

To: Councillor D Edwards (Chair);
Councillors Ayub, Edwards, James,
McDonald, Warman, and Woodward

Our Ref:
Your Ref:
Direct: ☎ 0118 937 2432
e-mail: peter.driver@reading.gov.uk

12 June 2018

Your contact is: Peter Driver - Committee Services

**NOTICE OF MEETING - MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB COMMITTEE -
20 JUNE 2018**

A meeting of the Mapledurham Playing Fields Trustees Sub Committee will be held on Wednesday 20 June 2018 at 6.30pm in the Council Chamber, Civic Offices, Reading.

AGENDA

	WARDS AFFECTED	PAGE NO
1. DECLARATIONS OF INTEREST		
Councillors to declare any disclosable pecuniary interests they may have in relation to the items for consideration.	-	-
2. MINUTES		
To confirm the Minutes of the Sub Committee's meeting on 9 January 2018		1
3. MINUTES MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE - 3 JANUARY 2018		7
To receive the Minutes of the Management Committee's meeting on 3 January 2018		
4. PETITIONS & QUESTIONS		-
To receive any petitions and questions from Councillors and members of the public received in accordance with Standing Order 36.		
5. LANDSCAPE MASTER PLAN AND OPTIONS REPORT	MAPLEDURHAM	21

CIVIC CENTRE EMERGENCY EVACUATION: If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.

A report inviting the Sub-Committee to consider which of the options for Mapledurham Playing Fields would best enhance the amenity value of the Ground for the beneficiaries of the Charity.

6. THE HEIGHTS PRIMARY SCHOOL - UPDATE FOLLOWING MAPLEDURHAM 193
PLANNING COMMITTEE AND CONSULTATION ON MASTERPLAN

To update the Sub-Committee regarding the planning application and landscape master plan in respect of the Mapledurham Playing Fields.

WEBCASTING NOTICE

Please note that this meeting may be filmed for live and/or subsequent broadcast via the Council's website. At the start of the meeting the Mayor will confirm if all or part of the meeting is being filmed. You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during a webcast will be retained in accordance with the Council's published policy.

Members of the public seated in the public gallery will not ordinarily be filmed by the automated camera system. However, please be aware that by moving forward of the pillar, or in the unlikely event of a technical malfunction or other unforeseen circumstances, your image may be captured. Therefore, by entering the meeting room, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

Please speak to a member of staff if you have any queries or concerns.

**MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE MINUTES -
9 JANUARY 2018**

Present: Councillor D Edwards (Chair); Councillors Absolom, Ayub, Hoskin, and Woodward.

Apologies Councillors McDonald and Steele

5. MINUTES

The Minutes of the meeting of the Sub-Committee held on 21 June 2017 were agreed as a correct record and signed by the Chair.

6. QUESTIONS AND REPRESENTATIONS

Questions on the following matters were submitted, and answered by the Chair:

Questioner	Subject
Bryce Gibson	Accounting for the cost of officers, trustees and professional advice in considering the ESFA proposal
George Allen	Timing of discussion of the Draft Lease

(The full text of the questions and replies was made available on the Reading Borough Council website).

With the permission of the Chair the following people addressed the Sub-Committee regarding the proposals received by the Council as Trustee of the Mapledurham Recreation Ground Charity and/or the public consultation which had been carried out on those proposals (see Item 7 below):

Steve Brown (Caversham Trents)

Elisa Miles (Fit4All)

Kerry Parr (Heights Primary School)

Alistair McLean (WADRA)

Robin Bentham (WADRA)

Sharon McHale (Education and Schools Funding Agency)

Councillor Ballsdon (Mapledurham Ward Councillor)

Councillor Ballsdon also presented, as Chair of the Mapledurham Playing Fields Management Committee, a response from the Management Committee to a number of the officer reports submitted to this meeting of the Sub-Committee.

7. THE HEIGHTS PRIMARY SCHOOL: RESULTS OF PUBLIC CONSULTATION

Further to Minute 4 of the Sub-Committee's meeting on 21 June 2017, the Head of Legal and Democratic Services presented a report reviewing the Mapledurham Playing Fields consultation exercise that had taken place with the Beneficiaries over the summer on two proposals received by the Council as Trustee of the Mapledurham Recreation Ground Charity (the "Charity") for the future ownership and use of part or all of the Playing Field and Recreation Ground that is currently in Mapledurham ward ("the Ground"), as follows:

- 1) The proposal received from the Education & Skills Funding Agency (ESFA - formerly the Education Funding Agency) to take a 125 year lease of 1.231 acres of the Ground - less than 5% of the total acreage of 25 acres - for use as the site for The Heights free school, in return for a payment to the Trustee of £1.36M;
- 2) The 'Fit4All' proposal from the Mapledurham Playing Fields Foundation ("MPFF") to take a 30 year lease of all of the Ground to manage and improve the Ground during that period, at a peppercorn rent.

The report provided an analysis of the consultation responses. It also gave details of ongoing communications between the Council as Trustee and the Charity Commission.

The following documents were attached to the report:

- Appendix 1 - Printed Version of the Consultation Document
- Appendix 2 - Methodology used in the Evaluation of the Responses
- Appendix 3 - Analysis of Consultation Responses
- Appendix 4 - Spreadsheet of Consultation Responses (available in electronic format only, through the Council's website - <http://www.reading.gov.uk/mapledurham-playing-fields-trustees>)
- Appendix 5 - Equality Impact Assessment
- Appendix 6 - Mapledurham Playing Fields Foundation (MPFF) 'Fit4All' proposal
- Appendix 7 - Heat Map (showing the areas where respondents lived)

The report explained that the consultation had commenced on 14 July 2017 and had closed on 25 September. The Sub-Committee was advised of a correction to the report, which was that the consultation had generated 3,313 (not 3,045) responses from Beneficiaries of the Charity, the highest level of response to a Council-run public consultation exercise, of whom 2,705 - 82% - supported the view that investing the £1.36M lease premium from EDF into the Ground would improve its amenity value, even with the loss of open space to the school.

The Sub-Committee was advised that the launch workshop with groups using the facilities which had been planned for the commencement of the consultation had not been run due to the change in the start date of the consultation and the relatively short notice of the new start date. Accordingly, three drop-in sessions had been held instead. It was noted that an opportunity had been afforded to interested organisations to participate in the development of the consultation but this invitation had not been taken up.

The Sub-Committee was advised of three complaints which had been submitted regarding the consultation, and given explanations of officers' responses to each.

**MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE MINUTES -
9 JANUARY 2018**

The report explained that the Consultation Document had included, on page 1, a map showing both the area of land owned by the Charity and, outlined in red, that part of the Ground for which the ESFA were seeking disposal for use as the site of a new school for The Heights free school, in return for a lease premium of £1.36M to be applied solely and exclusively to meet the charitable recreational object of the Charity.

The report stated that the Charity Commission had requested a meeting with the Council as Trustee to review the outcome of the public consultation process and the process and timetable for taking a decision in relation to the future use of the Recreation Ground held by the Council as trustee. This had been held on 10 November 2017. Following this, the Charity Commission had written to the Council as Trustee with regulatory advice, which was set out in a report elsewhere on the agenda (Minute 8 refers).

Resolved -

- (1) That the Consultation Document, Mapledurham Playing Fields Consultation: Have Your Say, attached to the report at Appendix 1, and the process and timetable for the consultation exercise with the Beneficiaries of the Trust, undertaken over the summer of 2017, be noted; and the high level of response be welcomed;
- (2) That the methodology used for the evaluation of the responses, attached to the report at Appendix 2, be endorsed;
- (3) That the analysis of the consultation responses, attached to the report at Appendices 3 and 4, be received and considered, in particular the fact that over four-fifths of the Beneficiaries who responded believed that investing the £1.36M lease premium from the ESFA into the Ground would improve the amenity value of the Playing Fields even with the loss of open space to the proposed school;
- (4) That the equality impact assessment, attached to the report at Appendix 5, be received, and its conclusion be noted that the proposal would not have a negative impact on any of the groups protected by the Equality Act 2010, subject to the implementation of some mitigation measures;
- (5) That the regulatory advice of the Charity Commission, set out in a separate report to this Sub-Committee, be considered.

8. MAPLEDURHAM RECREATION GROUD CHARITY - REGULATORY ADVICE FROM CHARITY COMMISSION

Further to Minute 4 of the Sub-Committee's meeting on 21 June 2017, and the report on the outcome of the public consultation, the Head of Legal and Democratic Services submitted a report setting out the regulatory advice provided to the Council as Trustee for the Mapledurham Playing Field and Recreation Ground (the Playing Fields) in respect of making a decision in relation to the future use of the Recreation Ground held by the Council as trustee of the Mapledurham Recreation Ground Charity (registered charity number 304328).

MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE MINUTES -
9 JANUARY 2018

The report explained that officers of the Council representing the Sub-Committee, together with the Sub-Committee's external legal advisor Veale Wasbrough Vizards, had been invited by the Charity Commission to meet with it in advance of the Sub-Committee considering the outcome of the public consultation exercise and making further decisions in relation to the Charity, in particular a decision in relation to the proposed grant of a lease to the ESFA. This meeting had taken place on 10 November 2017 at the Charity Commission's headquarters in London. The Senior Case Worker for the Charity Commission had written to the Head of Legal & Democratic Services on 20 November 2017, to provide the Sub-Committee with regulatory advice. This letter was attached to the report at Appendix A.

The report stated that the Charity Commission's letter made clear that it considered the Sub-Committee was not yet in a position to take a decision in relation to the proposed grant of a lease to the ESFA. Further consideration of all of the options open to the Sub-Committee in relation to the future use of the Recreation Ground and the impact of the ESFA proposal was required. The report therefore recommended a process and timetable to prepare a report on the three options open to the Sub-Committee in relation to the future use of the Recreation Ground (being the status quo, the ESFA proposal and the Fit4All proposal made by the Mapledurham Playing Fields Foundation) and an impact assessment of the ESFA proposal against a master plan for the future use of the Recreation Ground, to inform the Sub-Committee's future decision-making. This timetable was attached to the report at Appendix B.

Resolved -

- (1) That the Officers advising the Sub-Committee be instructed:
 - i) to prepare a "masterplan" for the Recreation Ground which identified on an indicative basis how the ESFA lease premium could be applied if the ESFA proposal were to be accepted (in line with the Charity Commission's guidance on this); and
 - ii) to prepare an options report, which taking into account the masterplan, enabled the Sub-Committee to evaluate the impact of the three options on the amenity value of the Ground for beneficiaries of the Charity.
- (2) That with regard to the above, the Officers should:
 - i) consult with the Mapledurham Playing Fields Management Committee on the outcome of the public consultation exercise, the options report and the masterplan;
 - ii) engage with the ESFA in relation to the master plan, the Community Use Agreement, any section 106 requirements and any planning mitigation;
 - iii) engage with the Caversham Trents Football Club on the level of sports provision and the playing pitch strategy that could be included in the masterplan;

MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE MINUTES -
9 JANUARY 2018

- iv) engage with the trustees of the Mapledurham Playing Fields Foundation in relation to that part of the options report which addressed the Fit4All proposal;
 - v) engage with such other stakeholders as the Officers may consider appropriate.
- (3) That a further meeting of this Sub-Committee be held in February 2018 to consider the masterplan and options report, subject to engaging with the bodies identified above, whose views should be reported to the next meeting of the Sub-Committee.

9. MAPLEDURHAM PLAYING FIELDS LANDSCAPE MASTER PLAN

The Head of Legal and Democratic Services and Chief Valuer submitted a report describing how, with reference to the regulatory advice of the Charity Commission, the feedback from the public consultation would be used to produce a landscape masterplan to determine how a premium from the Education and Schools Funding Agency (ESFA) could be used to enhance the amenity value of the Ground.

During production of the landscape masterplan, Officers would engage with the Ground's current principal sports user (Caversham Trents Football Club), the ESFA, the Mapledurham Playing Fields Management Committee and any other relevant stakeholders.

The landscape masterplan would be considered by a subsequent meeting of the Sub-Committee. This would provide information to enable consideration of both the ESFA proposal and the Fit4All proposal?

Resolved -

- (1) That Officers produce a costed landscape masterplan to enable consideration and evaluation of the ESFA proposal;
- (2) That Officers engage with Caversham Trents Football Club, the ESFA, the Mapledurham Playing Fields Management Committee and other relevant stakeholders in relation to the masterplan.

10. MAPLEDURHAM MANAGEMENT UPDATE AND DRAFT ACCOUNTS

The Director of Environment and Neighbourhood Services submitted a report on the current use and condition of the playing fields, including the pavilion.

The report also presented the draft accounts for 2016/17 prior to their submission to the Charity Commission. The accounts were laid out in section 9 of the report and further detailed information regarding income and expenditure was provided in Appendix 1 of the report.

The Mapledurham Playing Fields Management Committee had considered the draft accounts at its meeting on 3 January 2018. Their comments had been relayed to the Sub-Committee by Councillor Ballsdon, Chair of the Management Committee, during her address under Minute 6 above.

MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE MINUTES -
9 JANUARY 2018

Resolved -

- (1) That the current position be noted;
- (2) That the draft accounts be submitted to the Charity Commission.

11. CHAIR'S CLOSING REMARKS

In closing the meeting the Chair reported that she had that day responded to a letter from Lord Agnew, Parliamentary Under-Secretary of State for the School System. Copies of the letter and of Councillor Edwards' response were made available at the meeting and on the Council's website.

(The meeting started at 7.00 pm and finished at 8.45 pm).

READING BOROUGH COUNCIL

MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE

MINUTES OF THE MEETING HELD ON 3 JANUARY 2018

Present:

Councillor I Ballsdon	(Chairman)
Councillor E Hopper	
Rev K Knee-Robinson	Mapledurham Parish Council
Mr N Stanbrook	Mapledurham Users' Committee
Councillor D Stevens	

Also in attendance:

Mr R Bentham	Warren & District Residents' Association
Mr R Bale	CARPS (Catchment Area Residents' Preferred Site)
Mr S Bolton	Caversham & District Residents' Association
Mr M Brommell	Mapledurham Playing Fields Action Group
Mr C Brooks	Head of Legal & Democratic Services
Mr S Brown	Caversham Trents Football Club
Mr D Mander	Caversham Trents Football Club
Ms E Miles	Mapledurham Playing Fields Foundation & Warren & District Residents' Association
Mr A McLean	Warren & District Residents' Association
Mr B O'Neill	Local Resident
Ms K Parr	Local Resident & Heights School Parent
Mrs A Smith	Local Resident
Dr R Smith	Local Resident
Ms N Simpson	Committee Administrator
Mr B Stanesby	Leisure & Recreation Manager
Mr G Thornton	Head of Economic & Cultural Development

At the beginning of the meeting, the Management Committee welcomed Councillor Stevens to the Committee and recorded its thanks to Councillor Skeats for her contributions to the Committee.

1. MINUTES & MATTERS ARISING

The Minutes of the meeting held on 4 May 2017 were confirmed as a correct record.

Further to Minute 1, which referred to Nigel Stanbrook's previous queries about Chris Brooks' potential conflict of interest between giving advice to the Trustee and the Council as clients, Nigel Stanbrook said that he had provided full details of these conflicts to an independent regulatory authority. Chris Brooks said that, as set out in reports later on the agenda, the issue of conflicts of interest had been discussed with the Charity Commission, and Councillor Ballsdon noted that it was set out in the reports how the Council had segregated duties to avoid conflicts.

AGREED: That the position be noted.

2. THE HEIGHTS PRIMARY SCHOOL - RESULTS OF PUBLIC CONSULTATION

Further to Minute 2 of the previous meeting and Minute 4 of the Mapledurham Playing Fields Trustees Sub-Committee's meeting on 21 June 2017, Ben Stanesby submitted a report going to the Mapledurham Playing Fields Trustees Sub-Committee meeting on 9 January 2018, which reviewed the Mapledurham Playing Fields consultation exercise that had taken place with the Beneficiaries over the summer on two proposals received by the Council as Trustee of the Mapledurham Recreation Ground Charity (the "Charity") for the future ownership and use of part or all of the Playing Field and Recreation Ground that was currently in Mapledurham ward ("the Ground"), as follows:

- 1) The proposal received from the Education & Skills Funding Agency (ESFA - formerly the Education Funding Agency) to take a 125 year lease of 1.231 acres of the Ground - less than 5% of the total acreage of 25 acres - for use as the site for The Heights free school, in return for a payment to the Trustee of £1.36M;
- 2) The 'Fit4All' proposal from the Mapledurham Playing Fields Foundation ("MPFF") to take a 30 year lease of all of the Ground to manage and improve the Ground during that period, at a peppercorn rent.

The report had appended:

- Appendix 1 - Printed Version of the Consultation Document
- Appendix 2 - Methodology used in the Evaluation of the Responses
- Appendix 3 - Analysis of Consultation Responses
- Appendix 4 - Spreadsheet of Consultation Responses (available in electronic format through the Council's website - <http://www.reading.gov.uk/mapledurham-playing-fields-trustees>)
- Appendix 5 - Equality Impact Assessment
- Appendix 6 - Mapledurham Playing Fields Foundation (MPFF) 'Fit4All' proposal
- Appendix 7 - Heat Map showing numbers of responses per postcode

Copies of a document had been sent out prior to the meeting, setting out corrections to the numbers in the report in paragraphs 1.5, 5.4.5 and 5.4.6, clarifying that the number of valid responses from Beneficiaries of the Charity was 3,313.

The report provided an analysis of consultation responses and gave details of ongoing communications between the Council as Trustee and the Charity Commission.

The Consultation Document (Appendix 1) set out in parts 2 and 3 the details of the two proposals, from the ESFA, and the MPFF's 'Fit4All' proposal.

The consultation exercise had run for ten weeks between 14 July and 25 September 2017. It had been centred on an on-line and hard copy questionnaire, 'Mapledurham Playing Fields Consultation: Have Your Say'. It had generated 3,313 responses from Beneficiaries of the Charity, the highest level of response to a Council-run public consultation exercise, of which 2,705 - 82% - had supported the view that investing the £1.36M lease premium from ESFA into the Ground would improve its amenity value, even with the loss of open space to the school.

The Consultation Document attached at Appendix 1 included, on page 1, a map (Map 1) showing both the area of land owned by the Charity and, outlined in red, that part of the Ground for which the ESFA were seeking disposal for use as the site of a new school for The Heights free school, in return for a lease premium of £1.36M to be applied solely and exclusively to meet the charitable recreational object of the Charity.

The Charity Commission had requested a meeting with the Council as Trustee to review the outcome of the public consultation process and the process and timetable for taking a decision in relation to the future use of the Recreation Ground held by the Council as trustee. This had been held on 10 November 2017. Following this, the Charity Commission had written to the Council as Trustee with regulatory advice, which was set out in another report on the agenda (Minute 3 refers).

The report asked the Sub-Committee to consider the report and its attachments, paying particular regard to the methodology used to evaluate the responses, and their analysis. The report stated that the results had been shared with the Charity Commission, and that the Sub-Committee was also being asked to consider the views expressed by the Commission in its recent communications with the Council as Trustee.

The report to the Sub-Committee contained the following recommendations:

- "2.1 That the Consultation Document, Mapledurham Playing Fields Consultation: Have Your Say, attached at Appendix 1, and the process and timetable for the consultation exercise with the Beneficiaries of the Trust, undertaken over the summer of 2017, be noted; and the high level of response be welcomed;
- 2.2 That the methodology used for the evaluation of the responses, attached at Appendix 2, be endorsed;
- 2.3 That the analysis of the consultation responses, attached at Appendices 3 and 4, be received and considered, in particular the fact that over four-fifths of the Beneficiaries who responded believed that investing the £1.36M lease premium from the ESFA into the Ground would improve the amenity value of the Playing Fields even with the loss of open space to the proposed school;
- 2.4 That the equality impact assessment, attached at Appendix 5, be received, and its conclusion be noted that the proposal will not have a negative impact on any of the groups protected by the Equality Act 2010, subject to the implementation of some mitigation measures;

2.5 That the regulatory advice of the Charity Commission, set out in a separate report to this Sub-Committee, be considered.”

Ben Stanesby explained that it had originally been intended to start the consultation with a workshop but, due to the change in the timetable, three drop-in sessions had been organised as an alternative, as set out in paragraph 5.5.2 of the report, as well as the public drop-in sessions. He noted that three formal complaints had been received about the consultation, as well as a complaint about one of the images used in the consultation, details of which were set out in section 5.6 of the report, along with officer responses.

Ben presented the analysis of the consultation responses, from which some key figures were:

- 3,313 eligible responses had been received, of which:
 - 82% had supported the view that investing the £1.36M lease premium from the ESFA into the Ground would improve its amenity value;
 - 84% had favoured the option of taking steps to impose a legal restriction on the remainder of the Ground, if the lease were granted to the ESFA, to ensure that it could only be used for recreational purposes in future.

He noted that the report stated that the Management Committee had not formally responded to the consultation, but explained that there was the opportunity for the Management Committee to feed in its views on the report to the Sub-Committee on 9 January 2018. In response to queries, he explained that the electoral roll had not been used routinely to verify responses, but only on the few responses (around 6-12) where there had been a large number of responses from a single property, and that he did not think that any of these had been from Mapledurham Parish.

Members of the Management Committee expressed their thanks to Ben Stanesby and his team for their hard work in collating and analysing the consultation responses and to all the people who had responded to the consultation.

Keith Knee-Robinson drew the Management Committee’s attention to the letter from Mapledurham Parish Council to the Chief Executive (at Appendix D to the consultation analysis in Appendix 3), which set out the Parish Council’s views about the future of the playing fields, in support of the Fit4All proposal, and listed the reasons for its support.

Nigel Stanbrook expressed concerns about the content of the consultation, noting that this was the first Management Committee meeting that had considered the complete consultation document, as the last meeting had had a draft version. He set out his concerns which included his views that:

- the consultation had not been prepared by an independent body, but by Council officers;

- the form had been changed in relation to how amenity value had been presented;
- the Fit4All proposal had been presented as a “mix and match” option with the ESFA proposal in the consultation, which was not appropriate;
- an independent consultant had looked at the consultation and had concluded that there were ‘so many holes in it’ that it should be considered null and void;
- the picture of the tennis courts included in the consultation document had nobody playing on it, from which people might assume no-one played on the courts, whereas the tennis courts were actually very busy;
- the items listed as possible improvements in the consultation document were misleading as no-one knew what would be deliverable and to what extent the premium would be able to be applied;
- the money would go to the facilities of the school rather than the facilities of the playing fields;
- the legal restriction on the remainder of the Ground mentioned in the consultation was not a guarantee that development of the playing fields could be prevented and the consultation was misleading in saying that if the school went ahead there would be no further development;
- the consultation had been prepared and audited by Council officers and there had been no independent audit, and the consultation was biased towards being positive to the school.

Nigel Stanbrook said that, in his view, there should be an independent consultant’s review of the consultation and that things should not be taken forward until this had been carried out and had said that the consultation had been ok.

He said that an EIA should also be carried out for the school, and Ben Stanesby said that a further EIA would need to be done on the planned development, whether the ESFA proposal, Fit4All proposal, or both.

Councillor Ballsdon explained that officers were in a difficult position with regard to using photos including people in the consultation, noting that there had been a complaint about the picture of Nepalese ladies used, referred to in paragraph 5.6.5 of the report. She said that the Management Committee had seen and commented on the draft consultation document at its last meeting and changes had been made accordingly, so she did not think that an independent consultant needed to look at the consultation.

Councillor Ballsdon also said that she did not think that the information in the consultation regarding the possible legal restriction on the Ground was misleading; it did not say that protection could be put in place to ensure no development could be built on trust land, as no such statement could be made. Ben Stanesby said that the wording in the consultation document had been prepared to frame as clearly as possible the level of protection that it would be possible to give by entering into a

covenant with Fields in Trust. Chris Brooks explained that a Deed of Dedication had previously been raised in questions to the Trustee, and the Trustee needed to consider this proposal, and had acted to include in the consultation a question asking for views on whether this was an appropriate step to take.

Ben Stanesby explained that there would be a separate process with planners looking at the details and cost of works of mitigation which would be required in order to grant planning permission to the ESFA. Officers would be taking information from the consultation results, engaging with the ESFA and working further on the improvement options, and would produce a landscape plan which would show how the premium could be applied and what could be covered by enhancements and what by mitigation. Chris Brooks explained that officers had considered it appropriate to include the options in the consultation, and the Charity Commission had seen the consultation and had considered that sufficient steps had been taken to properly address this element of preparing for decision-making. The Charity Commission advice had been to develop a masterplan to look further at the improvement options.

Ben Stanesby explained that, in the online version of Question 2 in the consultation, the two responses “less likely to enable the amenity value of the Ground to be enhanced” and “not likely to enable the amenity value of the Ground to be enhanced” had been combined inadvertently and that the two negative responses had therefore been combined for analysis purposes, and the two positive responses had been combined, to give an indication of whether respondents had considered that the lease was likely or unlikely to result in improvements to the amenity value of the Ground.

Keith Knee-Robinson presented the view of residents of Mapledurham Parish that they had been disadvantaged by the consultation methodology because of their limited access to where hard copy consultation documents had been provided, and that the consultation had been skewed towards residents in the centre of Caversham. It was noted that hard copy letters about the consultation had been delivered to all households within Mapledurham Parish by Royal Mail.

The meeting discussed the recommendations in the report, and agreed that the following points should be made at the Sub-Committee meeting on 9 January 2018 by the Chairman on behalf of the Management Committee:

2.1 *That the Consultation Document, Mapledurham Playing Fields Consultation: Have Your Say, attached at Appendix 1, and the process and timetable for the consultation exercise with the Beneficiaries of the Trust, undertaken over the summer of 2017, be noted; and the high level of response be welcomed;*

a) The Management Committee were happy with this recommendation.

2.2 *That the methodology used for the evaluation of the responses, attached at Appendix 2, be endorsed;*

a) The members of the Management Committee all agreed to note the methodology used for evaluation.

- b) Nigel Stanbrook & Keith Knee-Robinson felt that, in view of the strength of objections to how the consultation had been carried out, including the inclusion of Fit4All in an inappropriate “mix & match” way, inclusion of a misleading list of improvements that might be delivered, and with RBC doing the consultation, audit and legal advice, the consultation had not been sufficient for the purposes and an independent consultant should look at the consultation itself and its methodology, to review and audit it, and that things should not move forward until this was done.
- c) The three Councillors on the Management Committee did not agree with this and were happy with the Charity Commission’s view that the consultation had been carried out in compliance with and beyond the requirements of s121 of the Charities Act.

2.3 *That the analysis of the consultation responses, attached at Appendices 3 and 4, be received and considered, in particular the fact that over four-fifths of the Beneficiaries who responded believed that investing the £1.36M lease premium from the ESFA into the Ground would improve the amenity value of the Playing Fields even with the loss of open space to the proposed school.*

- a) The Management Committee noted the analysis, notwithstanding two of the Management Committee members’ views about the overall consultation being flawed.

2.4 *That the equality impact assessment, attached at Appendix 5, be received, and its conclusion be noted that the proposal will not have a negative impact on any of the groups protected by the Equality Act 2010, subject to the implementation of some mitigation measures.*

- a) The Management Committee noted this recommendation.

2.5 *That the regulatory advice of the Charity Commission, set out in a separate report to this Sub-Committee, be considered.*

- a) The Management Committee noted this recommendation.

AGREED:

- (1) That the report be noted;
- (2) That Councillor Ballsdon address the Mapledurham Playing Fields Trustees Sub-Committee meeting on 9 January 2018 as Chairman of the Management Committee, presenting the points set out above.

3. MAPLEDURHAM RECREATION GROUND CHARITY - REGULATORY ADVICE FROM CHARITY COMMISSION

Chris Brooks submitted a report going to the Mapledurham Playing Fields Trustees Sub-Committee meeting on 9 January 2018, setting out the regulatory advice provided from the Charity Commission (CC) to the Council as Trustee for the Mapledurham Playing Field and Recreation Ground (the Playing Fields) in respect of

making a decision in relation to the future use of the Recreation Ground held by the Council as trustee of the Mapledurham Recreation Ground Charity (registered charity number 304328).

The report stated that officers of the Council representing the Sub-Committee, together with the Sub-Committee's external legal advisor Veale Wasbrough Vizards, had been invited by the CC to meet with it in advance of the Sub-Committee considering the outcome of the public consultation exercise and making further decisions in relation to the Charity, in particular a decision in relation to the proposed grant of a lease to the ESFA. This meeting had taken place on 10 November 2017 at the Charity Commission's headquarters in London. Copies of the Minutes of this meeting with the CC had been sent to members of the Mapledurham Playing Fields Management Committee prior to the meeting.

