk / cycle / take public transport). The purpose of installing a 3G pitch is to increase the playing capacity and usage of the site, however it must be highlighted that there is no net increase in the number of pitches at the site.

It is important to note that although the number of matches played per day would increase, the number of players and spectators at the site at any one time would likely not increase, therefore it is considered by WCC Highways that the nearby public car park could accommodate this increased usage, as this is the same as the current parking arrangements. They have no objection to the proposal on this basis. As there would be no increase in the number of sports pitches at the site, there is no increased parking requirement in line with the details set out in the Vehicle Parking Standards SPD.

The development is therefore considered to provide adequate parking, and is considered to be in accordance with Local Plan Policy TR3.

Ecological Impact

WCC Ecology initially objected to the proposed development because it would result in a small net biodiversity loss which is contrary to the requirements of the NPPF and Local Plan, through the replacement of a grass pitch with artificial grass. They require that either a mitigation scheme is secured to ensure that the proposed development would result in a net biodiversity gain on site, or that an offsetting scheme is provided. This can be secured by condition.

WCC Ecology also queried the loss of four trees, which has now been deemed to have been adequately justified and they recommend the inclusion of a condition requiring the provision of a Construction Environmental Management Plan and a Combined Ecological and Landscaping Scheme to ensure endangered species are protected during the construction works.

The proposal is therefore considered to be in accordance with Local Plan Policy NE2.

Impact on Trees / Hedgerow

An objection from the Warwick Tree Wardens Scheme and from one member of the public has been received regarding the loss of 4 oak trees which is required in order to facilitate the proposed development. The objectors consider that this would result in increased levels of pollution and that the loss of the trees would be harmful to amenity and the Conservation Area.

The new 3G football pitch needs to be rotated slightly from its current orientation to fit into the site at Hampton Road. The new surface has a larger footprint than the existing pitch primarily because the new pitch has a defined run off area around the pitch and a spectator path around all 4 sides, thus impacting on 4 existing trees. The trees to be removed are classified as category "B" trees; these trees are those that have been assessed as being of a **moderate** quality and value. The BS standards (BS5837:2012) suggest that amendments to the proposed scheme should be *considered* in preference to their removal. It should however be noted that one of the oak trees is described as being diseased and in a dangerous condition, with a major basal cavity and would have to be removed, regardless of the outcome of the current application. The other 3 trees are classed as "mature" trees and in good health, with an anticipated life span of 20 to 25 years. It should be noted these trees have dead wood throughout their crowns and interfere with the existing floodlighting.

Consideration has been given to amending the proposal to accommodate the retention of the existing trees. Owing to the existing position of the site and constrained layout, it would not be possible to move the proposed pitch elsewhere and the required drainage solution means that the proposal would be larger than the existing developed area. The root protection areas of the existing trees would spread underneath the new pitch, which would have meant that construction work

on the pitch would have been virtually impossible as the concrete walkway would pass very close to the tree trunks. Additionally, the trees roots would rise in search of water damaging the new 3G pitch and possibly making the surface unplayable or incur costly repairs at some future point. This would create a major risk to the viability of the project and therefore, amendments to the proposal are not reasonably possible.

The Council's Tree Officer has assessed the impact of the loss of the trees and has concluded that he is comfortable with their removal and replacement, and there will be more tree planting going into the site in addition which will result in an overall betterment as a result of the proposed development. He has therefore by virtue of concluding that their removal is acceptable, that they are not worthy of a TPO, subject to the mitigation replanting proposed.

Officers therefore conclude that the removal of the trees is both reasonable and necessary for the purposes of the development, and that adequate mitigation is proposed to ensure that there would not be a long term harmful impact on amenity or pollution. In order to secure the tree replanting, a condition has been added to require the provision of a landscaping plan. In discharging this condition, Officers will be able to secure the type of replacement trees, their amenity value and age, and will be able to ensure that they are planted as soon as reasonably possible.

The Tree Officer identifies some deficiencies with the Arboricultural Impact Assessment and requires further information to be submitted, which can be secured by condition, which has been added.

It is likely that part of the roadside hedgerow to the south will need to be thinned, cut back or removed. As part of this hedgerow is going to be damaged it is intended to plant new hedgerow along the fence line behind the goal at the south end of the site. This will be a linear meterage of approximately 40 m of hedgerow which vastly exceeds the 5 to 10m of hedgerow that is expected to be damaged in the area due to the introduction of a concrete walkway around the pitch.