The Senior Case Worker for the CC, Alex Young, had written to Chris Brooks on 20 November 2017, to provide the Sub-Committee with regulatory advice. This letter was attached at Appendix A.

The CC letter made it clear that it considered the Sub-Committee was not yet in a position to take a decision in relation to the proposed grant of a lease to the ESFA. Further consideration of all of the options open to the Sub-Committee in relation to the future use of the Recreation Ground and the impact of the ESFA proposal was required. The report therefore recommended a process and timetable to prepare a report on the three options open to the Sub-Committee in relation to the future use of the Recreation Ground (being the status quo, the ESFA proposal and the Fit4All proposal made by the Mapledurham Playing Fields Foundation) and an impact assessment of the ESFA proposal against a master plan for the future use of the Recreation Ground, to inform the Sub-Committee's future decision-making. A timetable was set out at Appendix B.

The report to the Sub-Committee contained the following recommendations:

"2.1 That the officers advising the Sub-Committee be instructed:

- 1) to prepare a "masterplan" for the Recreation Ground which identifies on an indicative basis how the ESFA lease premium could be applied if the ESFA proposal were to be accepted (in line with the Charity Commission's guidance on this); and
- 2) to prepare an options report which, taking into account the masterplan, enables the Sub-Committee to evaluate the impact of the three options on the amenity value of the Ground for beneficiaries of the Charity.

2.2 That with regard to the above, the officers should:

- 1) consult with the Mapledurham Playing Fields Management Committee on the outcome of the public consultation exercise, the options report and the masterplan;
- 2) engage with the ESFA in relation to the master plan, the Community Use Agreement, any section 106 requirements and any planning mitigation;
- 3) engage with the Caversham Trents Football Club on the level of sports provision and the playing pitch strategy that could be included in the masterplan;

- 4) engage with the trustees of the Mapledurham Playing Fields Foundation in relation to that part of the options report which addresses the Fit4All proposal;
- 5) liaise with the Planning Authority in relation to the mitigation required by the Planning Authority and/or Sport England; and
- 6) engage with such other stakeholders as the officers may consider appropriate.

2.3 That a further meeting of this Sub-Committee be held in February 2018 to consider the masterplan and options report, subject to engaging with the bodies identified above, whose views should be reported to the next meeting of the Sub-Committee.”

Chris Brooks said that the letter from the CC showed that the trustees had acted correctly so far and that its advisers had been acting in a correct manner. He noted that the CC had given clear advice as regulators of the trustee about what further information was needed before the Sub-Committee could make a decision, and the proposals in the report addressed these issues.

In response to a query from Nigel Stanbrook, Chris Brooks explained that legal advice on planning and education matters was being given not by him, but by planning and education solicitors. Nigel Stanbrook noted that these officers ultimately reported to Chris Brooks as Head of Legal and Democratic Services, so Chris Brooks still had overall responsibility for this advice.

Nigel Stanbrook queried why no member of the Sub-Committee had been at the meeting with the CC to represent the trustee, and Chris Brooks explained that the CC had asked to meet with officers. Nigel Stanbrook also referred to the issue of whether the CC would have to be involved in the disposal of land, noting that the land involved was more than 5% of the trust’s area and that he thought that this would therefore require revision of the charity scheme and involvement of the CC.

Nigel Stanbrook and Keith Knee-Robinson referred to paragraph 10 of the Minutes of the meeting with the CC on 10 November 2017 under the sub heading ‘The Management Committee’s views’ and queried what was meant by:

“...and some Management Committee members had effectively sought to claim a trustee role in the whole matter (from a standpoint of seeking to rule out a decision in relation to the school). The trustee had noted the misunderstanding of the Management Committee’s status and role, and it was indicated that, whatever decision was taken, the trustee would be re-examining the structure and role of the Management Committee. We advised that this would involve administration changes to the trust, and would therefore not require the CC’s formal authority.”

Nigel Stanbrook said that he had not claimed a trustee role and noted that he had said as much in an email. Chris Brooks said that he would look at his own notes from the meeting and speak to the CC officers involved and report back to the next meeting.

AGREED:

- (1) That the report be noted;
- (2) That Chris Brooks investigate further with the Charity Commission officers what was meant by the section in the Minutes of the meeting with the Charity Commission on 10 November 2017 about the misunderstanding of the Management Committee's status and role and report back to the next meeting.

4. MAPLEDURHAM PLAYING FIELDS LANDSCAPE MASTERPLAN

Ben Stanesby submitted a report going to the Mapledurham Playing Fields Trustees Sub-Committee meeting on 9 January 2018, which recommended the production of a costed landscape masterplan for the Mapledurham Playing Fields.

The report proposed that, following the Mapledurham Playing Fields consultation in 2017 (see Minute 2 above), and with reference to the regulatory advice from the Charity Commission received on 20 November 2017 (see Minute 3 above), the feedback from the public consultation should be used to produce a landscape masterplan to determine how a premium of £1.36m from the Education Skills Funding Agency (ESFA) could be used to enhance the amenity value of the Ground.

The report gave details of the areas that the ESFA premium could be used to support which had been set out within the consultation, and of the results of the consultation, and proposed that a landscape masterplan should be developed to establish budget costs for different elements of the work and how and where different features could be arranged on a re-landscaped ground. This would allow a more detailed assessment of the impact, both positive and negative, of the development. The landscape masterplan would be considered by a subsequent meeting of the Sub-Committee.

The report stated that the key features of the masterplan would be:

1. Accommodation of existing and anticipated future use (sport and recreation)
2. Maximising the visual amenity
3. Broadening use by improving accessibility and range of activities
4. Environmental sustainability
5. Maintaining the character of the site
6. Upgrading the play area and improving access
7. Identification of maintenance costs of any changes
8. Upgrading the pavilion
9. Footpath network
10. Entrance improvements
11. New furniture
12. Tree planting
13. Football pitch improvements

During production of the landscape masterplan, officers would engage with the Ground's current principal sports user (Caversham Trents Football Club), the ESFA (including to establish the extent of mitigation proposals and affordability), the Mapledurham Playing Fields Management Committee and any other relevant stakeholders.

AGREED:

- (1) That the report be noted;
- (2) That, if the Sub-Committee agreed the recommendations in the report, the Management Committee were prepared to engage with officers working on the production of the landscape masterplan.

5. MAPLEDURHAM PAVILION & PLAYING FIELDS UPDATE AND DRAFT ACCOUNTS 2016/17

Ben Stanesby submitted a report, which was also going to the Mapledurham Playing Fields Trustees Sub-Committee meeting on 9 January 2018, which gave an update on the current use and condition of the playing fields, including the pavilion, and presenting the draft accounts for 2016/17, prior to submission to the Charity Commission.

The report stated that Mapledurham pavilion hall remained closed following the structural survey which had identified significant deterioration requiring additional supports to stabilise the building. The changing rooms were still in use.

The pavilion continued to be checked on an approximately six-weekly basis by leisure staff with an assessment being made periodically by a structural engineer. The latest assessment by the structural engineer in November 2017 had identified no material change to the structure of the building.

A management agreement for the football pitches on site continued to be in place with Caversham Trents Football Club (CTFC). The Council's Leisure & Recreation Service and CTFC had a good working relationship with ongoing regular dialogue to ensure issues were addressed or actions undertaken to support continued use of the site for football.

The report also set out the following points:

- As in previous years, the car park at Mapledurham would be used as a recycling site for Christmas trees and collections would begin on 3 January 2018 for two weeks.
- Maintenance to the car park was undertaken annually with an intention to complete this work before Christmas 2017. Pot holes would be filled and the material compacted.
- Vegetation from the Playing Fields along Chazey Road had been identified as needing cutting back, paving cleared and arisings removed. While volunteer help had been offered for these works, which was appreciated, it was likely to be much quicker if the Council Parks Team using appropriate machinery carried out this work. The Parks Team would confirm a timetable shortly.
- The sand in the play area had become overgrown partly due to little use. Arrangements for a Probation work party to clear this area were being made for when ground conditions were suitable.

- A question had been raised on whether fencing had been incorrectly erected by a neighbour incorporating part of the playing fields within their curtilage. This was currently being investigated.
- A request had been received to clear cut grass within the orchard. Some work parties would be booked with the Probation Service to assist in undertaking this task.

The report had appended the draft accounts for 2016/17. It stated that, following review by the Management Committee, these would be submitted to the Mapledurham Playing Fields Trustees Sub-Committee. Subsequently, auditing by the Accountancy Team would be completed and they would be submitted to the Charity Commission.

Keith Knee-Robinson reported that the notice about the Christmas tree recycling had been put to the west of the car park, so people were piling up trees in a number of places, including near his back garden, rather than in the correct place. Ben Stanesby said that he would liaise with Keith Knee-Robinson and Nigel Stanbrook to deal with this problem.

Ben Stanesby reported that the sand in the play area had now been weeded and that, whilst the grass clearing in the orchard was being pursued, officers would also be reviewing the pruning of the orchard, due to the limited availability of the Friends Of Group. He also reported that officers were establishing the boundaries regarding the erected fencing and would be discussing the matter with the neighbour involved.

With regard to the accounts, in response to a query about the cost of building cleaning still being at the same level as in 2015/16, despite most of the pavilion not being used, Ben Stanesby said that he would investigate these costs prior to the meeting of the Sub-Committee. The amount spent on football renovations and supplies was also queried and Ben Stanesby said he would liaise with Caversham Treants FC to check on this.

AGREED:

- (1) That the report and position be noted;
- (2) That Ben Stanesby liaise with Keith Knee-Robinson and Nigel Stanbrook to deal with problems of misplaced Christmas trees for recycling at the Playing Fields;
- (3) That, subject to Ben Stanesby checking on the building cleaning costs, and with Caversham Treants FC on the amount spent on Football Renovations & Supplies, prior to the Sub-Committee meeting, the draft accounts for 2016/17 be endorsed for submission to the Mapledurham Playing Fields Trustees Sub-Committee, prior to submission to the Charity Commission.

6. MAPLEDURHAM PLAYING FIELDS USERS REPORT

Nigel Stanbrook submitted a report on behalf of Users of Mapledurham Playing Fields and Pavilion, which had originally been prepared for a meeting of the Management Committee scheduled for 18 October 2017, which had subsequently been postponed.

The report had appended individual reports from Mapledurham Lawn Tennis Club, Friends of Mapledurham Playing Fields and Caversham Trents Football Club (CTFC), setting out the detailed views of the three organisations on the ESFA's plans. The report also stated the following:

"The depth of views and the substantive objections from these users condemning the EFA proposal for a school on Mapledurham Playing Fields only confirms my statements on their behalf to this committee, to the EFA and to the Charity Commission. When the school was first mooted, I stated that Mapledurham Playing Fields are simply not available to be built upon. As their representative on this committee I cannot but give them my 100% support. It aggrieves them greatly that the three Reading Borough Councillors on the committee led by Councillor Ballsdon have to the contrary actively abused their duties and powers on the committee to exercise a general supervision over the activities of the Playing fields. They have shown bias and a predetermination in favour of the school proposal."

Nigel Stanbrook noted that the Management Committee had a responsibility for the day to day management of the playing fields and expressed his disappointment that his requests to hold a Management Committee meeting in December 2017, in order to consider a number of matters relating to the playing fields, including the ESFA's planning application, had been ignored. He encouraged Management Committee members to read the reports from the User Groups and said that he felt that the Management Committee were walking away from their responsibilities and that users had no confidence in the Management Committee. He said he was disappointed at the way the Management Committee had acted, noting that the non-Councillor members were frustrated as they could always be out-voted. He also noted that, due to the growth of CTFC, there was not room for a school at the playing fields, as the Football Club needed all the current football pitches.

a) Notice Board at Entrance to Mapledurham Playing Fields

Nigel Stanbrook said he thought that there should be a more formal arrangement in relation to the notice board at the entrance to the playing fields, with someone taking responsibility for keeping it tidy, and also that someone should be inspecting the playing fields regularly for any problems.

Councillor Ballsdon said that the notice board had been in place for a number of years and she did not think the matter had been raised before or that it had been agreed who might take on such a responsibility. She said that, if she saw out-of-date notices on the board when she went past, she removed them and she also regularly raised issues on behalf of residents when asked. Ben Stanesby suggested that he work with Nigel Stanbrook to look at the best way of ensuring that the notice board was maintained, and bring a proposal back to the next meeting. He also suggested that parks officers reminded people of the methods of

communication to the Council if they had concerns about anything happening on site.

AGREED:

- (1) That the report be noted;
- (2) That Ben Stanesby liaise with Nigel Stanbrook and bring a proposal back to the next meeting on maintenance of the notice board at the entrance to the playing fields.

7. DATE AND TIME OF NEXT MEETING

It was noted that the next meeting would need to be held in advance of the next meeting of the Mapledurham Playing Fields Trustees Sub-Committee in February 2018, in line with the process set out in the appendix to the report on the Charity Commission advice (see Minute 3 above), but that the date was not yet known.

AGREED: That the next meeting be organised by email when needed, to be held in advance of the Mapledurham Playing Fields Trustees Sub-Committee meeting in February 2018.

(The meeting started at 7.00pm and finished at 8.55pm)

READING BOROUGH COUNCIL

REPORT BY HEAD OF ECONOMIC & CULTURAL DEVELOPMENT

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	20 JUNE 2018	AGENDA ITEM:	5
TITLE:	LANDSCAPE MASTER PLAN AND OPTIONS REPORT		
LEAD COUNCILLORS:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BEN STANESBY	TEL:	0118 937 3276
JOB TITLE:	LEISURE AND RECREATION MANAGER	E-MAIL:	ben.stanesby@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

1.1 At Minute 8 of your meeting on 9 January 2018, you instructed the Officers advising the Sub-Committee:

- (1) to prepare a “masterplan” for the Mapledurham Recreation Ground (‘The Ground’) which identified on an indicative basis how the ESFA lease premium could be applied if the ESFA proposal were to be accepted (in line with the Charity Commission's regulatory advice on this point dated 29 November 2017); and
- (2) to prepare an options report which, taking into account the masterplan, enables the Sub-Committee to evaluate the impact of the three options on the amenity value of the Ground for beneficiaries of the Mapledurham Recreation Ground Charity (the “Charity”) (again, in line with the Charity Commission's regulatory advice on this point).

1.2 In this connection:

(1) The three options are:

- the status quo,
- the ESFA proposal; and
- the Fit4All proposal made by the Mapledurham Playing Fields Foundation.

(2) This Sub-Committee has previously concluded that, in principle, the ESFA proposal is capable of enhancing the amenity value of the Ground and that, if finally accepted by the Sub-Committee, will make available a lease premium of £1.36M from the ESFA which can be applied for the improvement and enhancement of the Ground.

(3) The Council's Planning Applications Committee granted planning consent to the ESFA proposal on 4 April 2018 subject to a number of conditions, including a Section 106 Agreement for the payment of an additional £375k to mitigate the negative impact of The Heights Free School (the School) being relocated to the

Ground. This additional £375k is payable by the ESFA in addition to the lease premium identified above and must be applied to pay for the works of mitigation identified by the Planning Applications Committee.

- (4) The Secretary of State confirmed on 4 May 2018 that he was not minded to call in the planning application.
- 1.3 In the light of the Planning Applications Committee's decision to grant permission for the School envisaged by the ESFA proposal, the ESFA proposal includes both a £1.36M consideration payment to improve and enhance the Ground, and the above-mentioned £375k payment for the mitigation of the development of the School. Therefore, a total of £1.735M is available to the Sub-Committee for mitigation and improvement works.
- 1.4 The Landscape Master Plan provides more details of the mitigation and improvement works, including costs.
- 1.5 In paragraph 5, this report considers each of the three options identified in para 1.2(1) above and makes an assessment as to which would best enhance the amenity value of the Ground for the beneficiaries of the Charity.
- 1.6 The Landscape Master Plan has been drawn up with direct reference to the results of the *Have Your Say* public consultation exercise, undertaken with beneficiaries in summer 2017, and has itself been the subject of consultation with stakeholders and partners, as explained in para. 1.6 above. The proposals in the Landscape Master Plan are informed by the availability of capital funding of £1.735M flowing from the ESFA proposal for mitigation and improvement works to the Ground. This funding is subject to the Sub-Committee agreeing the option to dispose of 1.231 acres of land at Mapledurham Playing Fields to the ESFA for the re-location of The Heights Free School to the site, and the Council (as trustee of the Ground) entering into a unilateral undertaking with the ESFA to enable the Section 106 Agreement to be concluded. This decision is addressed in the Update report prepared by the officers supporting the Sub-Committee, elsewhere on tonight's agenda.
- 1.7 In advance of tonight's meeting, a draft Landscape Master Plan was shared, on 14 May 2018, with organisations who historically have used the Ground, including the Pavilion. These include: the Warren & District Residents' Association, Caversham Trents Football Club, Mapledurham Lawn Tennis Club, Caversham Trents F C, Warren and District Residents' Association, Mapledurham Tennis Club, Magikats After-school, Soul Ball, Escape Toddler Group, Bridge Club, Spikey Club, 69th Scout Group, Friends of Mapledurham Playing Fields, and Mapledurham Playing Fields Action Group.
- 1.8 The draft Landscape Master Plan was presented to the Mapledurham Playing Fields Management Committee on 29 May 2018, where it was the subject of detailed discussion. The users' representatives tabled a User Report to the Management Committee to inform this discussion. The feedback from this round of consultation will be reported to your meeting, with officer responses.
- 1.9 As a parallel exercise, in May 2018 the Council received a separate proposal from a member of the Management Committee to remedy the structural defects in the Pavilion to allow it to re-open, in the sum of £35k. This appears to have the support of the Warren & District Residents' Association (WADRA), who would fund this expenditure.

Appendix A: Landscape Master Plan - Mapledurham Playing Fields

- Appendix B: Report on Results of Mapledurham Playing Fields public consultation, *Have your Say*, Summer 2017
This includes the Mapledurham Playing Fields Foundation ("MPFF") 'Fit4All' proposal at Appendix 6
- Appendix C: Equality Impact Assessment (revised at 21 May 2018)
- Appendix D: User Report to Mapledurham Playing Fields Management Committee Meeting, 29 May 2018
- Appendix E: WADRA Proposal to remedy the structural defects in Mapledurham Pavilion, in the sum of £35k.
- Appendix F: Response to Landscape Master Plan Consultation

- 1.10 In light of the above, the Sub-Committee is asked to consider which of the options for the future of the Ground it considers is in the best interests of the Charity and its beneficiaries. In making this assessment, the Sub-Committee should have regard to the Charity Commission's regulatory advice dated 20 November 2017 (and set out in para. 7 of the accompanying Update report), and the provisions set out in the Landscape Master Plan at Appendix A (as regards the ESFA proposal) and the Fit4All proposal within Appendix B.
- 1.11 If the Sub-Committee concludes that the ESFA proposal continues to be the preferred option for the Ground in the best interests of the Charity then the Sub-Committee is also asked to:
- (1) agree the mitigation works to the Ground to be funded through the £375k Section 106 agreement (see paragraph 4.2);
 - (2) agree the improvements and enhancements to the Ground to be funded through the £1.36M consideration payment from the ESFA (see paragraph 4.8); including one of two options to improve the Mapledurham Pavilion (see paragraph 4.9);
 - (3) agree the commencement of preparatory work (see paragraph 4.12) to facilitate a timely implementation of the mitigation and improvement works before the School moves to its site on the Ground in September 2020; and
 - (4) note that these mitigation and improvement works will require the closure of large sections of the Ground for the duration of the works.

2. RECOMMENDATION

- 2.1 To allow the Sub-Committee to determine if the ESFA proposal is in the best interests of the Charity and its beneficiaries, it should first consider which options of the Landscape Master Plan would be best to implement. The following recommendations are made in this regard:
- (1) The Landscape Master Plan for the Ground, at Appendix A (subject to relocation of play area), be supported and adopted to form the basis for works to mitigate the impact of relocating the School to the Ground, and to enhance and improve the amenity value of the Ground in the best interests of the Charity and its beneficiaries;
 - (2) The mitigation works set out in paragraph 4.2 be agreed and undertaken to

offset the negative impact of the relocation of the School to the Ground, to be funded from the £375k payment made under the Section 106 Agreement;

(3) The improvement and enhancement works set out in paragraph 4.8 be agreed and undertaken as a core improvement to the Ground within the Landscape Master Plan, in the sum of £332k to be funded from the £1.36M lease premium payable by the ESFA.

(4) With regard to the remainder of the ESFA's consideration payment, the Sub-Committee identifies which of the two options for the improvement of the Pavilion should be adopted, as set out in paragraph 4.9; and which of the further improvements should then be funded and undertaken as identified in paragraph 4.12;

(5) The preparatory works set out in paragraph 4.20 be agreed and undertaken;

(6) The Head of Legal & Democratic Services and Head of Economic & Cultural Development be authorised to procure and implement the mitigation and enhancement works within the funding limits set out above;

(7) It be noted that the mitigation and improvement works will require the closure of large sections of the Ground for the duration of the works.

2.2 Having considered the Landscape Master Plan, the Sub-Committee should consider the three options set out in this report in light of their respective positive and negative impact on the amenity value of the Ground, and determine which of the three options the Sub-Committee believes is in the best interests of the Charity and its beneficiaries, taking into account the Charity Commission's regulatory advice of 20 November 2017 and the provisions set out in the Landscape Master Plan at Appendix A (as regards the ESFA proposal) and the Fit4All proposal within Appendix B.

3. POLICY CONTEXT

3.1 Reading Borough Council holds the Ground in its capacity as charity trustee ("Trustee") of the Charity. The Charity is registered with (and therefore regulated by) the Charity Commission. The charitable object of the Charity is:

"the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions. "

The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

3.2 The Sub-Committee has delegated authority, with the support of the Officers, to discharge Reading Borough Council's functions as charity trustee of the Charity. The Sub-Committee has a duty to make all decisions in what it considers to be the best interests of the Charity and its beneficiaries and in order to advance the object referred to above and any such decision must be in line with all relevant charity law and other legal restrictions.

3.3 The policy context and legal implications are set out in greater detail in the

preceding Update report on The Heights Free School - Update Following Planning Committee and Consultation on Masterplan.

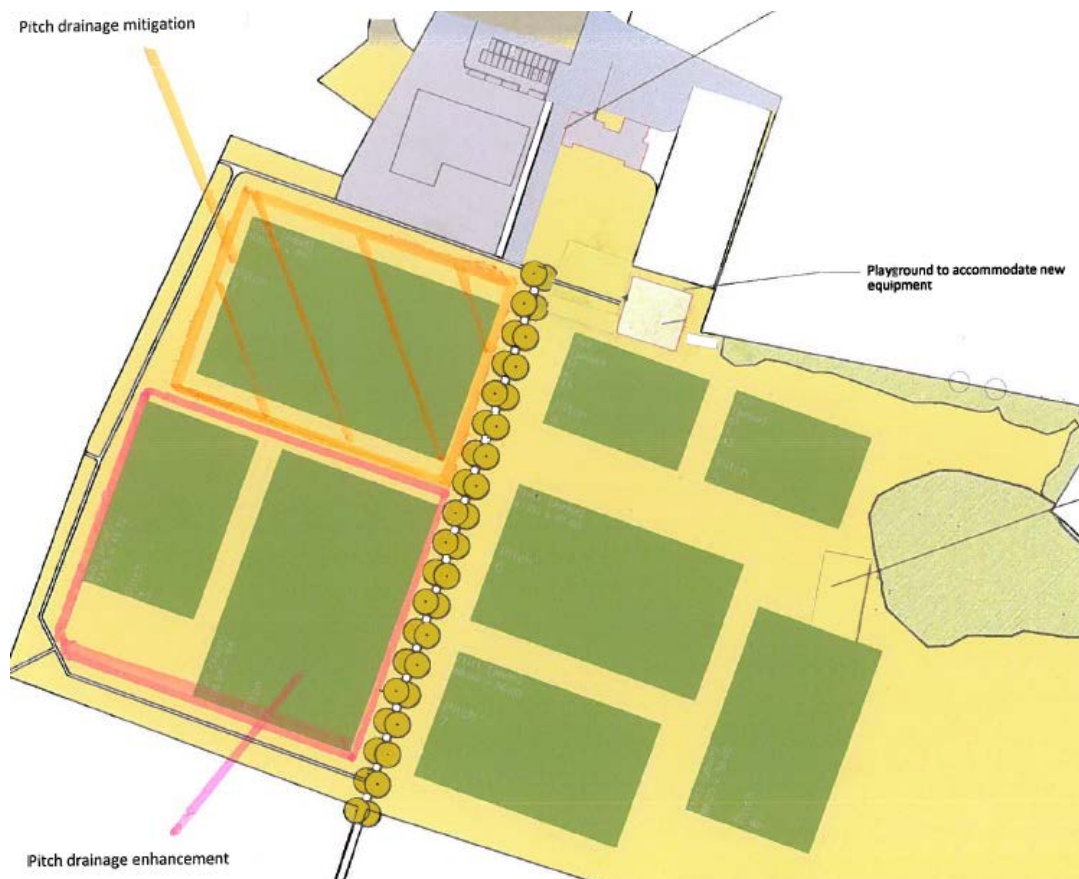
4. LANDSCAPE MASTER PLAN

Mitigation Works

4.1 The Landscape Master Plan at Appendix A identifies a series of mitigations that are required to be undertaken to offset the negative impact of the development of the School at the Ground. These were identified through the consideration of the planning application for the School.

4.2 These include:

- a) Upgraded driveway from Woodcote Road.
- b) Improved pedestrian and vehicle access to Playing Fields from car park.
- c) Resurfacing existing car park, and provision of 4 disabled parking bays.
- d) School Multi-Use Games Area available outside school hours at no charge.
- e) New cycle stands.
- f) New fencing and gates to fields from car park.
- g) Children's play area relocated and re-provided to existing scale but amended to be south of the tennis courts with an extension of the footpath. (See plan 4.2)
- h) Existing basketball court returned to grass.
- i) Re-grading of sports turf areas.
- j) Drainage to the northern section of the western sports turf area (Pitch 1). (See plan 4.2)
- k) Breedon gravel path from Chazey Road to pavilion.
- l) Boundary footpath around western side of playing fields.
- m) Replacement of furniture lost in reconfiguration.
- n) Replacement tree planting (Liquidambar) avenue along axial path.



Plan 4.2 illustrating amended location of play area and locations drained pitches

- 4.3 These mitigation measures are to be undertaken by Reading Borough Council, funded from the £375k Section 106 planning gain arising from the relocation of the School.

Improvement and Enhancement Works

- 4.4 The 2017 public consultation put forward a number of possible enhancements and improvements to the Ground which could be funded from the £1.36M ESFA consideration payment, and invited respondents to indicate which of them they considered to be likely to enhance the amenity value of the Ground for use by the beneficiaries. These attracted varying degrees of support, as indicated in Appendix B. Table 1 below summaries the numbers of people either supporting or expressing reservations about proposed changes.

Table 1

Items that should be either included or excluded from Proposal	Items that should be included in any improvements	Items that should be excluded from any improvements	Work included in mitigation scheme
Undertake options A-G (as per proposal in Consultation)	2439		
A. Pavilion upgrade	170	10	No
B. Footpath network	108	22	Yes
C. Entrance improvements	77	24	Partially
D. Small floodlit artificial turf pitch (ATP)	69	64	No
E. New furniture	79	16	No
F. Tree Planting	76	27	Yes (not specimen trees)
G. Grass football pitch improvements	73	27	Yes (not including Pitch 1)
H. Upgrade small floodlit ATP pitch to full size	125	138	No
I. Upgrade play area & move	256	69	Moving but not extending play area
J. Fitness Stations	136	117	No
K. Relocate Asphalt area	88	108	Alternative area being provided
L. Boundary improvements	91	98	No
M. Maintenance sum	198	72	No
Swimming pool	10		
Lighting	10		
Café	10		
Cricket	10		
Tree planting	10		
Toilet	10		

--	--	--	--

- 4.5 Respondents to the consultation considered that undertaking items A to G would improve the amenity value of the Ground.
- 4.6 When responses to the individual suggestions are considered, a varying degree of support is evident.
- 4.7 The option to provide a floodlit artificial turf pitch, while supported, also attracted slightly more negative comments. This option will need further consideration in the future and is beyond funds currently available.
- 4.8 The following improvements have been identified to be undertaken as core enhancements within the landscape plan, reflecting the results of the consultation, in the total sum of £332k.
1. Extending drainage across the whole of the western sports turf area (in addition to Pitch 1 drainage and site re-grading) (£94k).
 2. Extend relocated play area over and above existing provision (£25k).
 3. Formalised boundary treatment on Hewett Avenue (£12k).
 4. Additional benches (in addition to those replaced through mitigation - see 4.2 above (£11k).
 5. Fitness trail (£18k).
 6. Entrance improvements (ground reinforcement, signage, gate posts) (£5k).
 7. Tree planting (5 specimen trees) in addition to avenue identified at 4.2 above (£2k).
 8. Maintenance funding for capital work (eg roof replacement) (£100k).
 9. Landscaping around the pavilion to create an area of visual interest or continuation of parkland features (eg avenue) (£25k).
 10. Surveys and fees (planning, Archaeology etc) £40k)

Sub-total for Core improvements £332k

(These are identified in more detail within the Landscape Master Plan.)

Mapledurham Pavilion

- 4.9 There are two options for re-opening and improving the Pavilion identified below.

4.9.1 OPTION A:

Refurbish the changing rooms, meeting room and toilets (incorporating disabled toilet).

Demolish the hall and ancillary facilities.

Rebuild the hall and ancillary facilities but with a smaller hall 80m² size.

This will require both planning permission and building control applications.

The estimated cost is £925k.

The avenue of trees running through the Ground may be extended to the main car park.

The School hall will provide facilities for the larger events that are occasionally run within the Pavilion.

4.9.2 OPTION B:

Refurbish the Pavilion throughout retaining existing layout and therefore only requiring a building control application. Previous proposals have identified undertaking work to

areas requiring most work and returning to undertake further refurbishments subsequently. The proposed option will deliver a Pavilion as close to “as new” as possible providing the associated benefits in the costs of maintenance. These costs have been produced by external quantity surveyors.

A landscaped area will be developed at the end of the avenue of trees to produce a focal point and area for relaxation.

The estimated cost is £825k.

4.10 As shown in Table 1 above, the refurbishment of the Pavilion was the most supported enhancement in the 2017 public consultation.

4.11 Should the Pavilion be refurbished following Option A along with the recommended enhancements £1,257 will have been committed, leaving £103k for further improvements. Should Option B be chosen this will leave up to £203k for further investment.

Core improvements	Pavilion	Funds Committed £,000s	Available for Further Options £,000s
✓	Option A	£1,257	£103
✓	Option B	£1,147	£203

4.12 Depending upon which option for the Pavilion is chosen, two different amounts are available to undertake further work. The Landscape Master Plan identifies a number of options as to how these funds may be utilised. These are summarised below:

- a) Install pedestrian lighting along the main path from Chazey Road towards the Pavilion. (£30k)
- b) Extend the car park to support use of both the Pavilion and Ground: options to provide 12 additional spaces are identified below:
 - (i) Extend car parking into area north of the School site with tarmac for 12 Cars (£45k)
 - (ii) Alternatively extend car parking into area north of the School site with reinforced turf/Grasscrete to allow the area to be used for occasional overflow parking (£35k)
- c) Extend the Pavilion to provide two additional changing rooms to support use of the second adult pitch (£197k)
- d) Allocate unspent funds to support funding applications to improve facilities by either the Council as Trustee or partner organisations. This could include new changing rooms, an artificial turf pitch, changing facilities or other recreational facilities. This will allow further funding to be levered into improving facilities.

4.13 A proposal has been received from Warren And District Residents Association and Mapledurham Action Group to undertake/fund repairs to the Pavilion, in the sum of £35k. A quote has been obtained to undertake work to undertake structural repair work and making good items affected by the repairs. This includes for example ceiling, lights, doors etc.

- 4.14 Completion of this work is likely to allow the pavilion to be reopened pending complete refurbishment. If Option B is pursued it is likely some of the work identified as necessary will have been completed reducing the cost of future works.
- 4.15 Evaluation of the proposal is currently underway by officers.

Amenity Value

- 4.16 The Landscape Master Plan, in Section 18, considers the impact of changes to the amenity value of the ground on a number of activities. This is summarised at 18.16 of the Master Plan “As with most changes there will be a number of impacts with varying degrees of benefit or negative impact across a variety of areas. From the assessment above [points 18.1 - 18.15 of the Landscape Master Plan] there is a clear net improvement in the overall amenity value [of the proposed changes]”.
- 4.17 Thirteen key groups who use or are involved with Mapledurham Playing Fields were asked for feedback. Of these groups comments were received from 8 groups:
- a) Caversham Trents FC
 - b) Friends Mapledurham Playing Field
 - c) Mapledurham Playing Fields Action Group
 - d) Warren And District residents Association
 - e) Mapledurham Parish Council
 - f) Mapledurham Bridge Club
 - g) Mapledurham Playing Fields Foundation
 - h) Escape Toddler Group
- 4.18 The main or recurring points raised included:
- I. A large number of comments were received in relation to the governance and management of the trust. As the consultation was purely in relation to the Landscape Master Plan and no recommendations or commentary was included in the plan with regards these issues these have not been addressed as they are outside the scope of the Plan.
 - II. The enhancements are only necessary as a result of the School being built so should be treated as Mitigation - the Plan clearly differentiates between mitigation and enhancement. The enhancements identified are all aimed at improving facilities available to the Grounds beneficiaries. Consequently, no change to the Landscape Master Plan is suggested
 - III. Pavilion options - every comment relating to the pavilion identified that the pavilion should not be reduced in size. Of the 2 options Option B best meets this requirement. Requests were also made to provide changing rooms to Sport England standards. It is recommended that this is considered as detailed plans for the pavilion are developed and included if possible.
 - IV. Location of Children’s Playground - Concern was expressed by the majority of consultees that this should not segregate the pavilion from the playing fields. It is therefore proposed that the Play area should be moved to sit adjacent to the end of the Playing fields.
 - V. Landscaped area next to pavilion - It was identified this area should remain open and able to accommodate a number of activities or events allied to the use of

the pavilion. It is recommended landscaping of this area should be limited with the intention of maintaining flexibility in use for a number of activities.

- VI. Sports pitch provision (football). One of the objections to the planning application from the EFSA was from Sport England. The application did not demonstrate that any loss in playing fields did not reduce the amount of sport that could be played. In order to not reduce this amenity, the Ground needs to be significantly reconfigured, resulting in the loss of trees and moving the play area. The levelling and improvement to ground levels and drainage ensure that there is not a reduction in capacity. The enhancement to half of the sports area to the left of the avenue increases capacity and therefore the level of provision, without taking up more space. The alternative option to build a floodlit artificial turf pitch was not affordable.
 - VII. Too much emphasis on football - an objective of the Landscape Master Plan was to ensure that there was not a reduction in facilities provided. There is a thriving use of the playing fields for football and it is important that this provision is not reduced, reflecting Sport England's objection to the planning application. The plan demonstrates how this is achieved by aggregating sports areas together. This requires significant re-configuration but similar amounts of open space are provided pre and post school development.
 - VIII. Car Parking - Mixed views were expressed including both supporting the provision of an extension to car parking and against as this was likely to be predominantly as a benefit to the school. There is clear evidence that demand for car parking exceeds demand. Increasing car parking capacity will clearly be of benefit to users. A method of managing car parking to prevent space becoming unavailable if used by the school and its visitors needs to be identified. This, and the security of the car park, needs to be investigated with the School.
 - IX. Trees on avenue impact on pitches, roots on the path and non-native - The construction of the path using root barriers/membrane will prevent root damage to the path. The tree selection provides an appropriate scale tree (large enough to create a feature but not to adversely affect pitches). The majority of trees lost for the sports re-configuration are ornamental. The purpose of the avenue is also ornamental to improve visual amenity.
 - X. Basketball - the value of the basketball court was raised. The community use agreement with the school needs to ensure that the multi-use games area is available outside of school hours at no charge.
- 4.19 In response to the consultation results the proposal is now to relocate the play area to the south of the Tennis Courts as per the plan at 4.2 of this report.

Preparatory Work

- 4.20 In order to undertake both the mitigation and enhancements, a number of pieces of preparatory work would need to be undertaken. These include surveys and investigations in preparation for specifying work and submitting planning applications as well as obtaining better cost certainty and producing work specifications. These are

identified below:

- a) Procurement of consultants to inform and de-risk the cost issues in the mitigation and enhancement works eg. archaeology, ecology, drainage designer etc.
- b) Procurement of a design team to develop detailed costed pavilion and children's playground designs in preparation for a future planning submission.
- c) Carrying out site investigations from June 2018 onwards to help inform and de-risk the cost issues relating to the site eg. archaeological investigations (currently only a desk top survey has been undertaken by ESFA); soakaway tests during summer period to establish soakaway sizing required for pitch drainage.
- d) Consultation with the Environment Agency (EA) and other external agencies to de-risk the cost issues relating to the site e.g. Consult with the EA over the installation of soakaways in an area within a surface water Nitrate Vulnerable Zone (NVZ) and the local Planning Authority.
- e) Obtaining pre-application advice on a future planning submission for the Pavilion and external works.
- f) Preparation and submission of the mitigation and chosen enhancement plans to a future planning committee.

Implementation

- 4.21 The preparatory, mitigation and enhancement works will be taken forward by the Head of Legal & Democratic Services, and the Head of Economic & Cultural Affairs, under delegated authority from the Sub-Committee, within the agreed budget constraints.
- 4.22 The works to the Ground would be undertaken before the School opens in September 2020. It is not possible to commence physical work until the necessary permissions are in place and procurement completed.
- 4.23 Undertaking ground work in late summer/autumn is likely to require closure of the Ground for five months (August to late December).
- 4.24 If work is undertaken in spring and a dry period is experienced in late spring or early summer, further work to establish turf will be required in September/October. Tree planting would also follow in December. This is likely to necessitate part of the Ground to be closed for ten months.
- 4.25 It is proposed to undertake ground work in late summer/autumn 2019 with necessary permissions and procurement being completed this summer/autumn.
- 4.26 Pavilion work will be progressed as soon as necessary permissions (e.g. building control and planning as appropriate) are obtained and procurement completed.
- 4.27 Access to alternative facilities for Caversham Trents Football Club will need to be agreed while work is being carried out. There will also be no public access to large parts of the Ground while works are undertaken.

5. OPTIONS ANALYSIS

- 5.1 As explained in paragraphs 1.2 and 1.5 above, at your last meeting you requested an evaluation, taking into account the Landscape Master Plan, of the impact of the three

options identified in paragraph 1.2 on the amenity value of the Ground for the beneficiaries of the Charity.

5.2 ESFA Option - Relocation of The Heights Free School

5.2.1 As explained above, the ESFA proposal is the subject of a £1.36M consideration payment from the ESFA for the improvement and enhancement of the Ground. The Planning Applications Committee, on 4 April 2018, granted planning consent subject to a Section 106 Agreement for the payment of an additional £375k to mitigate the negative impact of The Heights Free School being relocated to the Ground. Therefore, the ESFA proposal will contribute £1.735M to be spent on the Ground.

5.2.2 The Landscape Master Plan has been developed, with reference to the public consultation exercise undertaken in the summer of 2017, to identify the priority works to mitigate the impact of the School, and to improve and enhance the Ground, in the context of this additional available funding, which will not be available if either of the other two options is pursued.

5.3 Status Quo Option

5.3.1 The Status Quo means the Council as Trustee continuing to maintain the Ground with no access to additional funding other than may be generated through sources of funding that may arise in the future.

5.3.2 The Council as Trustee normally spends between £40k and £50k a year on routine maintenance at the Ground, which generate an annual income stream of £15k and £20k from lettings. The Ground therefore operates at a net "loss" of £30k. This is met from the Council's general leisure and grounds maintenance budgets and not from the Charity's resources. The Charity has no reserves.

5.3.3 The Sub-Committee will be aware that the Council as Trustee closed the Pavilion in 2016 for safety reasons following an inspection from a structural engineer. Steel supports within the walls were found to be excessively corroded, the southern flank of the Pavilion requiring bracing inside the building. This is a considerable deterioration to the amenity of the Ground. Paragraph 4.9 above sets out the two options of rebuilding or refurbishing the Pavilion and associated changing rooms, in sums of £925k or £825k. The Council currently has Section 106 funds of £85k to contribute to this work, which is not enough to bring the Pavilion building back into full operational use in the near future. As noted in para. 5.5, WADRA have made a proposal to spend £35k to undertake urgent repairs to the Pavilion to bring it back into operational use.

5.3.4 The Council, like all other local authorities, has operated within very severe revenue budget restrictions over the past eight years which will get worse rather than better over the next three financial years going forward to 2022.

5.3.5 The Council has limited opportunities to generate additional capital funding to improve the amenity of the Ground going forward, whether as local authority or as Trustee. There may include negotiating Section 106 Agreements (planning gain) on future developments in Caversham (to supplement the £85k in Section 106 funds it is holding for the refurbishment of the pavilion); seeking external funding through grant applications or stakeholder contributions; and /or funding improvements through prudential borrowing (the repayment of which will have an impact on the revenue budget). In practical terms, these options will not raise the funding that will be available through the ESFA option in the foreseeable future.

5.3.6 For all of these reasons, Officers do not recommend the adoption of this option for the Charity.

5.4 Fit4All Proposal

5.4.1 The MPFF Fit4All proposal is attached at Appendix 6 in Appendix B. The proposal identifies how the Pavilion may be refurbished without loss of open space.

5.4.2 It requires the Council, as Trustee, to:

- Grant MPFF a 30 year lease of the Ground, including the Pavilion, at a nominal rent;
- Delegate MPFF full management control of the Ground, within the terms of the scheme for the Charity, including funding the operation, maintenance and development of the Ground and receiving all income from users;
- Allow MPFF to grant Caversham Trents Football Club a 25 year “Right to Hire” of all marked football pitches, designated practice areas and equipment storage facility
- Release the £85k Section 106 funds held against the refurbishment of the Pavilion.
- Make an annual revenue contribution of £21k to MPFF for the ongoing maintenance of the Ground.

5.4.3 The financial elements of the Fit 4 All proposal are predicated on MPFF being able to:

- Access bank funding to meet a shortfall for funding its proposed works to the pavilion, estimated at £75,000 which assumes that WADRA and the S106 payment monies amounting to £185,000 are released - WADRA has advised that the loan application cannot be made until such time as a decision is taken by the Sub-Committee to proceed with its proposal.
- Obtain annual funding from the Council in the sum of £21,000 per annum. This will require a decision by the Council’s Policy Committee and is not something that this Sub-Committee has the power to agree to.

5.4.4 The Fit4All proposal also assumes that the cost of repairs to the Pavilion is in the region of £266,000. The latest estimate from quantity surveys is that the cost is likely to be 3 times this sum for a full refurbishment. In the Officers' view, this sum may not be sufficient to restore or replace the Pavilion.

5.4.5 The specification for the maintenance of the Ground is lower than that currently undertaken by the Council. Additional works will be required to meet the standards currently provided.

5.4.6 This proposal is unlikely to deliver an annual saving to the Council’s revenue budget. There would not be sufficient capital funding to refurbish the Pavilion. The Ground would not benefit from any of the £1.36M consideration payment that would be generated through the ESFA option.

5.4.7 We have sought the comments of the Foundation on this evaluation of their proposal, and will report their response to the Sub-Committee.

5.5 WADRA Proposal

5.5.1 This is to undertake the urgent repairs to the Pavilion to bring it back into use, in the sum of £35k. The proposal is largely dependent upon the Pavilion being retained in its existing structural design in order to ensure the works undertaken are not abortive (i.e. if the Pavilion is demolished then the works undertaken are effectively lost). Officers are currently working with an Architect working for WADRA/MPFAG to determine appropriateness/effectiveness of proposals

5.5.2 If Option B for the pavilion is chosen as part of the ESFA proposal, officers will continue

to work with WADRA/MPFAG to identify an appropriate way of implementing the proposed repairs including identifying the necessary safeguards for all parties.

5.6 Evaluation

- 5.6.1 The Sub-Committee, at its meeting on 11 October 2017, came to the conclusion that the ESFA option, in the form of the ESFA's (then) revised offer, was capable of being in the best interests of the Charity, because it was considered to be capable of enhancing the amenity value of the Ground. The Sub-Committee has continued to discuss the revised proposal with the ESFA on this basis.
- 5.6.2 As explained above, the current ESFA proposal will bring a consideration payment of £1.36M to improve and enhance the amenity of the Ground. The analysis in the Landscape Master Plan, set out in paragraph 4 above, expands on the opportunities and options for spending this funding.
- 5.6.3 The other two options - the status quo, and the Fit4All proposal - cannot match or get anywhere near to this level of capital funding, and therefore cannot enhance the amenity value of the Ground to the same extent. With the status quo option, there will be no practical enhancement of amenity value.
- 5.6.4 The Sub-Committee has previously concluded that it does not necessarily see the Fit4All option as an exclusive alternative to the ESFA proposal (albeit that this is MPFF's position on the Fit4All proposal). The *Have Your Say* public consultation questionnaire, circulated in the summer of 2017, specifically sought beneficiaries' views on whether, if the ESFA proposal were to be accepted, it would or would not be in the interests of the Charity for the Trustees to seek to progress discussion of the Fit4All proposal with MPFF (Question 3B). This question was responded to by 3,294 respondents (99% of valid respondents), of whom 72% favoured the option of seeking to progress discussion with MPFF on the Fit4All proposal in parallel with using the ESFA capital receipts to mitigate enhance and improve the Ground.
- 5.6.5 Therefore were the Sub-Committee to conclude, as Trustee, that the current ESFA proposal and the Landscape Master Plan that it will fund will enhance the amenity value of the Ground to the benefit of its beneficiaries, and to a greater degree than the other two options, this would not preclude the Sub-Committee, as Trustee, from seeking to discuss with MPFF the delegation to them of full management and control of the improved and enhanced Ground.

6. CONSULTATION

- 6.1 A comprehensive consultation exercise was undertaken in the summer of 2017 to establish the views of beneficiaries, which generated 3,313 valid responses. This was reported in detail to the Sub Committee on 9 January 2018, and is attached for cross-reference at Appendix B. A brief description of the results is included in the Landscape Master Plan.
- 6.2 The Landscape Master Plan was shared, on 14 May 2018, with organisations who historically have used the Playing Fields or Pavilion. These include: the Warren & District Residents' Association, Caversham Trents Football Club, Mapledurham Lawn Tennis Club, Caversham Trents F C, Warren and District Residents' Association, Mapledurham Tennis Club, Magikats After-school, Soul Ball, Escape Toddler Group, Bridge Club, Spikey Club, 69th Scout Group, Friends of Mapledurham Playing Fields, Mapledurham Playing Fields Action Group. The plan was also presented to the

Management Committee on 29 May 2018.

- 6.3 The Landscape Management Plan was discussed at the Management Committee on 29 May 2018, when the user representatives tabled a composite report setting out their responses: this is Appendix D.
- 6.4 A response to the consultation responses is at Appendix F.
- 6.5 As result of the consultation it is now proposed that the Playground be moved to be directly south of the tennis courts as per the plan in para. 4.2 above.

7. EQUALITY IMPACT ASSESSMENT

- 7.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to-
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.2 In this regard you must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief.
- 7.3 An updated equality impact assessment (EIA) is attached to this report. This concludes that the proposal will not have a negative impact on any of the groups protected by the Equality Act 2010. There will be some positive impact on some groups.
- 7.4 The EIA concluded that the Ground, in common with parks and open spaces throughout the Borough, is used by all groups irrespective of demographic; and that a broad range of improvements were planned that would provide benefits to all groups. The installation of footpaths, improved entrances and access to play equipment would provide more facilities to those with mobility difficulties. An improvement in the range of facilities on offer, over and above sport and dog walking, was likely to be appreciated by an older age group.
- 7.5 The Landscape Master Plan contains, at paragraph 7, a section on barriers to access, with specific proposals to address these through the mitigation or improvement works, including:
- Surfacing of car park and provision of 4 dedicated disabled parking bays
 - Breedon gravel pathing to assist wheelchair and push chair use, including when the ground is wet
 - Fully accessible toilet in Pavilion when refurbished
 - Step-free access to Pavilion from car park
- 7.6 An updated EIA is attached at Appendix C.

8. LEGAL IMPLICATIONS

- 8.1 These are set out in detail in the preceding report on The Heights Primary School - Update following Planning Committee and Consultation on Master Plan.

9. FINANCIAL IMPLICATIONS

- 9.1 As explained above, the ESFA will make a consideration payment of £1.36Mm to the Charity to invest into the enhancement of the Playing Fields should the Sub-Committee decide to progress the ESFA proposal.
- 9.2 The Planning Applications Committee, on 4 April 2018, approved the ESFA's planning application for relocating The Heights Free School to the Ground, subject *inter alia* to a Section 106 payment of £375k, in addition to the premium mentioned above, for works to mitigate the negative impact of the school's relocation to the Ground.
- 9.3 Therefore the Charity would have the potential of £1.735M to spend on works to mitigate and enhance/improve the Ground.
- 9.4 The estimated costs of the mitigation and enhancement/improvement works, including fees and contingency, are identified in the body of this report.

10 BACKGROUND PAPERS

- 10.1 Faithful and Gould: Cost estimates-Mapledurham Pavilion 2018*
- 10.2 Kestrel Contractors: Ltd Site Investigation for Mapledurham Playing Fields (T17-304)*
- 10.3 Kestrel Contractors: Ltd Initial Budget Estimates (Construction of Sports Pitch Plateau)*

* These documents contain exempt information by virtue of Paragraph 3 of Schedule 12A (as amended) of the Local Government Act 1972 (as amended) and are not open to public inspection in accordance with the commercial sensitivity exemption contained within Part 2 Section 43(2) of the FOI Act.

Landscape Master Plan

Mapledurham Playing Fields

Upper Woodcote Road, Caversham Reading

1. Introduction

- 1.1 Mapledurham Playing Fields (The Playing Fields) is a recreational park of about 11 hectares, located to the north of the Borough in Caversham, on the Upper Woodcote Road. The site is owned by the Mapledurham Recreation Ground Charity (Charity), the freehold of which is vested in the Official Custodian for Charities. The Playing Fields have been in the trusteeship of Reading Borough Council since 1985.
- 1.2 The site is set out mainly as football pitches. There are four tennis courts, two of which are floodlit, and are leased and maintained by Mapledurham Lawn Tennis Club. There is a car park, accessed from the Upper Woodcote Road.



- 1.3 There is a pavilion, which serves as changing and social rooms for the tennis and football clubs, attached to a community hall. The hall is in poor condition, and is currently closed. In the past, it was available for hire by

clubs, children's and youth groups, other community groups, and private parties.

- 1.4 The site is the subject of a proposal by the ESFA to build The Heights Primary School (The School) on an area of 1.231 acres to the north-west. This particular document does not cover the area set aside for the school, but is intended to make specific what is required in respect of recreational provision and landscaping to the rest of Mapledurham Playing Fields to mitigate the effects of locating a school on a well-used section of The Playing Fields. The plan also indicates zones for enhancement and improvement, with detail to be identified as detailed plans and specifications are produced.
- 1.5 This document has been prepared for the members of the Mapledurham Playing Fields Trustees Sub-Committee. The Sub-Committee has delegated authority to take decisions as Trustee in relation to the Charity.

2.0 Background and Need

- 2.1 The Education and Skills Funding Agency (ESFA) have sought planning approval from the Local Planning Authority, subject to legal agreements, for The School to be built on 1.231 acres of Playing Fields Plan 1 ESFA Mitigation Plan (appended to the end of this plan). The School includes a 188m² school hall and 22mx33m Multi-Use Games Area which will be made available for community use outside school hours.

Mitigation

- 2.2 The School will impact upon the visual amenity and introduce a number of pressures onto the Playing Fields. This includes both increased use and changing patterns of activity, access and demands. These will require mitigation but also provide the opportunity to increase the recreational use of the Playing Fields.

The issues that require mitigation are:

1. Provision of football pitches at least equivalent to the current provision in terms of capacity and quality.
2. New relocated play area (because the existing play area will need to be removed to allow re-provision of football pitches).
3. New tree planting (because some of the existing trees will need to be removed to allow re-provision of football pitches).
4. Car parking reconfiguration to accommodate both playing field and pavilion use (including tennis) with use of the school staff car park for public use out of school hours.
5. New pedestrian and cycle paths to accommodate the significant daily increase in people arriving at the site to access and egress the school.

6. Lighting of car parking for the safe passage of children during winter school arrivals and departures.
7. Introduction of management regimes to ensure car parking is available for Playing Field and pavilion users.
8. Entrance improvements to accommodate the significant daily increase in people arriving at the site.
9. New bins and seating to replace those lost through reconfiguration of the Playing Fields.
10. Free access to the school Multi Use Games Area (MUGA) to offset loss of basketball court.

Enhancement and Improvement

- 2.3 A public consultation was carried out in the summer of 2017 in respect of the ESFA proposal, and an alternative proposal, Fit4All, submitted by the Mapledurham Playing Fields Foundation (MPFF). The consultation sought the views of beneficiaries on the relative merits of the two proposals for the site in recreational terms. Respondents were also asked about what improvements/enhancements to amenity value they wanted to see at the Playing Fields. These are recorded in the table below, and provide a background to the proposals for enhancements set out in this document.

Items that should be either included or excluded from Proposal	Items that should be included in any improvements	Items that should be excluded from any improvements
Undertake options A-G (as per proposal in Consultation)	2439	
A. Pavilion upgrade	170	10
B. Footpath network	108	22
C. Entrance improvements	77	24
D. Small floodlit artificial turf pitch (ATP)	69	64
E. New furniture	79	16
F. Tree Planting	76	27
G. Grass football pitch improvements	73	27
H. Upgrade small floodlit ATP pitch to full size	125	138
I. Upgrade play area & move	256	69
J. Fitness Stations	136	117
K. Relocate Asphalt area	88	108
L. Boundary improvements	91	98
M. Maintenance sum	198	72
Swimming pool	10	
Lighting	10	
Café	10	
Cricket	10	
Tree planting	10	
Toilet	10	

- 2.4 In terms of what respondents want to see on the site, there is most support for items A to G as a package of works, as shown in the table: they were supported by 2,439 out of 3,313 responses received (74%).
- 2.5 When respondents have considered the individual elements of the proposal, the provision of a Floodlit Artificial turf pitch (items D & H) has received a neutral response.
- 2.6 There is clear support for moving and upgrading the play area and some support for including fitness stations on the site. There is greater ambiguity about other proposals.
- 2.7 The areas of enhancement and improvement include:
 1. Rebuild or refurbishment of the Pavilion
 2. Improvement to further area of sports turf to allow greater flexibility in use.
 3. Expansion of the play area and improved access to it to accommodate greater number of users and a wider range of abilities.
 4. Expansion of car parking to accommodate greater use.
 5. A non intrusive new boundary treatment to include estate railings or chainlink along Hewett Avenue to limit the movement of children to formal access points.
 6. Fitness stations located adjacent to paths to form a fitness trail.
 7. A tree-lined footpath connection between Chazey Road entrance and the pavilion along with a boundary footpath connecting to the main path and running adjacent to Hewett Avenue.
 8. Additional furniture to support greater use.
 9. Funds reserved to support applications for funding to improve the Playing Fields further.

Further options for improvement are:

10. A fund to support applications for grants to lever in further capital to make further improvements eg extended changing or artificial turf pitch. This would be typically used as contributory or match funding.
11. Lighting along the main path running from Chazey Road entrance to the pavilion.
12. Provide an increase in car parking.
13. Extend pavilion to provide second set of football changing rooms.

3.0 Proposals

Plans 2, 3 and 4 appended to this document illustrate the landscape plan proposal:

- Plan 2 Mitigation
- Plan 3 Mitigation, proposed enhancements and Pavilion part rebuilt.
- Plan4 Mitigation, proposed enhancements and Pavilion refurbished.

4. Design Approach to Mitigation and Enhancement / Improvement

- 4.1 The location of the school will be adjacent to the car park and only 9m from the existing pavilion. It will separate visually the playing fields from the main vehicle and pedestrian access off the Upper Woodcote Road. The proposed school site also penetrates, albeit marginally, the main extent of the Playing Fields from Hewett Avenue on the west side to the sloped copse, orchard and woodland on the east side. If the Playing Fields are not to feel like left-over space, it is important to introduce a strong visual element that creates a spatial organising principle.