Therefore, it is considered that the proposed development would have an acceptable impact on the trees within the site boundaries.

Flooding

The site is within Flood Zone 2 and the Environment Agency's standing advice for developments in Flood Zone 2 considers that sports and leisure facilities fall within Water Compatible development which is the lowest vulnerability classification. There is therefore no need for a sequential test to be carried out as the development would not cause a flooding issue or cause other areas to flood. The development accords with the Environment Agency's Standing Advice. It should also be noted that there are no additional pitches proposed as part of the scheme.

The development is therefore considered to be in accordance with Local Plan Policy FW1.

Other Matters

Drainage

The proposal will result in a change of the surface of the pitch from grass, to artificial grass. Artificial grass is not as permeable as grass, so the applicant has included surface water drainage channels, to ensure that there would be no increased risk from levels of surface water flooding.

The applicant has confirmed that sustainable surface water disposal will be achieved by implementing adequate attenuation within the AGP base, in the form of a permeable granular sub-base to ensure that excess volumes of water, which would be experienced during a critical storm event, do not surpass the control system.

The AGP will comprise a permeable construction with a positive drainage scheme (pipe drainage) which will be installed underneath the AGP base. Surface water collected will be disposed of via a pump outfall connecting to a local water course, which is acceptable.

Land Contamination

Environmental Health Officers note that the site is not an area where land contamination is likely to be expected. However, a Site Investigation Report was submitted in support of the application. Officers recommend that a watching brief is maintained during the construction works in the event that any previously unidentified contamination is discovered owing to the limited sampling contained within the survey provided and fact that it did not provide a full human health environmental risk assessment. This is considered to be necessary for the purposes of the development, and a condition has been added accordingly.

Air Quality

Warwick District Council has adopted an Air Quality and Planning as a Supplementary Planning Document (AQ SPD) which establishes the principle of Warwick District as an emissions reduction area and requires developers to use reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. The guidance sets out a range of locally specific measures to be used to minimise and/or offset the emissions from new development, however these are suggestions and other innovative ideas are encouraged.

Whilst the proposed development will not increase the volume of car parking provision at the site, the submitted documents indicate that the development would result in increased vehicle movement in the vicinity of the site due to extended operating hours and facilities provided by the proposed development. The applicant has submitted an air quality mitigation plan which sets a number of measures the club could take to reduce unnecessary vehicle movements and encourage sustainable transport. The document is a quasi-framework travel plan which could be developed into a more substantial document to form appropriate mitigation under the AQ SPD.

On this basis, Environmental Health Officers recommend a suitably worded planning condition that requires the submission of a Travel Plan to the local planning authority for approval prior to first use. The Travel Plan would need to set out how the club will promote sustainable transport methods and reduce reliance on private vehicles. The Travel Plan will need to set measurable objectives for vehicle trip reduction, roles and responsibilities of those for implementing and monitoring the travel plan, and arrangements for reviewing the travel plan on a periodic basis.

The Warwick Tree Warden Scheme considers that the proposed works will add to the sites carbon footprint and that WDC has declared a climate change emergency and should not approved the plans. However, as identified above, the impacts on air quality can be adequately mitigated through the inclusion of a condition for a travel plan.

This is considered to be reasonable and necessary for the purposes of the development, which is considered to comply with Local Plan Policy NE5.

General

A member of the public has requested that the application is suspended until after the coronavirus pandemic. However, delaying the decision on this application would result in the potential loss of funding for the proposed development, leading to the proposal not being financially viable. Furthermore, Officers see no reason why the COVID19 pandemic has any bearing on the determination of the application.

Conclusion

Paragraph 91 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

The Council is in need of improved 3G facilities and there is an identified shortage of 3G pitches within the District for members of the public to use. The application site is specifically recognised within the Playing Pitch Strategy and The Local Football Facilities Plan as a high priority project for the development of a 3G pitch to support its local community.

Paragraph 92 of the NPPF states that decisions should provide the social, recreational and cultural facilities and services the community needs and should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 96 of the NPPF also states 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 proposed development would also be conditioned to ensure that a community use agreement is secured; this would allow the site to provide for a wider range of the community and delivers significant health and well-being benefits which must be weighed within the planning balance.

The loss of four trees is regrettable and it must be highlighted that one of the trees is diseased and must be removed. However, as detailed above, it is Officer's opinion that the proposed tree loss can be adequately mitigated so that overall, there is a betterment as a result of the planting of 6 replacement trees, the quality of which can be secured by condition, which outweighs the loss of the trees.