5. Timing of Works

- 5.1 It is intended to undertake work prior to the school opening in September 2020.
- 5.2 Undertaking groundworks in late summer/autumn is likely to require the closure of grounds for 5 months (August to late December).
- 5.3 If work is undertaken in spring and a dry period is experienced in late spring or early summer further work to establish turf will be required in September/October. Tree planting would also follow in December. This is likely to necessitate the grounds to be closed for 10 months.
- 5.4 Ground works should be undertaken in late summer/autumn 2019 with necessary permissions and procurement being obtained this summer/autumn.
- 5.5 Pavilion works should be progressed as soon as permissions are obtained and procurement completed.

6. Pavilion

6.1 Enhancement

There are two options for the provision of changing and community meeting space:

Option A:

To demolish the community hall and the associated stores section of the pavilion and provide a new 160m² new extension to the remaining pavilion running parallel to the tennis courts. This will increase the distance between the school fence and the hall, opening up a view of the Playing Fields from the driveway off the Upper Woodcote Road (which is to the north of the Playing Fields) through to the Chazey Road entrance. This will introduce a very strong tree lined vista enhancing the visual amenity. The new extension would provide an 80m² hall, associated storage and toilets. The remaining part of the pavilion would be refurbished to provide the two sports changing rooms and a new kitchen for the hall. Note: A smaller hall will reduce its ability to host large functions (eg weddings) but the adjacent school hall will be available for these.

Option B

Refurbish the existing pavilion, reconfiguring some of the storage/secondary meeting space to accommodate a larger kitchen and toilets. The existing two sports changing rooms would remain. A landscaped area at the end of an avenue running from Chazey Road entrance would be used to produce a focal point to the avenue rather than the edge of the pavilion. This is less expensive than option A, with funds being available to undertake other enhancements

7. Access

7.1 There are the following barriers to access:

1. The main entrance off the Woodcote Road is difficult to find.
2. There is limited dedicated disabled parking.
3. There is no formal cycle parking.
4. Wheelchair access to the site is difficult (down a steep ramp alongside the steps, or across ground that gets waterlogged in winter).
5. There is no handrail to the steps.
6. There are no disabled toilet facilities.

7.2 Pedestrian access is achieved on three boundaries, along roads with side pavements of adequate width.

7.3 For people arriving by car, Mapledurham Playing Fields and the pavilion are accessed by a driveway off Upper Woodcote Road. There is parking for around 30 cars. This is sufficient for general use, but wholly inadequate for football use or for events. Event parking is available by allowing access on to the playing fields off Chazey Road, when ground conditions allow. The surface of the car park is gravel and road planings, which is difficult for those who are ambulant disabled to negotiate on foot.

7.4 In order to resolve the problems identified, the following changes will be made:

7.5 Mitigation

- 7.5.1 The car park will be surfaced, and four permanent disabled parking bays will be created in addition to those made available by the tennis club for disabled use during disabled tennis coaching sessions.
- 7.5.2 Directly opposite the driveway, on the southern boundary, is the primary pedestrian access off Chazey Road. The formalisation of a tree lined Breedon gravel path across the playing fields from the Upper Woodcote Road access to the Chazey Road access will improve the walking route across the site. This will create the main visual feature from which the built and recreational facilities are arranged. It is proposed that the path be 3m wide, to accommodate cyclists and pedestrians comfortably.
- 7.5.3 To protect the football pitches and provide dry walkways in wet weather, there should be a perimeter network of narrower breedon gravel surface paths (1.5m wide) to the west of the avenue, linking the entrances on Hewett Avenue with the main route across the park. The entrances on to Hewett Avenue should be hard surfaced for protection from erosion, and the boundary between them fenced with visually permeable fencing to confine children and dogs to formal gateways.

7.6 Enhancement

- 7.6.1 A new fully accessible toilet will be installed in the new/refurbished pavilion.
- 7.6.2 The vehicle access from the car park onto the Playing Fields and the path from the pavilion to Chazey Road will be step free and suitable for people with limited mobility.
- 7.6.3 The footpath network will support greater use of the fields both during wet weather especially by pushchairs, wheelchairs and people requiring firm, smooth surfaces to walk.
- 7.6.4 Signage off the Upper Woodcote Road will indicate the entrance to the Playing Fields and the school.

8. **Football Provision**

- 8.1 In order to replace the lost football pitches, it will be necessary to remove the children's playground, the basket-ball court and the trees in the centre of the site. With some levelling and drainage improvements, this will create sufficient space to provide the required number of grass pitches. This would also allow possible future development of an artificial turf pitch, subject to funding and planning approval.
- 8.2 The current need for football pitches is set out in the table below:

Pitch size including run-off	Weekly equivalents	Peak use	Pitches required		
			Good	Standard	Total
Adult U17/18 11v11 106mx70m	4.5	2	1	1	2
Youth U15/16 11v11 97mx61m		2		1	1
Youth U13/14 11v 11 88mx56m	3.5	4		2	2
Youth U11/U12 9v9 79mx52m	3	3		1	1
Mini Soccer U9/U10 7v7 61mx43m					2

- 8.3 In addition to the current demand identified above, it is anticipated at least one of the football clubs who have recently left will return when facilities are brought up to an adequate standard. The provision of pitches to be made will be as follows:

Pitch size including run off	Pitches required		
	Good	Standard	Total
Adult U17/18 11v11 106mx70m	2	0	2
Youth U15/16 11v11 97mx61m		1	1
Youth U13/14 11v 11 -88mx56m		2	2
Youth U11/U12 9v9 79mx52m		1	1
Mini Soccer U9/U10 7v7 61mx43m			2

8.4 Mitigation

- 8.4.1 The area to the west of the main central path will be re-graded with improved drainage to provide a “good” quality sports turf catering for two adult pitches and a third smaller pitch. The improvements to the second adult pitch will accommodate returning teams and represent an enhancement. The eastern side will be graded and areas of poor drainage improved. This will provide significant flexibility in how pitches are configured, also allowing for a different mix of pitch sizes to be accommodated as club needs change. The layout also allows for pitches to be moved (rotated) meaning areas of high wear can be rested.

- 8.4.2 The grading of the sports turf areas will allow re-provision of existing pitches. The further improvements to the drainage of an adult pitch closest to the school will accommodate their use and use by the existing adult teams.

8.5 Enhancement

The extension of the drained area over the full extent of the sports turf to the west of the path will allow intensified use, accommodating teams returning to Mapleduham Playing Fields and some existing use to move onto this area. This will allow either expansion of football, laying out alternative sports pitches or use of space for alternative activity.

9. Basketball Court

- 9.1 As part of the School development a Multi-Use Games Area (MUGA) is being provided. This is of a higher standard than the existing basketball court and supports a variety of uses. The existing court is very poorly used not being served by paths or lit.
- 9.2 Mitigation
In order to provide maximum flexibility in the provision of pitches, the basketball court will be removed. The school MUGA will be made available with free access when not in use by the school.
- 9.3 Enhancement
The school MUGA will be fenced and of higher quality than the existing hard court. It will also be served by an access path.

10. Children's Play Provision

- 10.1 The existing play area is of poor quality, not served by footpaths and little used in comparison to most other Council playgrounds. The play area will need to be re-provided closer to the car parking, school and pavilion. It will not be possible to re-use most of the equipment, because if play equipment no longer meets the industry standards it can continue to be used in its location but cannot be re-installed elsewhere. Given the envisaged very large increase in daily use by children, it will be necessary to enlarge the capacity of the play area (both in terms of size and of the number and range of different types of equipment). The play area should therefore consist of a low level fenced space for junior and toddler equipment with appropriate seating for parents.
- 10.2 Mitigation
Re-provision of the play area of a similar size but to current safety standards.
- 10.3 Enhancement
Expansion of the play area to accommodate an increased range of equipment and making it fully inclusive. This will include non-loose fill safety surfacing, appropriate equipment and access path.

11. Car Parking

- 11.1 The car park has a number of limitations being made from a variety of surfaces that are difficult to maintain. It is inadequately marked out and unable to cope with peak use and it does not drain.
- 11.2 Mitigation

Tarmac surface of existing car park with lined parking bays and formalising the area to the north of the tennis courts and lighting parts of the most used sections.

Cycle stands to be provided for public use to encourage cycling.

11.3 Enhancement

Expansion of the car park into part of the area to the north of the school. This is now isolated from the rest of the Playing Fields and serves very little recreational purpose. It is likely to be poorly used and potentially abused. Use as a car park will clearly support use of the Playing Fields given the under supply of car parking.

12 Boundary Treatment and Entrances

12.1 There will be increased access from Hewett Avenue and Chazey Road.

12.2 Mitigation

Breedon gravel paths will be laid from the internal path network to join entrances from Chazey Road and Hewett Avenue.

12.3 Enhancement

Signage and formalising entrances into the Playing Fields will be undertaken. An estate rail fence will be introduced along Hewett Avenue to encourage people to use the formal entrances only. Vegetation management along Hewett Avenue will be undertaken.

13 Tree Planting

13.1 28 trees will be lost as the sports turf area is extended across the Playing Fields with the line of poplars and trees around the play area being removed.

13.2 Mitigation

An avenue of 40 liquidambar trees in pairs 12m apart (4.5m from the path edges on both sides) and at 15m centres along its length will be planted along the main central footpath to create an avenue running from Chazey Road to the pavilion.

Gaps along the boundaries will be planted with oak.

13.3 Enhancement

Five evergreen specimen trees such as Scots Pine and Holme Oak will be planted in strategic positions to create a point of interest

14 Furniture

- 14.1 With increased use of the playing fields it is important to provide furniture to support use. This is particularly useful for those who are less fit or mobile. Introduction of new activities is likely to encourage a different group of people into using the Playing Fields
- 14.2 Mitigation
Replacement of existing furniture around the Playing Fields lost through reconfiguration.
- 14.3 Enhancement
- Additional furniture (six seats) to cater for increased use.
 - A small outdoor fitness circuit following the boundary path will be installed. This will introduce a new activity likely to serve a different group of people to existing users.

15.0 Maintenance and Investment

- 15.1 A reserve of £100,000 will be retained from the capital sum to address significant maintenance items which, in the past, have been unable to be addressed such as a roof failure. General day-to-day maintenance will continue to be funded through general income to the Playing fields or the Council as per current arrangements.

16 Further Options for Consideration

- 16.1 Depending on which pavilion refurbishment or rebuild option is pursued, funding may be available for additional enhancements.
- 16.2 Future Investment - Contributory Funding
- 16.2.1 A further sum of up to £204k will be retained to use as match funding for applications by the charity or partner organisation for improvement of facilities within the Playing Fields. The size of this sum will be determined by the number of other improvements listed below that are implemented and by variations from budget of other works. The amount is the balance left from the £1.36m payment from the ESFA. Also no account is made of the potential contribution to funds raised by the Warren and District Residents Association.
- 16.2.2 Use of funds for contributory funding will allow further funds to be levered in, this may be as much as 10 % contributory funding from the applicant (trust or its partner) to 90% from the funder. This could be considered for example, changing rooms or new sports facilities such as an artificial turf pitch. Further consultation with key users should be undertaken to identify priorities for the trustees to consider.
- 16.3 Lighting Main Through Route/Avenue

The main path could be lit, with lighting at 30m centres (between every second pair of trees) to allow for safe access across the site, particularly on winter mornings and afternoons. The lights should be timed to switch off at 10.00pm.

16.4 Further Extension of Car Park

Part of the area north of the school could be surfaced with (A) tarmac to create an additional 12 car parking spaces or (B) alternatively a surface such as grasscrete could be installed to act as an over flow car park at peak times.

16.5 Changing Room Extension

To build an extension of approximately 60m² to provide 2 more changing rooms to Sport England standards. If the pavilion is refurbished, reconfiguration and loss of the building layout and conversion of a meeting room to changing may reduce the size of an extension to accommodate changing rooms. Further exploration for funding opportunities for extending the changing facilities should be explored.

17.0 Summary of Items of Mitigation and Enhancement

The table below identifies elements of the landscape plan by item.

17.1 Mitigation funded and identified through Planning Agreement

Sports pitch (levelling/drainage/ground preparation)
Basketball court removal and reprovision (MUGA)
Play area removal and reprovision
Main central path
West side boundary path (Hewett Avenue)
Tree removal and planting - avenue
Furniture removal and replacement
Entrance improvement Signage

17.2 Core enhancements to be undertaken

Item	Estimate £,000 *
Sports pitch (levelling/drainage/ground preparation)	94
Play area extension	25
Boundary fencing (Hewett Avenue)	12
Trim trail	18

New Furniture (6 items)	11
Specimen trees x5	2
Entrance improvement Signage	5
Surveys and fees (planning, archaeology etc)	40
Landscape to area around pavilion	25
Maintenance	100
Total	332

*Cost estimates include fees and contingency

Enhancement Budget: £1,360k

If the recommended £332k of enhancement works above are undertaken this would leave £1,029k remaining to allocate on other improvements

17.3 Pavilion options

Option	Estimate £,000 *
A - Part demolition (hall, stores), part refurbish new smaller hall	925
B - Refurbish whole existing pavilion 375m2	825

*Cost estimates include fees and contingency

17.3.1 Should the pavilion be refurbished following Option A along with the recommended enhancements, £1,257k will have been committed leaving £104K for further improvements.

17.3.2 Should Option B be chosen this will leave up to £203K for further investment:

Core improvements	Pavilion	Funds Committed £,000s	Available for Further Options £,000
✓	Option A	£1,257	104
✓	Option B	£1,157	204

17.6 Further Options

Item	Estimate £,000 *
16.2 Contributory sports funding (e.g. grant application)	Up to 203
16.3 Main central path lighting	24
16.4a Small Tarmac overflow car park 225m ² 12 spaces	45
16.4b Small grasscrete overflow car park 12 spaces	35
16.5 2nr sports changing room extension 60m2	197

18 AMENITY VALUE

18.1 The loss of the 1.231 acres of land for the school and segregation of a small piece of land to the north of the school does have a negative impact on the Charity's ability to provide recreational opportunities for its beneficiaries at the Playing Fields. Similarly the increased numbers of people using some of the support facilities when accessing the school may have a negative impact on some recreational users of the Playing Fields. These impacts include:

- Reduction in area available for car parking during fetes or other occasional large events.
- Likely small reduction in car parking availability for Playing Field users early weekday evenings.
- Loss of visual amenity attributable to a large building within the existing curtilage of the Playing Fields.
- Congestion at the main entrance to the Playing Fields at school pickup and drop off.

18.2 There are also a number of potential negative impacts from The School's activities and visitors/users to the school:

- Over use of sports facilities for curricular activity.
- Over use of sports facilities through after school activity (formal and informal).
- Damage to grounds through the establishment of through-routes across the field.

18.3 However, receipt of the sum of £1.36m from the ESFA will also enable the Charity to improve its facilities for the benefit of its beneficiaries. The daily visitors to the school will also increase the profile of the Playing Fields and encourage its use.

18.4 A series of mitigations and enhancements have been identified to ensure the Playing Fields can better serve the Charity's beneficiaries, albeit with some change to the character of the Playing Fields.

18.5 Mapledurham Playing Fields, as with parks in general, will provide recreational activities and facilities to a broader range of people than any other type of leisure facility. This plan has considered these in a broad range of categories.

Sport

18.6 Football

The Playing fields currently provide:

1 x senior football pitches
2 x undersize senior pitches
1 x junior 11-a-side pitch
2 x 9-a-side pitches.
3 mini soccer areas matches until October training thereafter.
(All standard quality at best)

This will accommodate the following games per week
6 x senior games (or substituted junior games)
3 x junior 11-a-side
4 x 9-a-side
Multiple training sessions on mini soccer areas and across pitches

The proposed lay out provides

2 x senior football pitches (full FA size) (Quality Good)
3 x junior 11 aside (1x good quality, 2 x standard)
1 x 9-a-side (good quality)
2 x seven a side (standard quality)
Space to provide training areas or further 5v5, 7v7 or 9v9 pitch

This will accommodate the anticipated demand for football games per week:

6 x senior games (or substituted junior games)
7 x junior 11-a-side
4 x 9-a-side
6 x 7 aside
Multiple training sessions on non-marked areas and across pitches or on additional pitch(s) if marked out.

There is clearly an increase in the capacity of the site to accommodate football and school use.

The provision of a second set of changing rooms would support use of a second adult pitch. This would provide a further increase in amenity.

18.7 Informal Sport

The improved sports turf areas will continue to support *informal games*. The increased awareness of the site and better access links is likely to increase this use.

The current tarmac area is of little use, of poor quality, unfenced and only has basketball hoops. There is no access path, discouraging use when ground conditions are damp. Free access to a high quality multi-use games area outside of school hours will clearly improve the usability of facilities.

The tennis courts/club will be unaffected in the long term.

It is anticipated that overall sports use will increase.

18.8 Community Events

Car parking on the field currently happens very occasionally during the year as the general management approach is to discourage this due to damage to the grounds. It will still be possible to marshal vehicles onto the field if ground conditions are good to provide overflow parking.

The changes to the landscape will have a limited impact on the ability to conduct events.

18.9 Walking and Dog Walking

The reduction in the area available for dog walking is limited. The provision of a circular path will provide a route for dog walkers in wet weather. A variety of landscape types, woodland, close mown grass, orchard and conservation grass are continued to be provided. The raised profile of the site is likely to increase the number of people using the site for this purpose especially if dropping off and collecting children at the school

On balance the amenity for all walking will increase.

18.10 Children's Play

An increase in size of the playground with better links to entrances including via paths, will significantly better serve parents and children. The higher profile and immediate adjacent school will also increase use.

The proposal will significantly improve children's play provision and participation.

18.11 General Recreational Activity

The reduction in total area is unlikely to have a material impact on general recreation. The range of landscape types remains broadly unchanged affording the same variety of recreational activity from flying a kite to picnicking to simply sitting and whiling away a sunny afternoon.

The improvements in access arrangements and raised profile of the site will increase the levels of use of the park for general recreation.

18.12 Visual Amenity

The development of The School will have a negative impact on the aesthetics as people come to use the Playing Fields from the Woodcote Road entrance. The School will also replace a green tree belt bordering the Playing Fields when viewed from within the park. In contrast the formalising and tidying of the car park will improve this entrance and the

refurbishment, or rebuilding, of the pavilion will address some significant elements detracting from the visual amenity.

The loss of trees from within The Playing Fields will detract from the visual amenity and there will be a reduction in the variety of views although at times the very open nature of the Playing Fields and lack of cohesive structure of the landscape makes the area feel under-designed and uncared for.

The development of a liquidambar avenue will provide a different feature and another area of interest. Similarly the planting of 5 specimen trees will add further areas of interest.

An assessment of impact on visual amenity is subjective and different people will have a different view. On balance it is believed there is a slight reduction in visual amenity initially, but as trees mature the impact will be neutral.

18.13 Fitness and Exercise

The installation of a circular route will promote use of the park by a wide variety of people who would otherwise not use the park, particularly benefitting the less mobile, elderly and those with pushchairs. The installation of fitness stations provides a new facility likely to serve a group of people who may not already be using the Playing Fields. Experience at other parks in Reading indicate that this feature is likely to be well used.

The paths will also support cycling for both commuting and a form of play for children.

The installation of paths and fitness stations will increase the amenity of the Playing Fields.

18.14 Conservation/Nature/Education

The loss of trees will have a negative impact upon biodiversity. The planting of 40 Liquidambar will provide more trees than lost, however, the use of ornamental trees will support a narrower group of animals and invertebrates than native trees. The purpose of the avenue is to compensate for the loss of amenity from the tree loss rather than habitat. They also need to not impact upon sports pitches, limiting the choices available. A range of habitats e.g. woodland, woodland edge, conservation grass, orchard, are retained.

The opportunity for people to support the management of the green infrastructure will be unchanged. With the increased use and presence of the school, it is likely the Playing Fields will be increasingly used to educate young people in ecology.

There will be a marginal reduction in conservation/nature/education.

18.15 Accessibility

The improved entrances, footpaths and lighting will significantly improve accessibility for key groups. This is further improved by the installation of benches at key points for people to rest should they wish. This is particularly important to those who are less fit. The installation of circular routes has been seen to increase use as part of a package of improvements at both Cintra and Kensington Road Parks.

There will be significant improvements in accessibility.

Lighting if installed would provide a feeling of safety to encourage people to walk through the Playing Fields into the evening further increasing the amenity value.

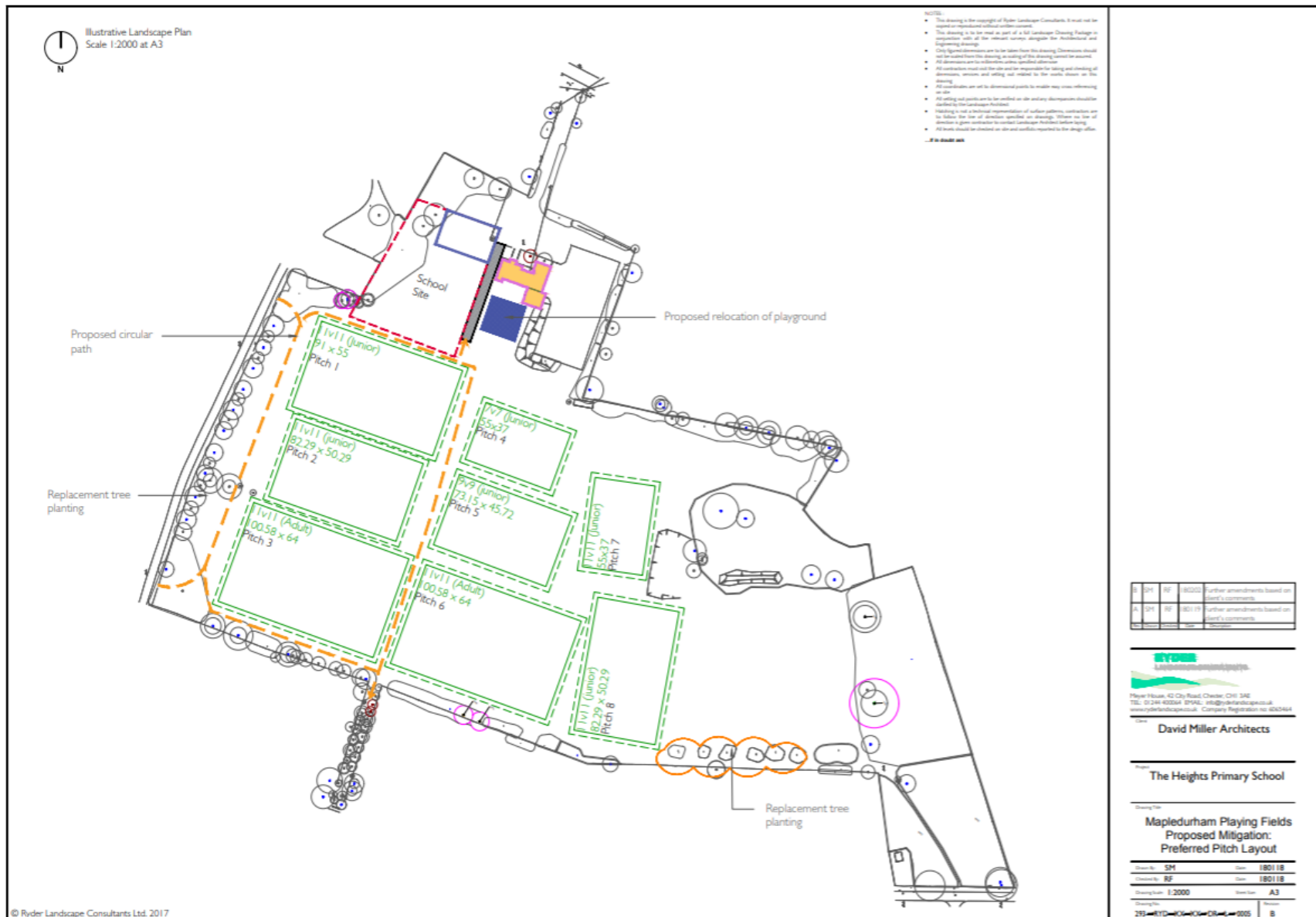
18.16 Summary

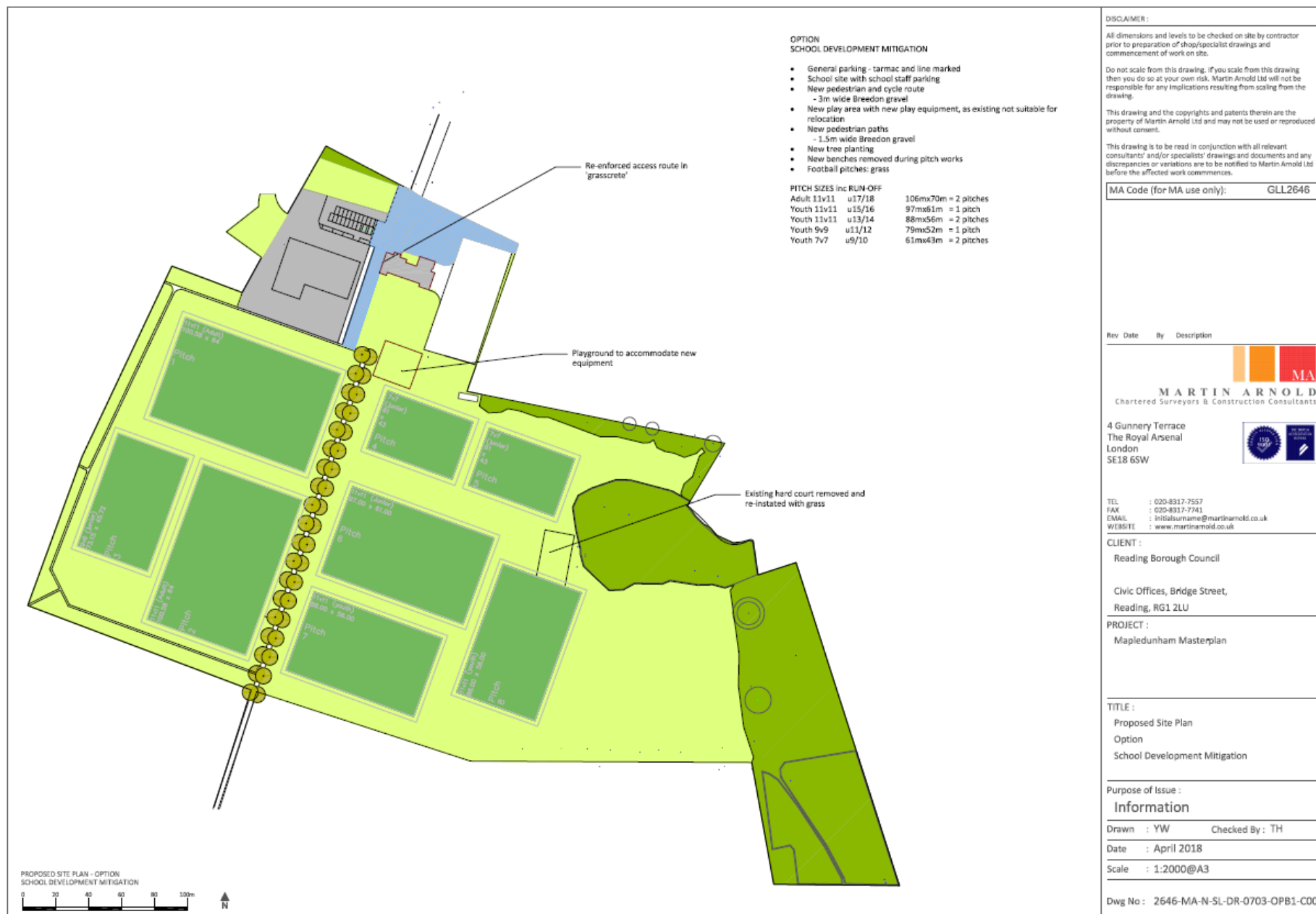
As with most changes there will be a number of impacts with varying degrees of benefit or negative impact across a variety of areas. From the assessment above there is a clear net improvement in the overall amenity value.

18.22 Equality Impact Assessment

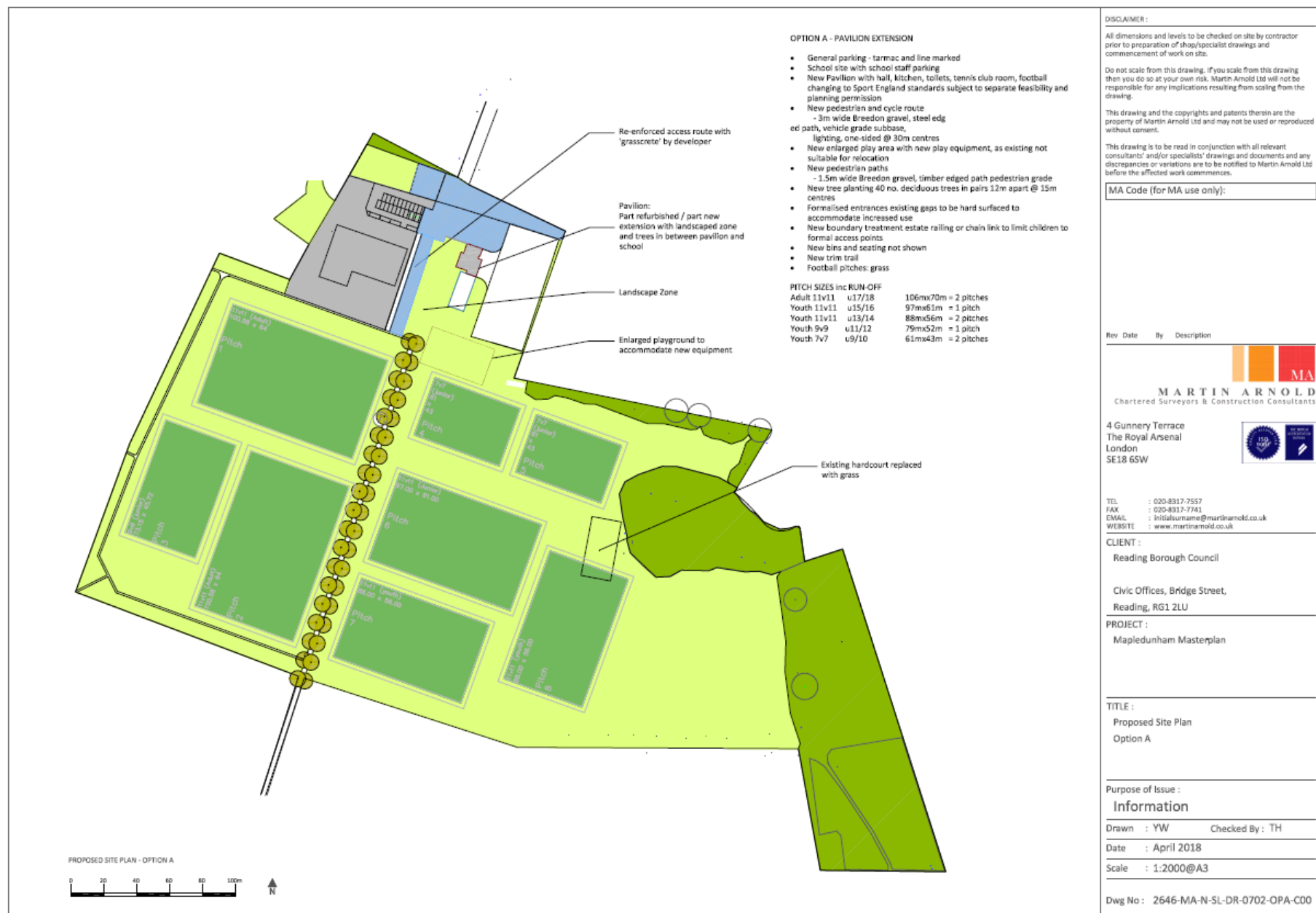
A more detailed Equality Impact Assessment was presented to the Sub-Committee on 9 January 2018. This found that no group with protected characteristics under the Equality Act 2010 would be disadvantaged by the proposals, with improvements being made for many. The changes are neutral when considered by gender, religion, socio-economic group race or sexual orientation. There are significant improvements for young people, the less fit/healthy which are often related to old age and disability. Particular reference is made in para. 7 above to how mitigation and improvement works could ease barriers to access.

Plan 2 Landscape plan – Mitigation

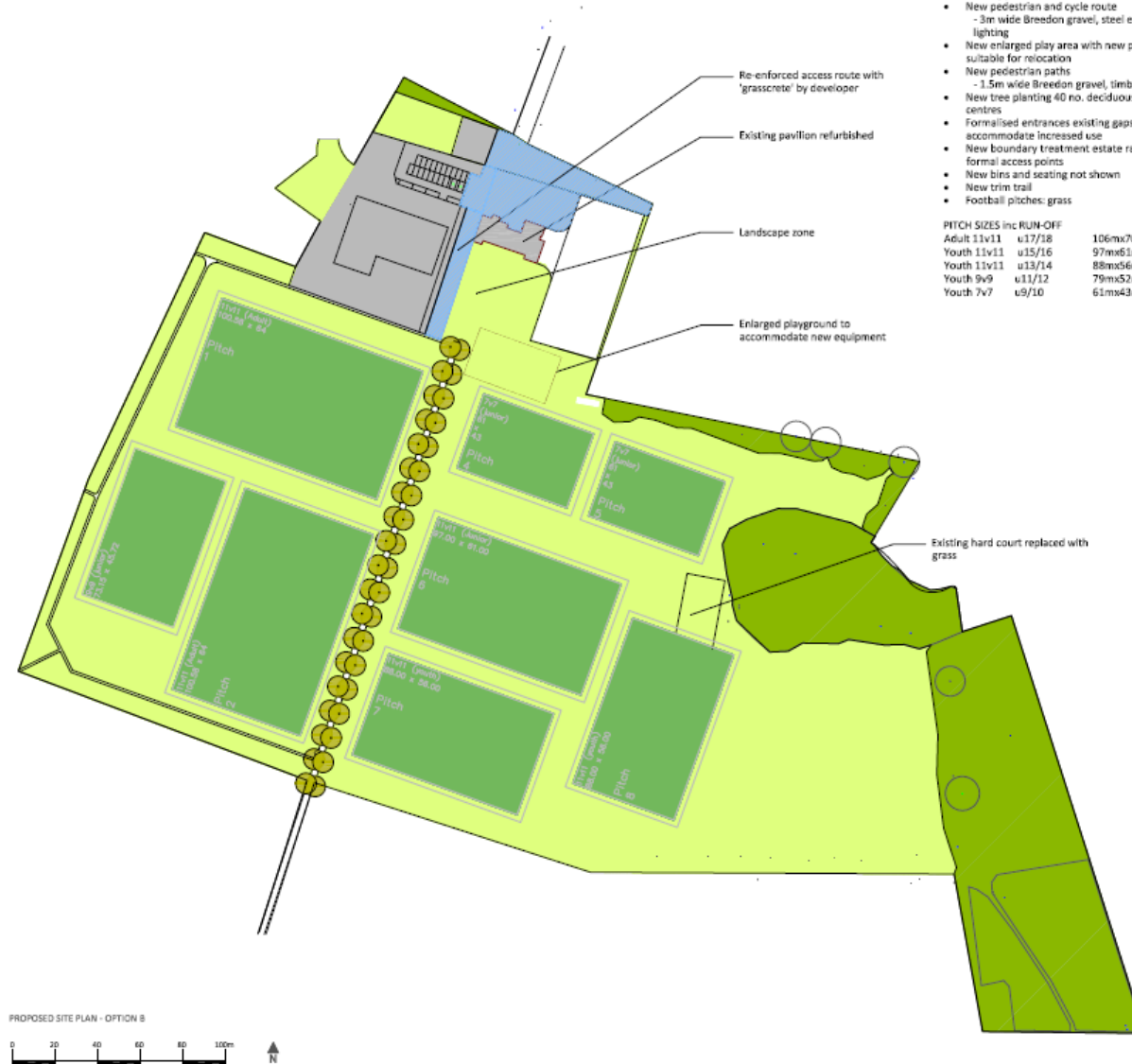




Plan 3 Enhancemnets and Pavilion Option A



Plan 4 Enhancemnets and Pavilion Option B



OPTION B - REFURBISH EXISTING PAVILION

- General parking - tarmac and line marked
- School site with school staff parking
- Existing pavilion refurbished
- New pedestrian and cycle route
 - 3m wide Breerton gravel, steel edged path, vehicle grade subbase, lighting
- New enlarged play area with new play equipment, as existing not suitable for relocation
- New pedestrian paths
 - 1.5m wide Breerton gravel, timber edged path pedestrian grade
- New tree planting 40 no. deciduous trees in pairs 12m apart @ 15m centres
- Formalised entrances existing gaps to be hard surfaced to accommodate increased use
- New boundary treatment estate railing or chain link to limit children to formal access points
- New bins and seating not shown
- New trim trail
- Football pitches: grass

PITCH SIZES inc RUN-OFF

Adult 11v11	u17/18	106mx70m = 2 pitches
Youth 11v11	u15/16	97mx61m = 1 pitch
Youth 11v11	u13/14	88mx66m = 2 pitches
Youth 9v9	u11/12	79mx52m = 1 pitch
Youth 7v7	u9/10	61mx43m = 2 pitches

DISCLAIMER:

All dimensions and levels to be checked on site by contractor prior to preparation of shop/specialist drawings and commencement of work on site.

Do not scale from this drawing. If you scale from this drawing then you do so at your own risk. Martin Arnold Ltd will not be responsible for any implications resulting from scaling from the drawing.

This drawing and the copyrights and patents therein are the property of Martin Arnold Ltd and may not be used or reproduced without consent.

This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings and documents and any discrepancies or variations are to be notified to Martin Arnold Ltd before the affected work commences.

MA Code (for MA use only): GLL2646

Rev Date By Description



MARTIN ARNOLD
Chartered Surveyors & Construction Consultants

4 Guntery Terrace
The Royal Arsenal
London
SE18 6SW



TEL : 020-8317-7557
FAX : 020-8317-7741
EMAIL : initialsurname@martinarnold.co.uk
WEBSITE : www.martinarnold.co.uk

CLIENT:

Reading Borough Council

Civic Offices, Bridge Street,
Reading, RG1 2LU

PROJECT:

Mapledunham Masterplan

TITLE:

Proposed Site Plan
Option B

Purpose of Issue:

Information

Drawn : YW Checked By: TH

Date : April 2018

Scale : 1:2000@A3

Dwg No : 2646-MA-N-SL-DR-0704-OPB2-C00

READING BOROUGH COUNCIL

REPORT BY HEAD OF LEGAL AND DEMOCRATIC SERVICES AND CHIEF VALUER

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	9 JANUARY 2018	AGENDA ITEM:	4
TITLE:	THE HEIGHTS PRIMARY SCHOOL - RESULTS OF PUBLIC CONSULTATION		
LEAD COUNCILLORS:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BRUCE TINDALL CHRIS BROOKS	TEL:	0118 937 2594 0118 937 2602
JOB TITLE:	CHIEF VALUER HEAD OF LEGAL AND DEMOCRATIC SERVICES	E-MAIL:	bruce.tindall@reading.gov.uk chris.brooks@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

1.1 Further to Minute 4 of the Mapledurham Playing Fields Trustees Sub-Committee's meeting on 21 June 2017, this report reviews the Mapledurham Playing Fields consultation exercise that has taken place with the Beneficiaries over the summer on two proposals received by the Council as Trustee of the Mapledurham Recreation Ground Charity (the "Charity") for the future ownership and use of part or all of the Playing Field and Recreation Ground that is currently in Mapledurham ward ("the Ground"), as follows:

- 1) The proposal received from the Education & Skills Funding Agency (ESFA - formerly the Education Funding Agency) to take a 125 year lease of 1.231 acres of the Ground - less than 5% of the total acreage of 25 acres - for use as the site for The Heights free school, in return for a payment to the Trustee of £1.36M;
- 2) The 'Fit4All' proposal from the Mapledurham Playing Fields Foundation ("MPFF") to take a 30 year lease of all of the Ground to manage and improve the Ground during that period, at a peppercorn rent.

1.2 The report provides an analysis of consultation responses. It also gives details of ongoing communications between the Council as Trustee and the Charity Commission.

1.3 The following documents are attached:

Appendix 1 - Printed Version of the Consultation Document

Appendix 2 - Methodology used in the Evaluation of the Responses

Appendix 3 - Analysis of Consultation Responses

Appendix 4 - Spreadsheet of Consultation Responses (available in electronic format through the Council's website -

<http://www.reading.gov.uk/mapledurham-playing-fields-trustees>

Appendix 5 - Equality Impact Assessment

Appendix 6 - Mapledurham Playing Fields Foundation (MPFF) 'Fit4All' proposal

Appendix 7 - Heat Map

- 1.4 The Consultation Document (Appendix 1) set out in parts 2 and 3 the details of the two proposals, from the ESFA, and the MPFF's 'Fit4All' proposal.
- 1.5 The consultation exercise ran for 10 weeks between 14 July and 25 September 2017. It was centred on an on-line and hard copy questionnaire, *Mapledurham Playing Fields Consultation: Have Your Say*. It generated 3,045 responses from Beneficiaries of the Charity, the highest level of response to a Council-run public consultation exercise, of whom 2,705 - 82% - supported the view that investing the £1.36M lease premium from EDF into the Ground would improve its amenity value, even with the loss of open space to the school.
- 1.6 The Consultation Document attached at Appendix 1 includes, on page 1, a map (Map 1) showing both the area of land owned by the Charity and, outlined in red, that part of the Ground for which the ESFA are seeking disposal for use as the site of a new school for The Heights free school, in return for a lease premium of £1.36M to be applied solely and exclusively to meet the charitable recreational object of the Charity.
- 1.7 The Charity Commission requested a meeting with the Council as Trustee to review the outcome of the public consultation process and the process and timetable for taking a decision in relation to the future use of the Recreation Ground held by the Council as trustee. This was held on 10 November 2017. Following this, the Charity Commission has written to the Council as Trustee with regulatory advice. This is set out in a report elsewhere on tonight's agenda.
- 1.8 The Sub-Committee is asked to consider the report and its attachments, paying particular regard to the methodology used to evaluate the responses, and their analysis. The results have been shared with the Charity Commission, and the Sub-Committee is also asked to consider the views expressed by the Commission in its recent communications with the Council as Trustee, elsewhere on tonight's agenda.

2. RECOMMENDED ACTION

- 2.1 That the Consultation Document, *Mapledurham Playing Fields Consultation: Have Your Say*, attached at Appendix 1, and the process and timetable for the consultation exercise with the Beneficiaries of the Trust, undertaken over the summer of 2017, be noted; and the high level of response be welcomed;
- 2.2 That the methodology used for the evaluation of the responses, attached at Appendix 2, be endorsed;
- 2.3 That the analysis of the consultation responses, attached at Appendices 3 and 4, be received and considered, in particular the fact that over four-fifths of the Beneficiaries who responded believed that investing the £1.36M lease premium from the ESFA into the Ground would improve the amenity value of the Playing Fields even with the loss of open space to the proposed school.
- 2.4 That the equality impact assessment, attached at Appendix 5, be received, and its conclusion be noted that the proposal will not have a negative impact on any of the groups protected by the Equality Act 2010, subject to the implementation of some mitigation measures.
- 2.5 That the regulatory advice of the Charity Commission, set out in a separate report to this Sub-Committee, be considered.

3. POLICY CONTEXT

- 3.1 Reading Borough Council holds the Ground in its capacity as charity trustee (Trustee) of the Charity (the Charity). The Charity is registered with (and therefore regulated by) the Charity Commission. The charitable object of the Charity is:

"the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions."

The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

- 3.2 The Sub-Committee has delegated authority, with the support of the Officers, to discharge Reading Borough Council's functions as charity trustee of the Charity. The Sub-Committee has a duty to make all decisions in what it considers to be the best interests of the Charity and in order to advance the object referred to above and any such decision must be in line with all relevant charity law and other legal restrictions.

- 3.3 At its meeting on 11 October 2016 this Sub-Committee resolved, *inter alia*:

- (3) That notwithstanding this unsatisfactory circumstance, the Sub-Committee is satisfied that, in principle and without creating any binding legal commitment, the ESFA's revised offer is capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the amenity value of the Ground) and accordingly advises the ESFA that they are prepared to continue to discuss the revised proposal, subject to the ESFA:

- (i) Clarifying the location of its 1.231 acre site at the earliest opportunity.
- (ii) Seeking planning consent for its proposed development on the Ground in consultation with the Sub-Committee on the likely effect of the various design options upon the amenity value of the Ground, so that the planning application that is submitted is acceptable to the Sub-Committee.

- (4) That, subject to the ESFA carrying out the actions identified in resolution (3) above, the Sub-Committee shall:

- (i) Obtain and consider a report from Bruton Knowles pursuant to section 117 Charities Act 2011, which should also address the amenity value of the Ground in respect of (and as a consequence of) the ESFA proposal (including in particular any enhancements of the amenity value attributable to the ESFA proposal)
- (ii) Consult with the public and the Charity's Management Committee on the basis set out in section 8 of the report.
- (iii) Consult with the Charity Commission on the basis set out in section 8 of this report.

3.4 At its meeting on 20 December 2016, the re-named Sub-Committee resolved, *inter alia*:

- (4) That, taking into account the Property Report, the Amenity Report and the legal advice and other information set out in the report, the ESFA's offer is, subject to contract, capable of being in the best interests of the Charity (i.e. considered to be capable of enhancing the amenity value of the ground) and should therefore be pursued in line with the Heads of Terms;
- (6) That the Head of Legal and Democratic Services be instructed to:
 - (i) implement a consultation with the Charity's beneficiaries and Management Committee, as anticipated by the heads of Terms;
 - (ii) consult with the Charity Commission, as anticipated in the Heads of Terms;

3.5 At its meeting on 21 June 2017 the Sub-Committee resolved as follows:

- (1) That the Sub-Committee notes and accepts the officer comments on the Planning Statement [appended], set out in para 4.4 of the report, regarding the Planning Application and Planning Statement and their likely effect upon the amenity value of the Ground, and agrees that subject to those matters being addressed, the Planning Application which is proposed to be submitted by the ESFA is acceptable to the Sub-Committee;
- (2) That the comments on the public consultation document at [Appendix 1 to this report] be noted and that officers be authorised to progress the consultation, subject to the final document being agreed by members of the Sub-Committee via e-mail communication.
- (3) That it be noted that the legal challenge referred to in paragraph 1.3 of the report had been unsuccessful and that the Complainant had agreed to pay the Council's legal costs.
- (4) That the outcome of a complaint made to the Charity Commission in respect of the Council's role as Trustee of the Charity (as referred to in paragraphs 1.3 and 8.8 of the report) be noted.

3.6 In relation to the above extracts from the Minutes of the Sub-Committee, please note that the former Education Funding Agency has recently been re-named the Education & Skills Funding Agency ("ESFA"). The references above to the ESFA refer to it in its previous nomenclature.

4. PLANNING APPLICATION

4.1 The ESFA submitted their Planning Application and associated documentation to the Local Planning Authority in June 2017. This application is currently being considered by the local Planning Authority and it is understood that it is not likely to be considered until its February 2018 meeting at the earliest. The disposal to the ESFA is subject to its obtaining a satisfactory planning consent. In the event that the ESFA does not receive a satisfactory planning consent it would not proceed with the lease of the site at Mapledurham.

4.2 There have been a large number of comments made regarding the planning application. These are for Planning Applications Committee to consider rather than

this Sub-Committee. As set out in para. 8 below, the focus of this Sub-Committee must be to consider both the ESFA proposal and the Fit4All proposal solely in terms of whether they are in the best interests of the Charity and its Beneficiaries (taking into account the option of not progressing either proposal i.e. the status quo); and whether they will enhance the amenity value of the Ground for the Charity's Beneficiaries, bearing in mind that the Beneficiaries are persons who benefit from the use of the Ground as a Recreation Ground.

- 4.4 The Planning Authority has been told that the Sub-Committee will expect the ESFA to meet the cost of mitigation in respect of the 1.23 acres required by the ESFA for the school.

5. COMMUNITY ENGAGEMENT AND CONSULTATION

- 5.1 In February and March 2016, the Council (as local education authority) undertook a public consultation exercise on behalf of, and at the request of, the (then) EFA, in respect of five sites proposed by the ESFA for the new The Heights Free School. The results of this consultation were handed to the ESFA, who subsequently gave the Council notice that their preferred site for The Heights free school was Mapledurham Playing Fields.

- 5.2 At your meeting on 20 December 2016 you were told that if the decision of the Sub-Committee was to proceed with the ESFA's proposal, the Council, as trustee of the Charity, would need to undertake the following consultation:

(1) Under section 121 of the Charities Act 2011, the Sub-Committee should give public notice of any proposal to dispose of part of the Ground and invite representations from the public which it should then consider before taking any final decision. This consultation should allow for at least 1 month during which representations can be made, but Officers recommended that a period of 6 to 8 weeks would be appropriate.

(2) Officers also recommend that the Sub-Committee should consult with the members of the Charity's Management Committee in relation to any proposal. This consultation should be carried out during the period of public consultation.

- 5.3 The Charity Commission has been consulted in relation to the ESFA's proposal, and was consulted on the content of the public consultation document before it was launched. The Officers advising the Sub-Committee have met with the Charity Commission, at its request, following the completion of the consultation exercise, to review the results of the exercise. The Charity Commission's regulatory advice is set out in a separate report to tonight's meeting.

5.4 Consultation Document

- 5.4.1 The hard copy public consultation document is attached at Appendix 1. It was published on line and advertised on the Council's website. The Council issued a press release, promoting the consultation, on 14 July 2017. In addition, leaflets were distributed to households in Mapledurham Parish and Mapledurham ward, and the consultation was advertised on Council website.

- 5.4.2 The methodology used both in advertising the consultation document and the evaluation of the responses is at Appendix 2.

- 5.4.3 The consultation exercise was with the Beneficiaries of the Ground as a Recreation Ground and Playing Fields currently in Mapledurham ward in the Borough of Reading.

These are defined in the Scheme of Charity: they are the residents of the Parish of Mapledurham and the Borough of Reading.

- 5.4.4 The consultation ran for 10 weeks, between 14 July and 25 September 2017. It was predominantly a web-based (on-line) exercise, although responses in hard copy were welcomed, and printed copies of the consultation document were distributed.
- 5.4.5 The consultation document attracted the highest level of response of any Council consultation exercise in recent years, by a significant margin. In total, 4,188 responses were received, of which 3,312 were from Beneficiaries. 73% of valid responses were made on line, and 27% in hard copy. It should be noted that a large number of responses (around 900) were received in hard copy within the last two working days of the consultation period.
- 5.4.6 The analysis of the 3,312 responses received from Beneficiaries is at Appendix 3. Para. 2.4 of Appendix 3 explains the criteria used to establish that respondents were not valid Beneficiaries of the Charity, and to identify duplicate responses.
- 5.4.7 The headline figures are:
- 82% of responding Beneficiaries considered that the ESFA proposal was likely to enhance the Amenity Value of the Ground for use by its Beneficiaries, even when taking into account the loss of amenity value arising from the grant of a lease to the ESFA
 - 80% of responding Beneficiaries supported considering only the ESFA proposal and not the MPFF proposal
 - 72% of responding Beneficiaries supported progressing discussions with MPFF on the Fit4All proposal if the ESFA proposal were accepted (albeit that the Fit4All proposal is regarded by MPFF and described in the consultation document as an alternative only to the ESFA proposal)
 - 84% of responding Beneficiaries supported the Trustees taking steps to impose a legal restriction on the remainder of the Ground to limit its future use to recreational purposes
- 5.4.8 In addition to the returned consultation documents, the Council also received 14 emails and 8 letters about the two proposals under consideration. These are included in Appendix 3.
- 5.4.9 A "heat map" showing the postcodes from which responses were received is attached as Appendix 7.

5.5 Consultation Exercise

- 5.5.1 The consultation took place as part of a wider public consultation exercise largely as described in the report to your meeting on 21 June 2017, and attached Appendix B. It was delayed and extended in duration as described below.
- The consultation launch was delayed until 14 July 2017 to consider and include suggestions for changes to the consultation document made by an observer from the Mapledurham Management Committee.
 - The consultation was extended to ensure at least two full weeks outside the school summer holidays to afford appropriate opportunity for all to respond.

5.5.2 Due to the change in timetable, it was not possible to commence the consultation with a workshop but three drop-in sessions on 27 July, 17 August and 12 September 2017 at the Civic Centre were offered to the following groups:

- Friends of Mapledurham Playing Fields
- Caversham Trents Football Club
- Mapledurham Lawn Tennis Club
- User Representatives
- RBC Parks
- Users of Pavilion
- Mapledurham Playing Fields Management Committee
- Fit4all

Only Caversham Trents Football Club, the Bridge Club, and Councillors Hopper and Ballsdon attended.

5.5.3 Two public drop-in sessions were held, as follows:

- Caversham Library - Wednesday 13 September 2017 (afternoon)
- Rivermead Leisure Complex - Monday 18 September 2017 - evening

They were promoted by a press release, issued on 11 September 2017, which also gave a reminder of the end of the consultation period.

5.5.4 As with the workshops, information was provided and questions answered to allow beneficiaries to complete either the on-line or hard copy feedback forms.

5.5.5 A written response was received from Caversham Trents Football Club. They are the largest single organisation using the Ground. Their response is set out in, and attached to, Appendix 3. In summary they consider that the development involved in the ESFA proposal should not go ahead as it will have a negative impact on the playing fields, even with the proposed improvements.

5.5.6 Mapledurham Parish Council (MPC) represents a number of the beneficiaries who live outside the Borough of Reading. Their response is set out in, and attached to, Appendix 3. In summary they consider that the beneficiaries would be best served by the grounds being managed by MPFF. The development involved in the ESFA proposal should not go ahead as it will have a negative impact on the playing fields.

5.5.7 The Mapledurham Playing Fields Management Committee, at the time of writing this report, have not provided feedback to the consultation.

5.6 Complaints about Consultation

5.6.1 Three specific complaints were received about the consultation exercise from three local residents with a connection with the MPF Action Group. These were received between mid-September and early October 2017, ie 8 weeks into the 10-week consultation period. The Head of Legal Services responded to all three complaints and complainants on 2 November 2017. The complaints, and the Head of Legal Service's response, are set out below.

5.6.2 *Question 3B (para. 7.3)*

The view was expressed that Question 3B gave the impression that the public can vote for the school and have the Fit4All solution as well, which made it appear to be a very attractive compromise.

This was first made by the Chair of the Action Group, who suggested that this was misuse and misleading information, and that the Trustee could not proceed with the consultation in good faith proceed with this consultation on this point alone until and unless this dispute was resolved; it evidenced clear predetermination as the precis of information supporting this question was highly misleading and set out to explore an option which had been emphatically ruled out. If the EFSA proposal proceeded at the Playing Fields then the FIT4ALL plan / involvement would be withdrawn entirely.

Officer response:

[From an email sent by the Head of Legal & Democratic Services on 2 November 2017]

"There is nothing in the consultation document which suggests that beneficiaries are being asked to "vote". Paragraph 10.2.1 of the consultation document makes it clear that the members of the Sub-Committee will review all responses and take them into account in relation to any decision, but there is no "vote" and any decision is for the Sub-Committee to take, taking into account the responses to the consultation.

It is correct that the Chairman of MPFF has confirmed on a number of occasions that MPFF would only proceed with the Fit4All proposal if the ESFA proposal does not proceed. As I have pointed out to him, our view is that, as charity trustees of MPFF, he and his co-trustees would not be acting in line with their duties as trustees if they were to refuse to at least consider a reasonable proposal put forward by the Sub-Committee which is capable of advancing MPFF's charitable objects without identifying valid reasons for doing so, particularly if they were to do so on the basis of personal preference rather than what is in the best interest of MPFF and its charitable objects.

In addition, provisions in paragraph 3.4 and question 3A make it absolutely clear that MPFF regards the Fit4All as an alternative only to the ESFA proposal. This does not, however, prevent the Sub-Committee from making a decision that it should seek to progress a discussion with MPFF should the ESFA proceed. This is expressly reflected in question 3B (which refers to the Sub-Committee seeking "to progress discussion of Fit4All with MPFF on the basis set out in paragraph 7.2").

The Sub-Committee takes the view that this is a potentially attractive outcome because the ESFA proposal has the potential to generate a significant amount of funding to enhance facilities which could then be operated by MPFF. If the responses to the consultation indicate that beneficiaries support exploring this possibility with MPFF but MPFF does not want to engage, then the Sub-Committee may wish to consider whether there are other charities or groups which may have an interest in working constructively with the Sub-Committee on a similar basis to enhance the amenity value of the Ground. Having the views of beneficiaries on this point is likely to be helpful to the Sub-Committee.