There are significant social, health and wellbeing benefits which would arise as a result of the proposal, which would also deliver a much needed facility to address an identified shortfall within the District's playing fields provision. Therefore, subject to the recommended conditions listed in the report, the proposal is recommended for approval.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 19-0730 BM25583 0544 06 (AGP layout), 19-0730 BM25583 0544 11 (typical AGP appearance), 19-0730 BM25583 0544 04 (proposed AGF site plan), 19-0730 BM25583 0544 (proposed AGP plan), 19-0730 BM25583 0544 08 (surface water drainage), 19-0730 BM25583 0544 09 (AGP elevations), 19-0730 BM25583 0544 10 (boundary treatments and elevations) submitted on 17th March 2020 and drawings 12 (50 seater disabled stadium), 14 (50 seater disabled stadium base), 19-0730 BM25583 0544 12 (team shelters), 19-0730 BM25583 0554 13 (spectator canopy), 19-0730 BM25583 0544 02 (site plan) submitted on 1st April 2020, and specification contained therein. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless and until a report detailing the tree and ground protection measures in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and

agreed by the Local Planning Authority. Those measures must seek to prevent damage or injury to trees or tree roots for the duration of the development, and those measures must be fully implemented before any operations commence. In addition, no excavations, trenches or channels shall be cut or pipes or services laid within the root protection area of any tree, no vehicle movement shall be allowed over the root protection area of any tree, no equipment, machinery or structure shall be stored within a tree's root protection area, no equipment, machinery or structure shall be attached to or supported by a tree, no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a tree that seepage or displacement could cause contamination within their root protection area, no other work shall be carried out in such a way as to cause damage or injury to a tree by interference with its root structure, no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to a tree. **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

- 4 The development hereby permitted, including site clearance work, shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning appropriate working practices and safeguards for bats, badgers, hedgehogs, nesting birds, amphibians and reptiles that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **REASON:** To ensure that protected species are not harmed by the development in accordance with Warwick District Council Local Plan Policy NE2.
- 5 No development shall commence on site, including site clearance, until a Combined Ecological and Landscaping Scheme has been submitted and agreed between the applicant and the local planning authority (with advice from WCC Ecological Services). The scheme must include all aspects of landscaping including details of habitat enhancement/creation measures, such as native species planting, and provision of habitat for protected and notable species (including location, number and type of bat, bird and hedgehog boxes). The agreed scheme to be fully implemented before/during development of the site as appropriate. **REASON:** In accordance with NPPF, ODPM Circular 2005/06 and to ensure that suitable planting is provided to protect the landscape value of the site in accordance with Warwick District Local Plan Policy NE4.
- 6 No development shall commence unless and until a scheme ("the scheme") equivalent to 1.6 units of biodiversity, to include creation/restoration of habitats, has been submitted to and approved by the Local Planning Authority. The scheme shall include:
1. Proposals for off-site offsetting measures;

2. A methodology for the identification of any receptor site(s) for offsetting measures;
 3. The identification of any such receptor site(s);
 4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and
 5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).
- The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

REASON: To ensure a net biodiversity gain in accordance with NPPF and Warwick District Local Plan 2011 - 2029 Policy NE3.

- 7 Notwithstanding the details shown on the approved drawings within Condition 2 above, the development hereby permitted shall not commence unless and until a landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of the proposed replacement planting shall be submitted to the local planning authority and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first use of the approved development. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.
- 8 The development hereby permitted shall not be used until a scheme which satisfies the requirements set out in the Council's adopted Air Quality and Planning Supplementary Planning Document (January 2019) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.
- 9 The use of the site permitted by this permission shall not be undertaken until a Noise Management Plan relating to the activities to be carried out pursuant to this planning permission has been submitted to and

approved in writing by the District Planning Authority. Upon receipt of the written approval, the agreed Noise Management Plan shall be implemented and thereafter all activities taking place pursuant to this planning permission shall be carried out in accordance with its provisions. **REASON:** To ensure that the level of noise resulting from the activities on the site is confined to levels which would not cause unacceptable disturbance to the detriment of the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

10 Use of the development hereby permitted shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G artificial grass pitch and include details of pricing policy, hours of use, access by members and non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement. **REASON:** To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy HE5.

11 No visiting members of the public shall be permitted to be on the premises other than between 0900 and 2200 hours on any day. **REASON:** To ensure that the premises are not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

12 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority. **REASON:** To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.