A number of you have made the comment that question 3B is "misleading". My view is that, if you read the consultation document objectively and logically, you will see that the position is made clear. I do not believe that it is correct to assume that beneficiaries are not capable of reading and understanding the text and responding in whatever way they wish (or, as a colleague of one of you has put it, that many beneficiaries do not have the time or "literacy" to be able to respond)."

5.6.3 Question 2 (para. 6.1)

"The responses to question 6.1 of the on-line version of the consultation are different to those contained in the printed version of the consultation for exactly the same question. You cannot have two different sets of answers and then pretend the outcome of any voting is fair and equitable. This has been brought to the attention of the RBC officer responsible who advised that the Less Likely and Not Likely options would be counted as one. How can you possibly have two different versions of a consultation which may or may not favour a specific outcome? How did this happen? When did it happen? Who allowed it to go unnoticed? How can the public be sure it wasn't deliberate? The mystery of how two sets of responses can be different is unacceptable and the answers to this question cannot be used in determining the outcome."

Officer response:

This is correct. The online version response was amalgamated so that instead of having two boxes to tick as regards less likely and not likely these were transposed. This was not a conspiracy. It was human error in the inputting of the consultation document onto the Council's website. Once this error was drawn to our attention, after 8 weeks, the view was taken that it would be wrong to change the website while the consultation period was running. The error applied only to negative responses, and did not involve any confusion with positive responses. The common sense response was to recognise that all the negative responses from this question in the consultation exercise should be amalgamated in the final analysis, to show all such respondents as favouring the strongest position of 'Not Likely'.

5.6.4 Acknowledgment of Receipt

"Whilst anyone completing the consultation on-line receives a reference number by return of email, no such reference is being issued for printed versions handed in to the Council. I understand there was a deluge of printed versions on the final day of the consultation. This means there is no way that RBC can categorically prove that all printed responses have been counted in the overall results. This favours those people who regularly use social media, or the Internet, but puts those who do not access these systems at a serious disadvantage. Many elderly people live in the roads around the playing fields and do not have Internet access or email addresses. This implies that the consultation favours younger people responding and disadvantages those whose lives will be most affected if the school is built on MPF because there is a very large elderly population residing in this area. This shows undue preference and could be described as discrimination against the older community".

Officer response:

It is correct that the bulk of the hard copy responses - around 900 out of 1,142 - were received in the last two working days of the consultation period. In the main these responses followed set templates supporting both the 'yes' and 'no' positions in this intensely-felt local controversy. About 70% (from sampling 300 entries) had pre-printed responses to which the respondents added their personal details. In addition, we are aware that templates were circulated by interested groups requesting respondents complete surveys following their recommended replies.

In line with best practice, the Council is conducting its public surveys on line. With an online response, automated receipts are given. This does not occur with a paper copy.

Officers are satisfied that all hard-copy responses delivered to the Civic Offices have been accounted for. We are not able to provide a list of those who responded as this

would involve a breach of personal data. The volume of hard copy responses, which amounted to 27% of all responses received, suggests that there has not been a problem in their delivery or processing.

As explained above, the consultation document was made available as a positive option to encourage public response, and to ensure that Beneficiaries without internet access were not disadvantaged. The Council strongly refutes the suggestion that undue preference has been shown to on-line respondents, this is not the case, and complainants have presented no grounds for suggesting it.

5.6.5 *Images used in Consultation Document*

A separate complaint was received, also after 9 weeks, from a person connected with the Greater Reading Nepalese Community Association (the Association), concerning the use of one image in the Consultation Document. This was a picture of Nepalese ladies sitting at the Playing Fields, having a picnic, which was used in association with Question 2 (para. 6.1). Their faces had been pixilated to avoid personal identification. The complaint was that the image was published without the prior consent either of the Nepalese ladies or of the Association. The image was removed from the consultation document published on the website, and not replaced.

5.7 Charity Commission Feedback

This is set out in a separate report to tonight's meeting.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2 In this regard you must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief.
- 6.3 An equality impact assessment is attached at Appendix 5, be received. It has concluded that the proposal will not have a negative impact on any of the groups protected by the Equality Act 2010 subject to implementation of some mitigation measures.

7. LEGAL IMPLICATIONS

- 7.1 The Sub-Committee has been delegated the power to consider the ESFA and the MPFF proposals by the Council acting in its capacity as sole corporate Trustee of the Charity.
- 7.2 The principal duty owed by the Council (and therefore the Sub-Committee) in relation to consideration of the ESFA proposal is whether it is in the best interests of the Charity and its beneficiaries. Because the Ground is held "in specie" for the purposes of recreational use by the Charity's beneficiaries, the duty owed in relation

to a decision to dispose of part of the ground by way of a lease for use by the school is effectively to decide whether or not the ESFA proposal will (or will not) enhance the amenity value of the Ground for the Charity's beneficiaries, taking into account both the loss of amenity value for the beneficiaries attributable to the disposal of part of the Ground to be used by the school, and whether the ESFA proposal (and in particular the price it has offered) will enable the amenity value of the part of the Ground which is not sold for the purposes of the school to be enhanced. The same duty is owed in relation to the Fit4All proposal.

- 7.3 The Sub-Committee, at its meeting on 20 December 2016, and having taken into account the Property Report, the Amenity Report and the legal advice and other information presented to you at that meeting, took the decision that the ESFA's offer was, subject to contract, capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the amenity value of the Ground) and should therefore be pursued in line with the Heads of Terms, subject to the ESFA providing an additional undertaking in respect of the Charity's costs which the Sub-Committee noted had been agreed for up to £35,000.
- 7.4 There is a specific requirement under the Charities Act 2011 (Section 117) which means that the Sub-Committee as Trustee cannot decide to enter into any legally binding agreement to sell or dispose of part of the Ground for the purposes of the school without having first either obtained the consent of the Charity Commission or having obtained a report on the proposed disposition from a qualified surveyor and that, having considered that report, being satisfied that the terms of the sale are the best which are reasonably obtainable for the Charity. The Property Report considered at your meeting on 20 December 2016 addressed this requirement, as well as addressing the amenity value of the part of the Ground which would not be purchased by the ESFA, taking into account the proceeds of disposal available to the Charity. The Sub-Committee should note that, for the reasons set out in the Property Report, the authors Bruton Knowles did not advise that the grant of a lease in line with the Heads of Terms should be advertised.
- 7.5 There is also a specific requirement under the Charities Act 2011 (Section 121) in relation to "specie" land that any proposal to dispose of it must be notified and any representations received in response are considered. This requirement applies to the Charity. Any disposal of the Ground must therefore be subject to this process of consultation.
- 7.6 The Sub-Committee should also take into account that the Council (as Trustee) does not have an express power to sell any part of the Ground unless the proceeds of sale are used to purchase replacement property with an equivalent or enhanced amenity value (which is not proposed by the ESFA) or, in line with the Charity Commission's own guidance, if the disposal is of only a small proportion of the Charity's land that will not affect its ability to carry out its charitable recreational object (when the Charity may be able to dispose of the land using the statutory power of disposal under the Trusts of Land (Appointment of Trustees) Act 1996). The Charity Commission will therefore need to authorise a disposal of part of the Ground for use by the school, unless the Commission accepts that the part of the Ground being disposed of is "small" and will not affect the Charity's ability to carry out its object. In either case, therefore, the Charity Commission must be consulted in relation to any proposal to dispose of part of the Ground and will expect that to have happened before any final decision to dispose of part of the Ground to the ESFA is taken by the Sub-Committee.
- 7.7 The Charity Commission wrote to the legal advisors to the Council (acting as Trustee) on 9 March 2017, concluding as follows:

“The transfer proposal relates to an offer by ESFA to have transferred to it a parcel of land currently held in trust (1.231 acres of the 27 acre site, which represents 4% or thereabouts of the whole) under a lease for a term of 125 years in order to build a free school. The ESFA land, if transferred, will not be available to further the objects of the Charity. Under the proposal, however, the Charity stands to obtain a significant amount of money (in the order of £1,360,000) which could be used to enable it to further its objects, in return for the loss of a relatively small area of its land. We are therefore satisfied that the decision to explore the proposal is a decision that a reasonable body of trustees might make.”

- 7.8 A meeting with the Charity Commission was held, at its request, following the conclusion of the consultation exercise, on 10 November 2017. The Charity Commission has subsequently written to the Council as Trustee with regulatory advice, which is reported in a separate report to tonight’s meeting. The attention of the Sub-Committee is directed to this regulatory advice, which must be read in conjunction with the legal implications set out in this Section.

Conflict of Interest

- 7.9 The Charity Commission has also previously received and considered a complaint made to them about the Council’s approach to managing its conflicts of interest on the prospective transfer of part of the Ground to the ESFA, including the establishment of this Sub-Committee to manage the conflict. As officers understand it, the argument put to the Charity Commission was that the Council as Trustee of the Charity is unable to make a valid decision because the inherent conflict is so pervasive that it is impossible for the Trustee to make an un-conflicted decision. On this matter, the Charity Commission, in its letter of 9 March 2017, concluded as follows:

“Having considered the available information, we do not agree that the conflicts of interest are so persuasive [sic] that they cannot be managed. You have provided evidence to indicate that the Trustee has taken appropriate steps to manage the conflict” [Please note that this was subject to a point made about Councillor Edwards also being a member of the Council’s Adult Social Care, Children’s Services and Education Committee. Councillor Edwards stepped down from that Committee from 27 January 2017].

The Commission is of the view that the subcommittee can make a delegated decision that will be a valid decision if they ensure they act in accordance with their legal duties to take into account all relevant matters, including appropriate professional advice (including legal and chartered surveyor advice), and to also bear in mind the responses to public consultation and any issues or steps that arise as a consequence. In addition all irrelevant matters must be ignored.”

Obligations as Trustee

- 7.10 In reaching any decision in relation to the Charity, the members of the Sub-Committee when performing the Council’s function as Trustee have a number of obligations:
- (1) You must act in good faith and exclusively in the interests of the Charity i.e. in a way which you honestly believe to be in the Charity’s best interests.

- (2) You must act within your powers (and as explained above, the Charity Commission will again need to be consulted if, following consultation, the Sub-Committee be minded to authorise any disposal of land at the Ground to the ESFA).
- (3) You must ensure that you have any legal, property or other advice you consider is required in order to inform and support your decision-making. The Sub-Committee should also consider whether there is any other or further advice you believe is required before making a decision.
- (4) You must ensure that you are adequately and properly informed and have all relevant information.
- (5) You must ensure that you take into account all relevant factors. Such factors will only relate to the Charity and its ability to advance its charitable, recreational object. Such relevant factors include:
 - The risks associated with the ESFA proposal and, in particular, whether a decision to dispose of part of the Ground will negatively impact on the Charity's ability to advance its charitable, recreational object.
 - The benefits associated with the ESFA proposal and, in particular, whether a decision to dispose of part of the Ground will positively impact on the Charity's ability to advance its charitable, recreational object (and, if so, whether this outweighs any negative impact and can be justified in the best interests of the Charity).
 - Whether progressing the ESFA's proposal will incur any cost for the Charity.
 - The Charity Commission's guidance on public benefit, which is relevant to decisions taken by charity trustees:
<https://www.gov.uk/government/publications/public-benefit-the-public-benefit-requirement-pb1/public-benefit-the-public-benefit-requirement>
- (6) The same relevant factors will apply in relation to the consideration of the other options (being maintaining the status quo and the Fit4All proposal) that the Sub-Committee are likely to be asked to consider at a subsequent meeting. Further legal advice will be provided to the Sub-Committee at that stage.
- (7) You must not take into account any irrelevant factors. In particular, the Sub-Committee must not take into account the interests of the Council as local education authority or planning authority, nor any interest that the public will or may have in the provision of education to local children (including the results of the public consultation previously carried out the Council as local education authority at the behest of the ESFA).
- (8) You must manage conflicts of interest. The Sub-Committee has been established with delegated powers in order to manage the potential conflicts of duty that may otherwise arise for members and officers of the Council in relation to the Charity and the ESFA's proposal. Any role played by any member of the Sub-Committee which may relate to the Charity in any other respect or may conflict with their role as a member of the Sub-Committee should be declared at the outset of the Sub-Committee meeting.
- (9) You must make a decision that falls within the range of decisions a reasonable trustee body could make. This is in line with the Charity Commission's guidance on decision-making.

(10) You should take into account the view expressed by the Commission referred to in paragraph 7.9 above.

- 7.11 Each of these considerations is set out in more detail in the Charity Commission's guidance on decision-making by charity trustees (CC27). This makes it clear that some of these factors are inter-related e.g. a member of the Sub-Committee who takes into account the interests of the Council as local education authority is unlikely to be acting in good faith and solely and exclusively in the best interests of the Charity. The Commission's guidance is available here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/476870/CC27.pdf

- 7.12 The same (or similar) considerations to those outlined above will apply to any subsequent decision by the Sub-Committee to enter into a binding agreement with the ESFA to grant a lease of part of the Ground for the purposes of the school. As indicated above, the decision Officers consider the Sub-Committee should make at every stage is whether or not, in the light of the information which is then available, the ESFA proposal is capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the amenity value of the Ground) and should therefore be pursued, subject to any conditions recommended by Officers.

7.13 Fields in Trust

- 7.13.1 As reported to your last two meetings, the Council has been approached by Fields in Trust, (a successor organisation to the NPFA) regarding the possibility of the Trustees entering into a Deed of Dedication in respect of this site. This would place a restriction on the site in perpetuity, further supporting the object of the charity. This option was raised in the consultation document at question 4 (para. 8).
- 7.13.2 Provisions of the Deed of Dedication could however still allow the Trustees to dispose of charitable land; however the consent of FIT would also be required, which would involve replacement land and a further Deed of Dedication for that replacement land.
- 7.13.3 Charity Commission consent would also be required before a Deed could be entered into with Fields in Trust.

7.14 Fit4All Proposal

- 7.14.1 The consultation document sought views on whether the Council should prefer the Fit4All proposal to the ESFA proposal (question 3 para. 7). The financial elements of the Fit 4 All proposal are predicated on MPFF being able to:
- (1) Access bank funding to meet a shortfall for funding its proposed works to the pavilion, estimated at £75,000 which assumes that WADRA and the S106 payment monies amounting to £185,000 are released - the group has advised that the loan application cannot be made until such time as a decision is taken by the Trustees to proceed with its proposal.
 - (2) Obtain annual funding from Reading Borough Council in the sum of £21,000 per annum. This will require a decision by the Council's Policy Committee and is not something that this Sub-Committee has the power to agree to.

7.14.2 The Fit4All proposal also assumes that the cost of repairs to the pavilion is in the region of £266,000. The latest estimate is that this sum may not be sufficient to restore or replace the pavilion.

7.14.3 This should be cross-referred to the complaints made by three local residents with a connection with the MPF Action Group, at paras. 5.6.1 and 5.6.2 above.

8. FINANCIAL IMPLICATIONS

8.1 The financial implications of the options open to the Sub-Committee in relation to the Ground must be taken into account by the Sub-Committee when they are in a position to review the options report and masterplan referred to earlier in this report.

9. BACKGROUND PAPERS

Appendix 1 - The printed version of the consultation document

Appendix 2 - The methodology used in the evaluation of the responses

Appendix 3 - Analysis of Consultation Responses

Appendix 4 - Spreadsheet of Consultation Responses (available in electronic format through the Council's website -

<http://www.reading.gov.uk/mapledurham-playing-fields-trustees>

Appendix 5 - Equality Impact Assessment

Appendix 6 - MPFF 'Fit4All' Proposal

Appendix 7 - Heat Map

Charity Commission letter of 20 November 2017 (see separate report)

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

This proposal is to enhance the facilities and operations at Mapledurham Playing Fields (MPF), without need to sell land to fund it. It is put forward, on behalf of a large group of volunteers who have collectively committed to dedicate their time, energy and expertise to ensure its implementation and sustained success, as an alternative to the proposal submitted by the Education Funding Agency (EFA).

In contrast to the EFA proposal this is not a one-time fix, which will eventually be exhausted, but a transformation to safeguard the long-term sustainability of the object of the trust, the provision and maintenance of a recreation ground. It builds on ongoing voluntary initiatives, which have already realised substantial achievements and demonstrate the strength of commitment of the community to the protection, maintenance and enhancement of MPF.

Enhancement of the facilities and operations at MPF will be undertaken by the Mapledurham Playing Fields Foundation (MPFF), a charity with the object “to provide or assist in the provision of facilities at Mapledurham Playing Fields ...” To be able to do this it needs Reading Borough Council (RBC), as Trustee of the Recreation Ground (Registered Charity #304328), to:

- Grant MPFF a 30 year lease of the Mapledurham Playing Fields, including the Pavilion, Car Park and Drive, at a nominal rent .This will entail obtaining Charity Commission approval of a variation to the scheme governing the Recreation Ground Trust (Registered Charity #304328) and require negotiation of the registration of the Pavilion, Car Park and Drive as an “Asset of Community Value”. WADRA, the registrant, has already indicated its willingness to co-operate in this.
- Delegate MPFF full management control of Mapledurham Playing Fields, within the terms of the scheme, including usage of Mapledurham Playing Fields, development of Mapledurham Playing Fields and collections and disbursement of all income and expenditure incurred in the operation, maintenance and development of Mapledurham Playing Fields. This will entail transfer of all responsibilities from the Mapledurham Management Committee to MPFF. As the Mapledurham Management Committee was established as part of the scheme governing the Recreation Ground Trust (Registered Charity #304328), this will entail obtaining Charity Commission approval of a variation to the scheme.
- Allow MPFF to grant Caversham Trents Football Club a 25 year “Right to Hire” of all marked football pitches, designated practice areas and equipment storage facility. As this is beyond the authority of the trustee, it will entail obtaining Charity Commission approval of a variation to the scheme.

It also needs Reading Borough Council (RBC), as local authority, to:

- Release the remaining £85,000 Section 106 funds promised for the refurbishment of the Pavilion.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

- Agree to make an annual contribution of £21,000, which is in proportion to that received from Mapledurham Parish Council.

The details of the proposal are specified in the following sections:

- **Background** – provides the context of the proposal
- **Objective** - outlines the programme of improvements by which MPF will be made fit for all without losing land.
- **Organisation** – describes the structure of MPFF.
- **Funding** – details the various sources of funding for the proposal.
- **Pavilion Restoration** – shows the floor plans of planned phases of restoration of the Pavilion.
- **Business Plan** – details how the proposal will be funded and the Recreation Ground Trust transformed to a self-sustaining enterprise.
- **Support** – comprises letters of support, for the proposal, from national sporting organisations.
- **Volunteers** – list the names and addresses of volunteers committed to dedicate their time, energy and expertise to ensure the implementation and long-term success of the proposal.
- **WADRA Letter of Consent** – is a copy of the letter from WADRA consenting to the release of the funds it has secured to MPFF for the restoration of the Pavilion
- **Quotations and Calculations** – is the alternative quotation for ground maintenance.
- **Trust Comparisons** – compares and contrasts hall rental income with other similar local trusts to illustrate the potential attainable.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Background

Mapledurham Playing Fields has for many years been a valued recreational and social hub. The playing fields themselves are very popular, especially with footballers, though more pitches are needed and they need to be properly maintained with usable changing rooms and better amenities. Mapledurham Pavilion has been in regular use by community groups for decades, but its condition has deteriorated so much over the past 15 years that it has had to be closed.

RBC has twice proposed to sell land from MPF to fund repairs to the pavilion and other enhancements to the facilities. The first proposal, in 2001, was rejected because of the ecological damage that it would cause. The second proposal, in 2006, was put to public consultation and overwhelmingly rejected. A third proposal to sell land, this time as a site for The Heights Primary School, is under consideration.

Recent volunteer initiatives have demonstrated collective commitment to protect MPF from development inappropriate to its object and restore it to its former vibrancy.

- The Warren and District Residents Association (WADRA) has raised £100,000 to restore the pavilion. RBC has committed and reconfirmed that it will provide £100,000 contribution, of which £15,000 has been spent. The work has been delayed by RBC pending consideration of an offer from the EFA to buy land to build The Heights Free School.
- Caversham Trents Football Club (CTFC) has grown from 8 to 25 teams in the last seven years. Further growth, including increasing the number of teams for girls and launching a club for players with disabilities, cannot progress without the security of long term tenure. RBC declined to grant this until the outcome of any proposal to build The Heights Free School is decided.
- In 2014 Mapledurham Lawn Tennis Club (MLTC), with financial support from Sports England, undertook an ambitious program to improve its facilities and to triple court usage, including providing access and coaching for players who have disabilities. The final part of the plan, to provide access for wheelchair players, has been delayed because a suitable toilet cannot be installed until the pavilion is restored.
- Friends of Mapledurham Playing Fields (FoMPF) work to conserve the site's natural environment and increase biodiversity. In 2002 the Mapledurham Management Committee recommended that parts of the Playing Fields should be awarded Local Nature Reserve status, but RBC did not submit the necessary registration.

Mapledurham Playing Fields could be radically enhanced, without the need to sell land to raise funds, if the constraints were removed and volunteering allowed to flourish.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Objective

Mapledurham Playing Fields currently has an annual deficit: the cost of maintenance is greater than income generated from rental of the pavilion and lease of pitches and courts. To revitalise MPF it must be made financially viable, ideally creating a surplus to support investment in facilities and community engagement. To achieve this, the spiral of decline has to be reversed by removing constraints on volunteer initiatives and investing in the facilities, which will allow increased utilisation and, in turn, increase income to support further investment.

This turnaround is planned in steps, to deliver the biggest improvements and greatest increase in income as soon as possible, without disrupting access and availability more than necessary.

Step 1 will be to restore the pavilion, reopen it to groups, which have been displaced, attract new users and reinstate this vital source of income. Key to attracting new users will be making booking easier and marketing the facilities more effectively. WADRA has already £100,000 to renovate the Pavilion and RBC has promised a further £100,00 of Section 106 funds of which £15,000 has been spent.. The plans have been drawn up and planning permission granted. An acceptable tender has been received and could be revalidated. With the security of a long lease, a loan can be obtained from the Charity Bank to cover any shortfall and the pavilion could be made fit for use. With active marketing and management, utilisation could be extended to match other similar local facilities and revenue dramatically increased. At the same time renovation would, by restoring the fabric and fixtures of the building, reduce the need and cost of maintenance.

Step 2 will be to build new changing rooms. This would allow the Playing Fields to host sports to higher standards. FA regulation changing rooms are required for disabled and higher level men's football, but could also be offered as a courtesy to visiting tennis and cricket teams. The original changing rooms should be refurbished to provide additional smaller studios and meeting rooms. CTFC has funds, which could be invested in enhanced facilities. CTFC has also had preliminary discussions with the Football Association, which has indicated willingness, in principle, to invest in enhancing the facilities. Any investment is only viable if CTFC is guaranteed continuing benefit over a reasonably long time frame, such as 25 years.

Step 3 will be to undertake easy enhancements to outdoor facilities. The football pitches should be improved by installing better drainage and regular top dressing, the basketball court should be restored and the Playing Fields should be registered as a Local Nature Reserve, to ensure the continued protection of its natural environment and biodiversity.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Step 4 will be to turn attention to more major undertakings. The playground should be relocated closer to the Pavilion, to be more accessible, and upgraded. This will also allow reconfiguration of the Playing Fields to accommodate more football pitches.

Step 5 will be to follow up the numerous suggestions for new sporting and recreational amenities, which can be considered. All weather pitches, for football and/or rugby, are in constant demand. Outdoor gym equipment, to be installed around the periphery of the Playing Fields, has been previously proposed and proves popular in other parks.

All development initiatives should be conducted through MPFF, to allow easy integration of volunteer involvement, sponsor engagement and maximum tax efficiency.

All contracts for development and ongoing maintenance should be competitively tendered to secure the best value for money. This does not exclude purchasing services from RBC where appropriate.

No specific timescales for these steps has been planned but, for the purpose of the business plan, it has been assumed that they will be implemented in successive years.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Organisation

All improvements to the facilities at MPF will be instigated and supervised and ongoing operations managed by the MPFF, a charity (registration number 1167739) founded with the object "To provide or assist in the provision of facilities at Mapledurham Playing Fields in the interests of social welfare for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disability, financial hardship or social circumstances with the object of improving their conditions of life."

MPFF is a Charitable Incorporated Organisation (CIO). This structure best suits the proposal, which is essentially the confederation and extension of ongoing volunteer initiatives, by providing a robust governance structure while affording trustees limited liability. It lends itself to the control substantial funds and assets, entering into contracts, employing staff and engaging in charitable activities involving financial risks. It has initially been configured as the "foundation model" where the only voting members are the charity trustees, but it is straightforward to expand the trustees and/or change the constitution if a wider voting membership becomes more appropriate. The arrangement is designed to reassure RBC, as Trustees of the Recreation Ground Charity, that Mapledurham Playing Fields Foundation will provide a well regulated, efficiently run, cost effective platform for volunteering activities that will continue to benefit from the advantages accruing to charitable status.

. MPFF will be governed by trustees representing all interested parties:

- Chairman: Gordon Watt
- Treasurer and Regulatory Compliance Officer: Mark Corbett
- Marketing and Business Development Officer: Elisa Miles
- Facilities and Operations Officer: Martin Brommell
- Caversham Trents Football Club Representative: Daniel Mander
- Mapledurham Lawn Tennis Club Representative: David Maynerd
- Friends of Mapledurham Playing Fields Representative: Steve Ayres
- WADRA Representative: Robin Bentham
- Recreation Ground Trustee Representative (either an RBC Councillor or Council Officer with special interest in playing fields): TBA

Major improvement initiatives will be managed and controlled by:

- Architect: Shaun Tanner MCIAT
- Project Manager: Nick Clark MCIOB
- Volunteer and Resources Co-ordinator: Keith Hutt (names and addresses of volunteers are listed in Appendix 1)

Progress and financial accounts will be reported to Recreation Ground Trustees and to the Charity Commission annually.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Funding

There are six prospective channels of funding available to the Fit4All programme:

1. WADRA has raised £100,000 towards the cost of the restoration of Mapledurham Pavilion and has the assurance of a further £85,000 from Reading Borough Council. WADRA has consented to release these funds to MPFF for the restoration of the Pavilion (see WADRA Letter of Consent).
2. A loan will be taken, at the outset of the project, from the Charity Bank to bridge the difference between this and the cost, previously quoted as £238,000, to allow work to start as soon as possible. This has been discussed at length and the bank had indicated its receptiveness to a request, advised on terms and assured that MPFF would meet the qualifying conditions. The loan, interest accrued and repayment schedule shown in the business plan.
3. A number of other sources of funding, appropriate to this proposal, have been researched and will be approached when this proposal is accepted. These include Playing Fields Legacy Trust, Garfield Weston Foundation, Robin Greaves Sports Foundation, Bernard Sunley Charitable Foundation, Big Lottery Fund, PF Charitable Trust, Tesco Fieldwork and ASDA. Grants from one or more of these sources will reduce or entirely obviate recourse to funds borrowed from the Charity Bank. No funding from these sources has yet been included in the business plan.
4. The strategy underlying Fit4All is to transform the Recreation Ground Trust into a financially self-sustaining enterprise. This will be achieved by rationalising costs and increasing utilisation, and hence rental income generated, enhanced facilities, by effective marketing and efficient operations. The target level of income incorporated into the business plan is shown to be eminently achievable by comparison with other similar local facilities serving comparably sized communities. (see Trust Comparisons).
5. Funding for additional sporting facilities will be from club funds and grants from sports sponsoring organisations. MLTC has already secured a grant from Sports England. CTFC has funds available for investment, provided they have guaranteed tenure for a reasonable period. The FA has indicated its willingness to consider sponsorship proposals, again dependent on the club's security of access and influence on future plans.
6. WADRA plans to continue fund raising. In the recent past this has afforded regular contributions from local events, metal recycling and camping equipment salvage as well as a substantial donation from the organisers of the Reading Festival. Future proceeds of fund raising have not been factored into the business plan, but would be used to minimise borrowing requirements or early loan repayment.

The first phase of the Pavilion restoration will be to install a new roof across the whole structure, creating a new first floor meeting room, and reconfigure the internal layout to accommodate disabled toilets and a referee's changing room.



Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

The second phase of the Pavilion restoration will be to build four new changing rooms and secure storage room adjoining the existing structure and reconfigure the internal layout of the existing structure to convert the changing rooms to two studios / meeting rooms



Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Business Plan

	2,014	Year 1		Year 2		Year 3		Year 4		Year 5	
IMPROVEMENT INITIATIVE		STEP 1		STEP 2		STEP 3		STEP 4		STEP 5	
	Baseline	£	Notes	£	Notes	£	Notes	£	Notes	£	Notes
INCOME											
Pavillion Rental	8,483	1,414	1	11,876	8	16,627	11	23,277		29,927	
Football Pitch Rental	3,232	3,232		3,232		5,387	12	7,541	14	7,541	
MLTC Lease	1,237	1,237		1,237		1,237		1,237		1,237	
RBC Contribution		21,000	2	21,000		21,000		21,000		21,000	
MPC Contribution	125	125		125		125		125		125	
OUTGOINGS											
Operational Management											
Ground Maintenance	30,160	8,000	3	8,000		8,000		8,000		8,000	
Pavillion Maintenance	7,495	0	4	11,900	9	11,900		11,900		11,900	
Pavillion Cleaning	4,045	674		4,045		4,045		4,045		4,045	
Utilities	1,425	1,425		1,425		1,425		1,425		1,425	
Rates	419	419		419		419		419		419	
Insurance	188	188		188		188		188		188	
Interest on Loans		3,900	5	4,110		4,110		4,093		3,456	
NET OPEX	-30,655	12,402		7,383		14,289		23,111		30,397	
FUNDING											
Opex Surplus		12,402		7,383		14,289		23,111		30,397	
WADRA Held Funds		100,000									
RBC Section 106 Contribution		85,000									
Charity Bank Loan		65,000		10,000							
ADDITION TO RESERVES		0		7,383	9a	0		2,579		0	
INVESTMENT											
Pavilion Restoration Phase 1&2		255,900	6								
Pavilion Restoration Phase 3				10,000	10						
Basket Ball Court Renovation						14,000	13				
Playground Relocation								12,500	15		
All Weather Pitch										0	17
NET CAPEX		6,502	7	0		289		10,611		30,397	
RESERVES		0		7,383		7,383		9,962		9,962	
LOAN REPAYMENT		0		6,502		0		289		10,611	
OUTSTANDING LOAN		65,000		68,498		68,498		68,209		57,598	
INVESTMENT FUND		0		0		0		0		0	

Note	
1	No income during mobilisation (3 months), construction (5 months) and commissioning (2 months) of Pavilion restoration.
2	RBC contribution in proportion to MPC contribution: £1 / Band D+ property / year (See Quotations and Calculations).
3	Reduced ground maintenance following reletting of ground maintenance contract (see Quotations and Calculations) plus £1,000 ad
4	No maintenance required during restoration.
5	6% Interest on Charity Bank loan.
6	Original quote =£238,000. Allow 5% uplift to revalidate. Add £5,000 building control fee and £1,000 considerate constructors fee.
7	Capex surplus is used for outstanding loan repayment and then accumulated in the investment fund
8	Increased usage and rental income from improved facility and effective marketing
9	Provision for maintenance is 5% of refurbishment cost.
9a	Maintain reserve of 3 months' outgoings
	New changing rooms funded by CTFC / FA. Reconfiguration of existing changing rooms will be undertaken by volunteers with provisio
10	professional help and materials.
11	Increased rental income from rental of additional studios / meeting rooms created in Phase 2
12	Increased rental as number of pitches increased from 3 to 5
13	Pitch improvement funded by FA /CTFC. Provision for renovation / enhancement of basketball pitch
14	Increased rental as number of pitches increased from 5 to 7
15	Pitch expansion funded by FA / CTFC. Provision for relocation and enhancement of childrens' playground
17	Funded by Sport England / FA, assume no rental income

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Business Plan (Continued)

IMPROVEMENT INITIATIVE	2,014	Year 6		Year 7		Year 8		Year 9		Year 10	
	Baseline	£	Notes	£	Notes	£	Notes	£	Notes	£	Notes
INCOME											
Pavillion Rental	8,483	29,927		29,927		29,927		29,927		29,927	
Football Pitch Rental	3,232	7,541		7,541		7,541		7,541		7,541	
MLTC Lease	1,237	1,237		1,237		1,237		1,237		1,237	
RBC Contribution		21,000		21,000		21,000		21,000		21,000	
MPC Contribution	125	125		125		125		125		125	
OUTGOINGS											
Operational Management		10,000	18	10,000		10,000		10,000		10,000	
Ground Maintenance	30,160	10,500	19	10,500		10,500		10,500		10,500	
Pavillion Maintenance	7,495	11,900		11,900		11,900		11,900		5,000	
Pavillion Cleaning	4,045	4,045		4,045		4,045		4,045		4,045	
Utilities	1,425	1,425		1,425		1,425		1,425		500	
Rates	419	419		419		419		419		419	
Insurance	188	188		188		188		188		188	
Interest on Loans		1,632		449		0		0		0	
NET OPEX	-30,655	19,721		20,904		21,353		21,353		29,178	
FUNDING											
Opex Surplus		19,721		20,904		21,353		21,353		29,178	
WADRA Held Funds											
RBC Section 106 Contribution											
Charity Bank Loan											
ADDITION TO RESERVES		2,202		0		0		0		0	
INVESTMENT											
Pavillion Restoration Phase 1&2											
Pavillion Restoration Phase 3											
Basket Ball Court Renovation											
Playground Relocation											
All Weather Pitch											
NET CAPEX		19,721		20,904		21,353		21,353		29,178	
RESERVES		12,164		12,164		12,164		12,164		12,164	
LOAN REPAYMENT		27,201		7,480		0		0		0	
OUTSTANDING LOAN		27,201		7,480		0		0		0	
INVESTMENT FUND		3,196		15,437		36,341		57,694		79,047	

Note

- 18 Appoint part-time manager / caretaker @ £10,000 / annum
 19 Additional £2500 / annum ground maintenance for care of all weather pitch

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Support

Letters of support, for the proposal, from national sporting organisations.



Berkshire LTA
Caversham Park Tennis Club
200 Caversham Park Road
Caversham
Reading RG4 6AA
Tel: 0118 9476020

15 July 2016

Mr David Maynerd,
Chairman, Mapledurham Lawn Tennis Club,
Mapledurham Playing Fields,
129 Upper Woodcote Road,
Reading RG4 7EZ

Dear David,

LTA Support for Protection of Mapledurham Playing Fields

On behalf of the Lawn Tennis Association, we are keen to support the initiatives being undertaken by volunteers to protect the land at Mapledurham Playing Fields which, we understand, was bequeathed to the community to be held in trust and kept solely for recreation.

Following a recent upgrade of the tennis facilities at Mapledurham Playing Fields, your club has significantly increased its membership, obtained Sport England funding to expand the facility and we know you run a vibrant, inclusive programme for both able-bodied and disabled players.

We were extremely impressed to hear that the local residents' association (WADRA) has assured £185,000 to restore the community pavilion. We share your frustration that plans for this have been held in abeyance for over a year, pending an anticipated alternative proposal to sell land to fund improvements. It is disappointing that this has resulted in the closure and loss of use of the pavilion.

We understand that there is also a vibrant youth football club whose exciting plan for further development and expansion is also inhibited pending the anticipated alternative proposal to sell land. The community have clearly worked hard to secure support.

With the growing need for new people to be involved in regular exercise and sporting activities due to the government paper on healthy lifestyles - it seems wrong that this highly used recreation area is being considered as an ideal site to build houses or a school.

As a matter of principle we believe this recreational space should be preserved and that volunteer initiatives to build and develop access to recreation should be encouraged and allowed to continue and thrive in the community.

Yours sincerely

Denise Walker
Hon Secretary
BERKSHIRE LTA

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land



Mark Corbett,
Trustee of Mapledurham Playing Fields Foundation,
61 St. Peters Avenue,
Caversham,
Reading RG4 7DP

2nd August 2016

Dear Mark,

Oxfordshire Playing Fields Association's Support for Protection of Mapledurham Playing Fields

Oxfordshire Playing Fields Association works to help local communities ensure that they have good quality outdoor recreation space that is accessible for all. Good quality outdoor recreation spaces are vital community assets. They provide opportunities to have fun, enhance physical and mental health, improve social cohesion and combat isolation. OPFA fully supports the community projects that have made so much difference to the playing field site at Mapledurham and understands the strength of local feeling for the preservation of the site.

OPFA works to the standard principle that playing field land should not be built upon. Playing field land is vital; once lost it cannot be replaced. In today's society, where we are facing an inactivity epidemic, where our children play outside at least 50% less than their parents did, and many children do not have easy access to green spaces, it is becoming increasingly more important that we preserve our community green spaces. In the rare circumstance that playing field land is to be used for development, then there should be an alternative site offered, of equal size and equal quality.

It is extremely disappointing that the proposed sale of land has jeopardised several improvement projects, amounting to a loss of finance, and already loss of facilities. In December 2015, the government published their new Sports Strategy, 'Sporting Future: A New Strategy for an Active Nation'. This recognises the importance of green spaces for outdoor sport and recreation, not only for formal sport but also generally to enable people to take part in physical activity. It includes the fact that people do not travel far to take part in sport and therefore local green space is vital. As such, the report stresses the fact that the planning system needs to be support this, and that local government, in partnership with other organisations has a responsibility for this.

For all of the reasons above, OPFA fully supports the community initiatives to increase participation on the site and to preserve the Mapledurham playing field without development.

Yours sincerely,

Nicole O'Donnell
Community Development Officer, Oxfordshire Playing Fields Association

Oxfordshire Playing Fields Association (Registered charity: 304398)
Colin Sanders Business Innovation Centre, Mewburn Road, Banbury, OX16 9PA
Phone: 01295 817662 E-mail: oxfordshirepfa@gmail.com Web: www.opfa.org.uk

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Patron
Her Majesty The Queen
President
HRH The Duke of Cambridge KG

The FA Group
Wembley Stadium
Wembley
London HA9 0WS

Postal address
Wembley Stadium
PO Box 1966
London SW1P 9EQ

Telephone
+44 (0)800 169 1863
Facsimile
+44 (0)800 169 1864

Visit
TheFA.com
TheFA.com/spp
wembleystadium.com



Mr G Watt
5, Balliol Road
Caversham
Reading
RG4 7DT
21st March 2016

Dear Mr Watt

Mapledurham Playing fields and pavilion - Caversham

I am writing to add our support to your proposals in relation to the playing fields and pavilion. The site is well known to Berks & Bucks County FA and has strategic importance to football with a number of clubs and teams using the pitches regularly. The FA would not want to see any loss of pitches or facilities and we support clubs and organisations taking over the management and operation of key sites to make them more sustainable and relevant to the local communities they serve. The quality of pitches and changing rooms has a significant impact on participation particularly women and girls so any improvements will help to retain and grow the game.

Please continue to liaise with the County FA and also keep me informed of any developments and if you need any further help please let me know

Yours Sincerely

Mark Pover
FA Head of Facilities and Investment
Football Participation and Development Division
The FA Group
Wembley Stadium, Wembley, London, HA9 0WS
Postal address: Wembley Stadium, PO Box 1966, London, SW1P 9EQ
T +44 (0) 844 980 8200 # 4760 | F+44 (0) 844 980 0682 | M +44 (0)7903253448
Mark.Pover@TheFA.com, www.TheFA.com, www.wembleystadium.com



The Football Association Limited. Registered Address: Wembley Stadium, Wembley, London HA9 0WS. Registered Company No. 77797

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Volunteers

Names and addresses of volunteers committed to dedicate their time, energy and expertise to ensure the implementation and long-term success of the proposal.

Forename	Surname	Address
Kate	Angwin	112 Woodcote Road RG4 7EY
Roderick	Angwin	112 Woodcote Road RG4 7EY
Toby	Bainton	32 Harrogate Road RG4 7PN
Stephen	Bale	79 York Road RG1 8DU
Daphne	Barker	77 St Peters Avenue RG4 7DP
George	Bickerstaffe	7 Hewett Avenue, Reading RG4 7EA
Jane	Bickerstaffe	7 Hewett Avenue, Reading RG4 7EA
Hayley	Brommell	12 Hewett Avenue RG4 7EA
Martin	Brommell	12 Hewett Avenue RG4 7EA
John	Brunnen	16 Hewett Avenue RG4 7EA
Lucy	Bureau	47 Chazey Rd RG4 7DU
Nicholas	Clark	152 Upper Woodcote Road RG4 7LD
Susan	Clark	152 Upper Woodcote Road RG4 7LD
Matthew	Coome	78 Albert Road RG4 7PL
Mark	Corbett	61 St. Peters Avenue RG4 7DP
Mike	Eggleton	6 Treetops RG4 7RE
Linley	Elgeti	62 Albert Road RG4 7PF
Valerie	Elgeti	62 Albert Road RG4 7PF
Anna	Elliott	6, Buxton Avenue RG4 7BU
Nick	Gale	79 Chazey Road RG4 7DU
Bryce	Gibson	16 Fernbrook Road RG4 7HG
Belinda	Gross	2 Hewett Avenue RG4 7EA
Barbara	Harding	75 St. Peters Avenue RG4 7DP
John	Heaps	135 Upper Woodcote Road Rg4 7LB
Pat	Heaps	135 Upper Woodcote Road Rg4 7LB
Lynn	Higgs	67 Chazey Rd RG4 7DU
Michelle	Holdaway	22 Hemdean Road RG4 7SU
John	Holland	51 Chazey Road RG4 7DU
Michael	Howes	5 Knowle Close RG4 7LH

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Volunteers (Continued)

Forename	Surname	Address
Keith	Hutt	28 Hewett Avenue RG47EA
Brian	Jamieson	8 Orwell Close RG4 7PU
Karisma	Jarakana	62 Albert Road RG4 7PF
Nancy	Jarakana	62 Albert Road RG4 7PF
Rico	Jarakana	62 Albert Road RG4 7PF
Gráinne	Keogh	28 Kidmore Road RG4 7LU
Mark	Keogh	28 Kidmore Road RG4 7LU
Jane	Lang	53 Chazey Road, RG4 7DU
Amanda	Launchbury	8 Hewett Avenue, Reading RG4 7EA
Alastair	Letchford	46 Chazey Road RG4 7DU
Leone	Letchford	46 Chazey Road RG4 7DU
Paul	Letchford	46 Chazey Road RG4 7DU
Tony	Maunder	19 Fernbrook Road RG4 7HG
Elisa	Miles	Larks Mead Upper Warren Avenue RG4 7EB
Andrew	Morris	Holly Trees, Peppard Hill RG9 5ES
Carol	Morton	9 Hewett Avenue RG4 7EA
Rohan	Morton	9 Hewett Avenue RG4 7EA
Margaret	Moss	51 St. Peters Avenue RG4 7DL
Tony	Moss	51 St. Peters Avenue RG4 7DL
Bob	O'Neill	199 Upper Woodcote Road RG4 7JP
Alan	Penton	66 Chazey Road RG4 7 DU
Rodney	Pinchen	35A St. Peters Avenue RG4 7DH
Sue	Pitt	97 St Peters Avenue RG4 7DP
Peter	Raeburn-Ward	77 Chazey Road RG4 7DU
Alan	Reynolds	Ferndale, Upper Warren Avenue RG4 7EB
Pam	Reynolds	Ferndale, Upper Warren Avenue RG4 7EB
Charlotte	Richardson	13 Belmont Road BR7 6HR
Mark	Richardson	13 Belmont Road BR7 6HR
Stephen	Scrace	164 Upper Woodcote Road RG4 7LD
Paul	Smith	19 Hewett Avenue RG4 7EA
Susan	Spire	11 Hewett Avenue RG4 7EA
Sandra	Walton	55 Chazey Road RG4 7 DU
Tom	Walton	55 Chazey Road RG4 7 DU
Helen	Wernham	76A Chazey Road RG4 7DU
Tony	Wernham	76A Chazey Road RG4 7DU
Anne	White	109A Upper Woodcote Road RG4 7JZ
Derek	White	109A Upper Woodcote Road RG4 7JZ

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

WADRA Letter of Consent

WADRA has orally committed to transfer the funds it has raised, for the restoration of the Pavilion, to MPFF when the contract for restoration work is signed. A letter is being prepared.

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Quotation & Calculations

The provision for ground maintenance, in the business plan, is 15% (£1,100) higher than quoted to allow for ad hoc maintenance not itemised in the quotation.

IAN KENDRICK Ltd

Garden Maintenance | Landscape Gardening | Carpentry & Joinery | Property Maintenance | Project Management | Fencing,
Decking | Timber Buildings
Vines Farm Estate Office and Workshops Reading Road Cane End Reading RG4 9HG
Tel & Fax 0118 972 4277 | Mobile 07702 415 494
Email info@iankendrickltd.co.uk | Website www.iankendrickltd.co.uk

Mr J Holland
51 Chazey Road
Caversham
Reading
RG4 7DU

Quotation No MPF1

18th July 2016

QUOTATION

Thank you for showing me the work you would like done at the above address. I have pleasure in quoting as follows;

To carry out grounds maintenance work at Mapledurham Playing fields. Work to include

18 cuts per year
Autumn/winter spiking single pass
Re seeding and top soil to goal mouths at end of season
Winter cutting back around the inside of the perimeter.

Labour, machine use, fuel

£6900.00

This to be paid in 12 monthly instalments of £575.00

If you would like to accept this work please complete and return the acceptance form in the envelope provided. All prices exclude VAT. If you have any questions please do not hesitate to contact me.

Yours sincerely



Ian Kendrick
Director

Registered in England: No 4563780 VAT No 786 4949 57 Registered Office 32 Queens Road Reading RG1 4BA
Director I D Kendrick

Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Calculation of Reading Borough Council Contribution

Mapledurham Parish Council makes an annual payment to Reading Borough Council towards the cost of upkeep of the Mapledurham Playing Fields. The Council paid a grant of £300 in 1978, and thereafter paid an annual grant of £100 until 1982. No further grant was paid until 1987, when the current schedule, an annual grant of £125, was instituted.

The rationale for the payment was to acknowledge the Parish's stake in the Playing Fields. The present payment, of £125, represents £1 from each Band D property in the Parish, from their Council Tax. However, as you will observe from the above, the payments started under the old domestic rating system, persisted through the Community Charge period and subsists in the Council Tax era. It just so happens that the figure bears the current relationship to the Council Tax Base of the Parish.

Band	# Reading Households	Payment of £1/D+ Household
A	5,674	
B	13,519	
C	27,998	
D	10,497	£10,497
E	5,356	£5,356
F	3,246	£3,246
G	1,809	£1,809
H	82	£82
	68,181	£20,990

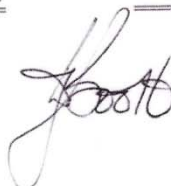
Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Trust Comparisons

28/03/2013
Accrual BasisWoodcote Village Hall Management Committee
Profit Loss
March 2013 through to February 2014

	Mar '13 - Feb 14	Mar '12 - Feb 13
Ordinary Income/Expense		
Income		
Bank Interest Earned	6.98	5.41
Fund Raising Events	857.83	848.79
Gifts and Donations Income	3,316.31	361.00
Hire of Village Hall	28,416.06	31,267.47
Total Income	32,597.18 (note 1)	32,482.67
Expense		
Dues and Subscriptions	915.05	976.38
Insurance Expense	1,386.13	1,182.73
Maintenance		
Repair of Non-Accidental Damage	2,420.61 (note2)	2,846.41
Major Alterations/Modifications	3,000.00 (note2)	0.00
Maintenance - Other	2,146.67	3,407.10
Maintenance - Cleaning	831.30	629.34
Miscellaneous Expense		0.00
Refreshments for events	146.31	29.73
Miscellaneous Expense - Other	418.48 (note 3)	185.95
Office Expense		
Consumables	60.00	37.70
Office Expense - Other	54.35	17.25
Payroll	14,302.06	14,120.65
Professional Fees	253.10	222.00
Purchase of Equipment	0.00	240.00
Refunded Deposit	0.00	25.00
Small Tools and Equipment	0.00	67.52
SWAP Shop	39.86	(72.03)
Utilities Main Hall	4,455.49 (note4)	5,369.77
Utilities Youth Centre	2,034.59	1,958.45
Total Expense	32,464.00	31,243.95
Total Income	32,597.18	32,482.67
Profit/(Loss) for the Year:	133.18	1,238.72



Fit4All

A proposal to make Mapledurham Playing Fields fit for all without losing land

Shiplake Memorial Hall and Institute
Charity # 304360

Income and Expenditure Account

Year to end of 31-December-15

31-December-14

Income

Hire of Hall	29,915	26,702
Nursery	1,858	1,858
Hire of Sports Fields	3,393	3,528
Investment Income	981	1,006
Interest on Deposits (gross)	238	261
Flat Rent	9,000	9,000
Donations	0	100
Phillimore Charitable Trust	2,000	2,000
	<u>2,000</u>	<u>2,100</u>

Total Income 47,38544,455

Expenditure

Wages	8,273	7,307
Water	1,814	1,209
Insurance	2,092	2,157
Electricity	822	2,345
Electricity	-1,627	-1,667
Gas	4,364	3,367
Building repairs (Note 2)	7,690	9,346
Playing Fields and Gardens	383	1,354
Telephone	673	538
Cleaning	2,740	2,292
Sundry	180	336
Performing Right / Licences	633	346

Total Expenditure 28,03728,930

Cash Generated from Operations 19,348

15,525

Depreciation of Building Improvements	8,890	9,780
Depreciation of Fixtures and Fittings	8,455	8,455

SURPLUS for the Year 2,003-2,710

Transfer to Maintenance reserve 0

0

Transfer to General reserve 2,003-2,710

Equality Impact Assessment

Provide basic details

Name of proposal Mapledurham Playing Fields Landscape Masterplan:-
 Changes to Mapledurham Playing Fields (Core enhancements and pavilion refurbishment or partial rebuild)
 Directorate: DENS
 Service: Leisure & Recreation
 Name and job title of person doing the assessment
 Name: Ben Stanesby
 Job Title: Leisure & Recreation Manager
 Date of assessment: 21/05/2018

Scope your proposal

What is the aim of your Proposal?

The aim of the landscape masterplan is to improve the amenity value of Mapledurham Playing Fields following the development of a school on the site.

The Education Skills Funding Agency (ESFA) has approached the Trustees of the Recreation Ground Charity at Mapledurham (registered charity 304328) with a proposal to secure 1.231 acres of land from the Charity.

The ESFA have offered a premium of £1.36m for a lease of the land which the Trustees intend to invest in the Ground to improve its amenity value.

The playing fields currently accommodate general recreational use (sport, play, dog walking etc.) and until more recently a pavilion which provided community meeting space. The activity the pavilion hosted included a play group, after school clubs, Bridge club and other leisure activities. These are currently displaced.

The development of the Heights School on the land acquired by the ESFA will have a number of impacts. While these impacts are likely to be very broad in both recreational and far wider terms, the scope of the Charity's objects is limited to amenity (recreational) benefit. This EIA is limited to the area of the Charity's interest.

A series of changes to be made to the Ground. These are summarised below:

- Loss of public open space/playing pitches
- Visual intrusion by the school
- Changes to car parking

Appendix 1 Equalities Impact Assessment

Loss and replacement of trees
 Improved sports facilities supporting increased use
 Improved access routes through playing fields (paths and entrances)
 New furniture
 Fitness circuit
 Pavilion refurbishment
 Enlarged and improved play area with easier access
 Landscaping to improve visual amenity
 Aggregation of sports turf areas

The landscape masterplan identifies a range of changes to the Ground and includes an assessment of the impact upon equality and amenity.

Who will benefit from this proposal and how?

The replacement or refurbishment of the pavilion will allow currently displaced user groups to return. This will include young people for play groups and after school activities, an older age through the Bridge Club and a variety of other people who used to make use of the premises. The work to the pavilion will also include the provision of disabled toilets.

Improved facilities are expected to increase the number and range of activities taking place in comparison to the pre-refurbished facility (when this was open).

A wide variety of users would benefit from the re-opening of this facility.

The installation of the footpaths will enable the less mobile and those with pushchairs easier access to the fields and playground. During inclement weather the fields are muddy and slippery acting as a barrier to use by many.

The improved and extended play area with appropriate access paths is expected to be used by significantly more young people.

Football use is growing on site and a rapid increase in girls football at a younger age is changing the anticipated mix of pitches required. The aggregation of sports turf into 2 large spaces will allow greater flexibility in use and provision of more pitches. Improvement to the ground, drainage and flatness will support a greater level of use.

The provision of a fitness circuit is expected to increase use by adults accompanied by the associated health benefits of physical activity.

All people using the playing fields are likely to be affected by the visual aesthetics of the grounds. The visual intrusion of a building within the playing fields and loss of trees in the centre of the fields will be offset by:

1. The provision of an avenue of Liquidambar providing visual structure and seasonal interest.
2. Specimen evergreen tree planting.

Appendix 1 Equalities Impact Assessment

3. Landscaping around the pavilion.
4. Improved welcoming entrances.

Consequently there are both positive and negative impacts on visual amenity and while assessment of net change is subjective, a neutral outcome is believed to be achieved.

The development of a school on the site is expected to significantly increase the number of children making use of the Grounds.

Improvements to the car park surface will make the space more usable for the less physically mobile. Increased capacity outside school hours balanced by increased use in school hours is likely have a neutral impact.

A sum reserved for enhanced maintenance and capital investment will ensure improvements may be sustained into the future.

What outcomes will the change achieve and for whom?

The use of parks and open spaces cuts across all ethnic and socio-economic groups. As identified in the section above, there is an anticipated increased use of facilities by all age groups and genders.

An increase in use is expected to benefit all groups. Specific improvements will have particular impacts on specific target groups for example, footpaths helping the less mobile. Detail of this is provided in the section above.

Who are the main stakeholders and what do they want?

The single largest user group is Caversham Trents Football Club. They have identified the loss of space that can be used for football as having a negative impact. Proposals within the landscape masterplan ensure there is not a loss of capacity for the playing of this sport.

In terms of a wider group, a consultation in 2016 elicited over 3000 responses of which 74% identified the proposed changes as being beneficial to the Grounds.

The pavilion hirers have repeatedly requested a desire to return to similar facilities but in a better condition.

Assess whether an EIA is Relevant

How does your proposal relate to eliminating discrimination; promoting equality of opportunity; promoting good community relations?

Appendix 1 Equalities Impact Assessment

Do you have evidence or reason to believe that some (racial, disability, gender, sexuality, age and religious belief) groups may be affected differently than others? (Think about your monitoring information, research, national data/reports etc)

Yes ☐ No ☒

The use of parks and open spaces cuts across all ethnic and socio-economic groups.

An increase in use is expected to benefit all groups with different improvements having particular impacts on specific target groups for example, footpaths helping the less mobile.

Is there already public concern about potentially discriminatory practices/impact or could there be? Think about your complaints, consultation, feedback.

Yes ☐ No ☒

If the answer is Yes to any of the above you need to do an Equality Impact Assessment.

If No you **MUST** complete this statement

An Equality Impact Assessment is not relevant because:

n/a

Signed (completing officer)

Date

Signed (Lead Officer)

Date

Assess the Impact of the Proposal

Your assessment must include:

- Consultation
- Collection and Assessment of Data
- Judgement about whether the impact is negative or positive

Think about who does and doesn't use the service? Is the take up representative of the community? What do different minority groups think? (You might think your policy, project or service is accessible and addressing the needs of these groups, but asking them might give you a totally different view). Does it really meet their varied needs? Are some groups less likely to get a good service?

How do your proposals relate to other services - will your proposals have knock on effects on other services elsewhere? Are there proposals being made for other services that relate to yours and could lead to a cumulative impact?

Example: A local authority takes separate decisions to limit the eligibility criteria for community care services; increase charges for respite services; scale back its accessible housing programme; and cut concessionary travel.

Appendix 1 Equalities Impact Assessment

Each separate decision may have a significant effect on the lives of disabled residents, and the cumulative impact of these decisions may be considerable.

This combined impact would not be apparent if decisions are considered in isolation.

Consultation

There has been a public consultation to establish the views of the Beneficiaries (residents of Reading Borough and Mapledurham Civil Parish).

Over 3000 valid responses were received (the largest level of response Reading Borough Council has achieved through consultation).

The overwhelming majority of respondents believed that the development of the school accompanied by a number of enhancements would increase the amenity value of the Playing Fields.

The proposed landscape masterplan was developed from the results of this public consultation. Organisations hiring the facilities are being asked for feedback on the detail of the landscape plan.

Appendix 1 Equalities Impact Assessment

Collect and Assess your Data

Using information from Census, residents survey data, service monitoring data, satisfaction or complaints, feedback, consultation, research, your knowledge and the knowledge of people in your team, staff groups etc. describe how the proposal could impact on each group.

Describe how this proposal could impact on racial groups

Parks and open spaces are used by all groups irrespective of demographic. A broad range of improvements are planned that will provide benefits to all groups including race.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how this proposal could impact on Gender/transgender (cover pregnancy and maternity, marriage)

Parks and open spaces are used by all groups irrespective of demographic. A broad range of improvements are planned that will provide benefits to all groups.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how this proposal could impact on Disability

Parks and open spaces are used by all groups irrespective of demographic. A broad range of improvements are planned that will provide benefits to all groups. Installation of footpaths, improved entrances and access to play equipment will provide more facilities for those with mobility difficulties.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how this proposal could impact on Sexual orientation (cover civil partnership)

Parks and open spaces are used by all groups irrespective of demographic. A broad range of improvements are planned that will provide benefits to all groups.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how this proposal could impact on Age

Parks and open spaces are used by all groups irrespective of demographic. A broad range of improvements are planned that will provide benefits to all groups. Installation of footpaths, improved entrances and access to play equipment will provide more facilities for those mobility difficulties. An improvement in the range of facilities over and above sport and dog walking is likely to be appreciated by an older age group.

Appendix 1 Equalities Impact Assessment

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how this proposal could impact on Religious belief?

Parks and open spaces are used by all groups irrespective of demographic. A broad range of improvements are planned that will provide benefits to all groups.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Appendix 1 Equalities Impact Assessment

Make a Decision

If the impact is negative then you must consider whether you can legally justify it. If not you must set out how you will reduce or eliminate the impact. If you are not sure what the impact will be you **MUST** assume that there could be a negative impact. You may have to do further consultation or test out your proposal and monitor the impact before full implementation.

- | | | | |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------|---|
| 1. | No negative impact identified | Go to sign off | ✓ |
| 2. | Negative impact identified but there is a justifiable reason | | |
| 3. | Negative impact identified or uncertain | | |
| What action will you take to eliminate or reduce the impact? Set out your actions and timescale? | | | |

How will you monitor for adverse impact in the future?

The playing fields, being free to use are available to all and monitoring of use of the open space is not undertaken. Should changes to facilities be considered, a further assessment will be undertaken.

Signed (completing officer)	Date
Signed (Lead Officer)	Date

USER REPORT TO MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE MEETING 29TH MAY 2018

I emailed user representatives following our last meeting of 3 January 2018 informing them of my success in having the car park repaired. Planned clearance to the Chazey Road pavement has now been carried out. Unfortunately, the state of the toddlers playground remains in an appalling state, full of weeds and long grass.

I have also informed user representatives that our meeting on 3 January 2018 concentrated on the results from the consultation carried out on the EFSA school proposal. The specific points I made were as follows:

1. The consultation process was not transparent, being drawn up by and the results analysed and audited by RBC
2. Beneficiaries were misled that if the school proceeded safeguards would be in place to prevent further development of the playing fields. This is not correct. Once the Trust is broken by building a school there is nothing that can prevent further development.
3. An independent consultant reviewing the consultation document has concluded the questions are biased in favour of the school proposal.
4. It was misleading to suggest a mix and match of the EFSA proposal with the Fit4All proposal. This scenario is not available.

As usual, Keith and myself at the meeting were out-voted on our views by the block vote of the three councillors.

The EFSA planning application for the school was passed at the recent planning committee meeting. You should be aware that our committee member Councillor Hopper, as a member of the planning committee was quite happy to approve the planning application to build on the playing fields despite no Trust decision having yet been made.

The current issue for discussion is now the landscape master plan. This was initially promised to us around January 2018 but was only made available on 14 May 2018. It is the main agenda item for the meeting today. I am grateful to all user representatives who have sent in their very detailed and relevant comments and other points on the plan. These comments are attached to and form part of my report. You will note there are reports from:

Robin Bentham, WADRA
Elisa Miles, WADRA
Daniel Mander, Caversham Trent Football Club
Steve Ayres, Friends of Mapledurham
Gordon Watt, Mapledurham Playing Fields Foundation
Martin Brommell, Mapledurham Playing Fields Action Group

These comments and the master plan itself will have been discussed earlier in this meeting. In those discussions I specifically asked all committee members to give the proper respect and attention to the user comments. They are all residents of our town and beneficiaries of the playing fields. They have given up much of their unpaid time to evaluate the landscape plan and every attention should be paid to their comments as these issues will impact greatly on the local community and users of the playing fields if the master plan proposals are implemented.

The other main item is a proposal for the reopening of the pavilion in the coming months. This proposal comprises detailed works which have been costed between £35,000-£40,000 to paid from funds raised by the community and therefore at no cost to RBC. Positive discussions with RBC officers have already taken place. Certain formalities such as building regulation approval have to

be observed but I do hope to be able to report a timetable that allows reopening of the pavilion for the community and your user groups later this year.

Nigel Stanbrook
Mapledurham Playing Fields User Representative
29 May 2018

From: Robin Bentham robineve@btinternet.com
Subject: FW: MPF assessment of changes
Date: 25 May 2018 11:00
To: Stanesby, Ben Ben.Stanesby@reading.gov.uk
Cc: nigel.stanbrook@btinternet.com, Keith Knee-Robinson kkrmill@globalnet.co.uk, Steve Ayers oddjob@btinternet.com, Ballsdon, Isobel (Councillor) Isobel.Ballsdon@reading.gov.uk, Hopper, Ed (Councillor) ed.hopper@reading.gov.uk

Hi Ben

In response to your draft Landscape Master Plan a summary of our comments is:

WADRA Comments

1. In spite of its aim of “**Maintaining the character of the site**” this draft plan manages to achieve total disruption and dislocation of the Trust’s recreational activities for a protracted period. The ostensible reason for the plan is to accommodate the wants of The Heights Free School, yet these are scarcely mentioned; giving it an air of unreality.
2. To put this back into perspective, the extent of the proposed school’s hours and days of operation and its demands for the use of pitches and access to public areas of the Playing Fields need to be a central statement. These can then be taken with the usage of existing recreational users to show the whole. Similarly, the availability of the school hall, with its capacity and terms of hire, need to be clearly included. Booking arrangements for the hall and MUGA must be explicit.
3. It is unfortunate that the character of the site has been disregarded, to the extent of sweeping away all central trees and proposing to import an exotic avenue; what is wrong with a robust native species like hawthorn for goodness sake, if such a feature is favoured? The replacement planting omits to provide any mitigation for the loss of the belt of 100 or so mature trees and the only specimen oak on MPF, to be swallowed by the school’s footprint.
4. The focal point of the Playing Fields should remain the Pavilion; it should certainly not be hemmed in by a relocated playground. This needs rethinking. Also, the obtrusive nature of a two storey school should not be allowed to dominate; it should be painted a colour to blend in with its surroundings, rather than stark white emphasising its bulk.
5. There are many matters listed for mitigation, chief among them the inevitable conflicts at school run times in the decimated carpark and probably around the neighbourhood. However the plan does not offer any scale of magnitude to demonstrate how well the issues are mitigated or enhanced. Also, a number of claimed enhancements are really mitigation, being only for the the benefit of the school. This aspect needs some work.

In terms of your questions about the Pavilion we are keen to see it back in operation without further procrastination to obviate further disruption to Users.

Further options can be considered while an agreed Landscape Plan is debated.

Regards

Robin Bentham

From: Robin Bentham [<mailto:robineve@btinternet.com>]
Sent: 18 April 2018 11:00
To: 'Stanesby, Ben'
Subject: RE: MPF assessment of changes

Hi Ben

From: Stanesby, Ben [<mailto:Ben.Stanesby@reading.gov.uk>]
Sent: 18 April 2018 08:33
To: Robin Bentham (Chairman, Warren & District Residents' Association) (robineve@btinternet.com)
Subject: MPF assessment of changes

Hi Ben

I hope this is a help. There has been an absence of objectivity in the claims of

From: **Elisa del Galdo** Elisa.delGaldo@bluelatitude.com
Subject: **Response to EFSA/Heights School Master Plan for MPF**
Date: **24 May 2018 09:32**
To: **Stanesby, Ben** ben.stanesby@reading.gov.uk
Cc: **martin brommell** martin.brommell@outlook.com, **hayley.brommell@bt.com**, **Robin Bentham** robineve@btinternet.com, **daniel mander** dmanderxx@yahoo.co.uk, **Caversham Trents FC** cavershamtrentsfc@ntlworld.com, **RON** rg4e.bti@btinternet.com, **Pam Reynolds** pamreynolds@talk21.com, **Gordon Watt** gordon.watt@balliol-watt.co.uk, **Mark Corbett** markcorbett1@yahoo.co.uk, **Andrew Morris** andrewilliamorris@icloud.com, **Phil Darlow** phil@magdar.demon.co.uk, **Julia Stanbrook** nigel.stanbrook@btinternet.com, **Belinda Gross** belindagross75@yahoo.com.hk, **Jane Bickerstaffe** jbickerstaffe@incpen.org, **alastair mclean** atalktalk.net, **David Maynerd** davidmaynerd@gmail.com, **Elisa del Galdo** elisa@delgaldo.co.uk, **Elisa del Galdo** Elisa.delGaldo@bluelatitude.com

Dear Ben,

Please note that any replies to the Master Plan for Mapledurham Playing Fields does not denote approval or endorsement of the sale or lease of land at the Mapledurham Playing Fields Charitable Trust, which, as detailed in the Trust Deed should only be for recreation and leisure. This school or any school does not fulfil the requirements of the Trust Deed. My replies to this 'Master Plan' are only to protect the Charitable Trust as much as possible if this illegal land take and development are to go ahead.

I have a considerable amount of questions listed below within a narrative. I appreciate that this will take considerable time for you or the EFSA to reply to, but these are questions that must be answered if, against Mapledurham Ward residents wishes, the school is sited at MPF. Could you also please indicate when a revised Planning Application to include all of the additional mitigation and enhancement work will be available? The Community will expect that all of this work would be put forward in a single application or the enhancement work would be approved and commenced immediately.

Please see my replies and questions below. Thank you for your continual effort to engage with the community.

Best regards,

Elisa Miles

Q1 A: which of the plans should be pursued. Again this is not an endorsement of any sale or lease of land at MPF, but in the unfortunate event that the EFSA is allow to take recreation trust land for a school, then it should be made clear that **Option A is NOT ACCETABLE** to the community. This would allow the school to take over even more of the playing fields and reduce the use by the community.

Q1B:

Option B is preferable, but has some problems that must be addressed.

Plan B – Refurbish whole existing pavilion is the only option that will be acceptable to the community. As part of this refurbishment, the extension, also planned by the community must be included. For this to happen new designs will be required and must be paid for as mitigation as the original plans are not longer workable if the school is to be built as planned. Additional costs to the refurbishment based on our 2015 estimates should also be covered by mitigation. If the community was not stopped by RBC and the EFSA from the refurbishment, it could have been completed, for under £250k the first phase refurbishment. Any cost above this due to further deterioration of the pavilion over the last 3 years, rises in construction costs, and the need to create a new designs to accommodate the loss of land to the west of the pavilion, should be covered by mitigation. Hence the cost for Plan B to the Trust (using Trust funds) should be close £250k, not £825k. It is unclear as to why the

refurbishment of the pavilion should have risen exponentially. Can you please provide estimates of the work to be done and costs so that they can be compared with previous estimates and is transparent to the beneficiaries of the Trust. Please also note comments below on the refurbishment of the pavilion.

- The pavilion plans would need to be redone to include the provision of FA Regulation changing rooms (as per WADRA's original plans). Due to the prospect of the school encroaching on the area required for the planned Pavilion extension, the current designs will need to be reworked to ensure that the resulting rebuild will support all of the current and future users. The new designs must provide a Pavilion that is both aesthetically attractive and is situated with direct access to the playing fields, as well as providing additional rooms that can be rented to provide income.
- The cost of creating another set of architectural designs should be considered mitigation and included in the costs deferred to the EFSA.
- A landscaped area at the back of the pavilion would need be considered in light of the original refurbishment plans where the pavilion design was done to allow for extension of the pavilion for larger events and private hire via a marquee. No landscaping should be considered at the back of the pavilion without a clear set of new plans for the entire refurbishment of the pavilion as originally planned and expected by the community.
- Can you please provide your full details of estimates for the work to complete Plan B, the proposed estimate in the master plan appears to be completely out of line with quotes that the community have received, although for a somewhat lower level of refurbishment, the estimate appears to be wildly out of line with other estimates received.
- The rationale for choosing B is that if RBC is allowed to destroy the current pavilion and create a smaller space for the community (as detailed in Option A), the amenity value of the pavilion and the trust will be greatly diminished. This will also allow the school to take even more land by stealth, most likely for a car park to cover the 80 spaces that are actually required.
- All work on the Pavilion would commence immediately and a promise of its completion before June 2019 ready for the summer season of events.

Q3 Any further comments-

Some overriding requirements that must be included in the master plan

1. All funds provided for the sale of land to the EFSA should remain in a separate account in the name of the MPF charitable trust. A treasurer for the trust must be appointed and will be designated as responsible for the Trust accounts. Trustees will ultimately be responsible for the use of those funds. None of those funds can be used for anything other than improvement of the playing fields for the community (many of the enhancements suggested are actually mitigation). No cost of mitigation should be considered for any use of Trust funds. All work that is only required or desired, or clearly benefits the school more than it would provide benefit to overall users, should be considered mitigation and paid for by the EFSA or RBC.
2. The Trustees must demonstrate and provide transparency on a clear and sound business plan for the maintenance and sustainable running of the Playing Fields and the Pavilion. This plan must be available to the public/beneficiaries for review and approval and confirmed to be of sound business sense.
3. All accounts must be posted publicly every quarter so that the community will have confidence that the poor running of the Trust will not continue. An indication of who

confidence that the poor running of the Trust will not continue. An indication of this and their responsibilities as the Treasurer of the Trust is required in order to ensure that all Trust funds are used appropriately, accounted for, and accounts properly prepared and submitted to the Charity Commission.

4. The MPF Management Committee must be expanded to include the chair or a representative of; Caversham Trents, WADRA, MLTC, FoMP, MPFAG, and The Mapledurham Playing Fields Foundation. All of these groups have been active in the maintenance of the playing fields and the provision of sport and recreation for the community as detailed in the Trust Deed.
5. The chair of the MPF Management Committee, must be reconsidered. A Chair should put in place that is both able and minded to support the management and refurbishment of MPF and the pavilion with a sustainable plan that does not include the selling or leasing off of land for non-recreation purposes. A committee membership made up of a more representative group of support and user groups who have already demonstrated their commitment to the Trust would be more appropriate as well as more effective. I note that in the Trust Deed there is no mention of who should be appointed as the chair. Changes to the Management Committee are essential to have a fully functional Playing Fields and Pavilion.

Comments on specific statements within the Master Plan

2.1 Can you please confirm the school hours, days of the week, as well as other use of the school for school events, holiday and summer clubs or any other times when the facilities at the school would not be available for the community. Can you please also confirm the cost of rental of the facilities for the public? This must be clearly stated in the Master Plan.

2.3 Can you please provide an explanation of how you arrived at the numbers in the table. You appear to have an item where people could vote for a collection of options A-G, and yet these numbers are contradictory to the provided in other areas of the table. Can you please provide the detail or raw data for these numbers?

Please define the criteria for the categories of items, i.e., *negative, neutral, and clear support*. It would be highly irregular and certainly not best practice to consider that something that was voted for by less than 10% of respondents had clear support as you state for the 'upgrade and move play area'. This seems a highly irregular way to categorise something that only 10% of respondents though was necessary.

2.4 You state that A-G were supported by 2,439 out of 3,313 responses. Can you confirm whether all of the 2,439 respondents votes for all of A-G or if this is just a mis-use of analysis. If you have just combined responses, then this is a highly irregular and misleading way in which to represent the responses. Your table of data does not imply that this number of people voted for all of these items. Can you please explain?

2.5 Can you please explain how you define a neutral response?

2.6 Please explain how you can document that there is clear support for upgrading the play area and some support for fitness stations. Less than 10% of respondents voted for the play area. This seems a very low level of support, why has it been misrepresented?

2.7 Of the items listed in this section only 2 of these items are actual enhancement or improvement of the playing fields that are required before the school. Most of the others are clearly mitigation and are only needed due to the prospect of a school and the damage it will do the playing fields and its users.

1. Refurbishment of the pavilion to the specification of the community's original plan is improvement. The requirement to redo the architectural plans to compensate for the large and over bearing school would be mitigation and must be funded by the EFSA.
2. Can you please confirm that the £85k of promised funds from RBC will be paid into an account for the purpose of refurbishment to the pavilion?
3. Can you please confirm the total funds that exist in the current account held for the Charitable Trust? These funds have not been reported for years and must appear in the Trust's accounts.
4. Improvement to any of the sports area is needed due to the loss of land – this is mitigation.
5. Expansion and moving of the play area is only required due to the school – this is mitigation.
6. Expansion of the car park – again will be to accommodate the use by the school more than any other users, and as such is mitigation.
7. New boundary treatments are needed due to the destruction of some of the boundary trees and the need to keep parents and children from parking illegally everyday – this is mitigation
8. Fitness stations would be an enhancement but as they are not very popular according to your numbers, it seems as if it would not be a good use of funds.
9. A tree lined footpath between Chazey road and the pavilion , as well as a path adjacent to Hewett avenue is clearly a mitigation for parents to walk their children to school without getting their feet wet or muddy. There has never been any call from the community to provide paths. This is clearly of greatest value to the school and as such is mitigation. In addition any tree lined path should not encroach on the back of the pavilion as it is an area that is used for events, extension for larger events, and also for all community events and private hires.
10. Additional furniture- the replacement of any furniture lost due the school must be part of mitigation. Further furniture could be donated by the community and not use the funds provided as the cost quoted seems unrealistically high and could be done much more economically.
11. All funds must be managed for the sustainability of the Trust. There must be a business plan in place to ensure that there is never again any reason or ability for the trustees to manipulate the trust for the benefit of RBC and organisations like the EFSA. A large reserve must be created for the Trust and transparently managed. The business plan must include yearly ground rent from the EFSA as the one off payment is not ground rent. This would be similar to the arrangement with MLTC, albeit the amount of land taken by the school and the playing area to which they want priority are much large and hence their yearly ground rent must reflect this. Can you confirm that the school would be paying ground rent on a yearly basis?
12. Why would funds be needed to support applications. RBC has never applied for any funding or grants for MPF. All of the funding has been raised by the community, and section 106 funds that were never historically invested in the community as they should have been. The ability to apply for funds for other organisations has always been available, it only required that RBC provided CTFC with a 25 year lease. The community has missed out on hundreds of thousands of pounds due to RBC being obstructive towards CTFC.
13. Lighting along the path from Chazey Road entrance. How will this be paid for? Will RBC be covering the monthly cost of providing lights along this pathway? The pathway and having it lit are clearly a requirement of the school and as such should be considered mitigation. Payment for the cost of the installing and using the lighting should be the responsibility of the EFSA. This path from Chazey Road to the pavilion

should be the responsibility of the EFSA. This path from Chazey Road to the pavilion will only encourage parking along private and residential roads such as Chazey and River Roads as the proposed parking provision of 20 spaces and the drop off and pick up schemes are completely unworkable for a school of this size. This is clearly mitigation.

14. The increase in car parking is purely for the use of the school. They have deliberately left the piece of land to the north of the school 'vacant' and fenced off for this particular purpose. If they are now admitting that they require additional parking – which the community has already stated, then they should be paying for this land. This is clear a manipulative and dishonest way to take more than they have stated. This is clearly mitigation.
15. The pavilion should be extended at planned to include the FA regulation changing rooms. The original plans including extension that have been proposed (and part given planning permission) will need to be revised due to the size and siting of the school. The cost of the revision of the plans is mitigation and should be covered by the EFSA.

3.0 Proposals

All plans are unacceptable due to the placement of the playground, the loss of the basketball court and the attempt to take more land for the school by using the land to the north of the school for parking.

The Plan 4 is the least worst option if land is to be taken by the school. There are some problems with this plan that will impact the sustainability of the pavilion and the playing fields. I have listed them below and some options that should be considered in order to help the playing fields and pavilion not only be sustainable, but also ensure that all of the community, not just the school or the football clubs have use of the Trust.

1. The playground – whether extended or not, the playground cannot be placed at the back of the pavilion. Even being place some distance away will cause problems with events, rentals and use. The school can move back into the land at the north of the school which is currently not in use, and the playground can be placed at the end of the school, property between the school and the football pitches. As they have said there will be very little use of their car park, then this should not create a noise nuisance.
2. The basketball court – for some reason RBC seems to think that this area is not used. It is very well used and often there are people, from very young to much older using this space. It is often used even to teach children how to ride bikes- something that is likely to not be acceptable on a MUGA. It must be retained. The use of the school MUGA is highly limited. This should remain where it is and adjustments made to the pitch that currently overlaps its area. Improvements should include a new surface, new hoops for basketball and netball as well as lining.
3. The plan should show that the pavilion will have to be of a larger footprint and where the extension is likely to go. As it is no longer feasible to put it where the original plans showed due to the school plans appearing to take priority over community needs. A new plan must be provided to demonstrate how the extension of FA regulation changing rooms can be accommodated as well as a hall at least the size of the existing hall. New plans must ensure that the pavilion hall will have direct access to the playing fields with not obstructions.

4.0 Design Approach

Can you explain what the purpose of this section is? If this is stating that the school is going to be an eyesore on the playing fields then one solution (as suggested previously) is to move it back into the parcel of land at the north of the school, into the parcel of land

intentionally left as an orphaned. This would push the school back and out of sight from Hewett Avenue and less visible with some large trees to hide it from the rest of the playing fields. This would also potentially leave space at the end of the school facing the playing fields for the playground. The playground would need to be available to the community 24/7.

1. **Timing of Works**
2. the work on the pavilion can begin almost immediately, already the community is working hard, albeit against a many road blocks, to re-open the pavilion after 2 years of it being unnecessarily closed. A newly refurbished pavilion, full plans to be determined should be available to the public no later than June 2019, preferably by the end of 2018.
3. What provision has been made for the loss of amenity during construction.? What provision has been made for the replacement of land lost to the school?
4. See above – what provision is made for temporary and permanent loss of land?
5. A new design for the pavilion should be done immediately and realistic estimates must be obtained so that the construction and refurbishment can begin immediately.

6.0 – see above reply to Q1A and Q1B

7.0 Access

7.1 Barriers to access

1. Please supply evidence that the entrance to the playing fields is difficult to find. This has not been a problem in the past, why is this such an issue now?
3. There is cycle parking planned within the school parking- should this not be used by everyone at the playing fields – is it necessary to have 2 sets of cycle parking?
- 4/5/6. A new disabled entrance is within the plans already submitted for the refurbishment of the pavilion, as is a handrail and new stairs, as well as disabled toilets.

7.2 Pedestrian access

This has never been a problem, although the fence on Hewett Avenue has not been replaced as promised by RBC. This encourages parking along Hewett Avenue, clogging the road and making it dangerous.

7.3 Car access

A plan was drawn up by RBC, but never implemented that would rearrange the car park to allow for a larger number of cars that would be more sufficient for weekends and during peak times in the morning and evening. This was never implemented. Overflow parking for small events used the area that is proposed for the school. The plastic mesh underneath the grass making it perfect for ad hoc overflow parking. The school makes this not available. Hence any need for extra parking should be considered mitigation- not something for which the Trust should pay. Parking near the Chazey Road entrance is only used once per year (this was when we had a pavilion to use and we could run larger summer events- obviously this has not been possible while RBC continues to block the refurbishment of the pavilion). It is unclear whether the rearrangement of pitches and wildlife corridors will mean that this is no longer possible. Previously it was not needed to park on pitches. Can it be confirmed that there will be enough space remaining parallel to Chazey Road to continue to allow parking for large events? Can this be detailed on the master plan? If this is not possible – where will parking be available for larger events which will be essential to the sustainability of the playing fields?

7.5.2/7.5.3

A tree lined brendon path and perimeter paths will be expensive to maintain, particularly when damaged by bad winters and the roots of trees. Will it be stated in the master plan that this path and the trees will be the responsibility of RBC or the

EFSA to maintain, and NOT the responsibility of the Trust. As these should be considered mitigation, the responsibility to maintain them and to be responsible for any injury caused by poor maintenance must be solely the responsibility of the EFSA or RBC.

7.6 Enhancement

7.6.1 A fully accessible toilet would already be available had RBC and the EFSA not blocked the refurbishment of the pavilion. The installation of one now should be considered mitigation- as they reason there isn't one is due to the school.

7.6.2 There already exists step free access from the pavilion to the car park via a ramp at the left of the stairs. A new entry into the pavilion when refurbished would surely be included in the cost of £850k? So this is not needed as a separate line item. Vehicle access from the car park onto the playing fields already exists, but will need to be moved due to the school build. This should be considered mitigation.

7.6.3 The footpath network has only been proposed so that parents can walk their children across the playing fields without getting wet or muddy in the winter months. This has never been an issue before for users and in fact users have been negative towards having a circular path around the playing fields. This is mitigation, as it will benefit parents and the school most and allow them to park all over the community as they do in their current location. The footpath network is primarily for the school and should be considered mitigation.

7.6.4 There has recently been a new sign for the playing fields erected. There is no need for a new sign for the playing fields. A sign for the school should be solely at their expense not the Trusts.

8.0 Football Provision

The school represents a reduction in the amenity value of the Playing Fields and it has a negative impact on the Football. All 'improvements' made to the playing fields to support the continuation of football are solely mitigation and must all be paid for the RBC or the EFSA. None of this work should come out of any Trust funds.

9.0 Basketball Court

The loss of a basketball court that is accessible all day, weekdays, weekends and evenings is essential. This is a well-used amenity provided by MPF. Can you please document your data to prove that the court is very poorly used. The existing court could remain if the pitch that is currently overlapping it in the master plan is moved slightly to accommodate the court. The MUGA will only be available a very short time during the evening and possibly at weekends. It will not be available during holidays or summer due to clubs run by the school. The MUGA does not provide an area where children and use skateboards, scooters and bikes, so it not a replacement for the court. It must remain or it represents a loss of amenity to the community.

10. Children's Play Provision

The size and type of equipment at the current playground has been suitable for decades. There is no need to enhance the playground. If it needs to be moved this is mitigation. The increased use of the playground would be mostly by the children and parents of the Heights, hence any enhancement would be the responsibility of the EFSA or RBC.

The playground CAN NOT be placed at the back of the pavilion as this is completely unacceptable for the vast majority of private hire and community events. Perhaps the school could be pushed to the North – as suggested many times by the community. They would put their car park (which they say will be used very little) at the north boundary. The playground could then be placed at the south boundary of the school. All of the cost of moving and enhancing the playground to a suitable location should be covered as per mitigation.

11. Car Parking

Please provide evidence that the car park does not drain. As an MPF user for decades, this has never been an issue with the car park.

Surfacing and cycle parks should be mitigation as described. The car park should not be expanded into the area north of the school. Even the suggestion of doing this clearly demonstrates the disingenuous nature of everything the EFSA has proposed. They have continually stated that they do not need more than 20 spaces, when regulations show that 80 spaces are required for a school of this size. For over 2 years the EFSA have stated that there was not intended use of this space and were not transparent as to why it was left empty in their plans. The school should be backed into this space and hence reduce its visual impact on the playing fields. As the school is using a walk to school scheme, their 20 spaces should be usable by the community and will suffice for everyday use by MPF users.

12 Boundary treatment and entrances

12.3 Signage has never been stated as something required by MPF, and as such should be considered mitigation. RBC has committed to replacing the existing fencing but has not done so as promised. The need for a more substantial fence will be to keep parents and children of the Heights to a small number of entrances. This is mitigation as it was not needed without the school.

13 Tree Planting

All trees that are provided to replace the loss of all of the tree within the playing fields and its boundaries are mitigation. Additional trees would not be required if the school was not removing them due to the site location or the rearrangement of pitches due to the school.

15.2 The avenue of trees must be maintained by RBC or the EFSA and there must be a commitment in writing from one of these organisations before they are planted.

15.3 The five evergreen trees and Oaks to be planted are mitigation and appear to be the replacement for the fact that all of the trees (the poplars and the trees in the central location near the playground) are being removed – creating a community green space that will appears as if it is solely a football ground. Any planting of specimen trees should be considered mitigation

16. Furniture

16.2 Please ensure that the picnic benches and tables are also replaced as part of the mitigation.

16.3 A small outdoor fitness circuit has already been planned by the community, but with very little enthusiasm and hence it has been put on hold. It would be unwise to spend any of the Trust's funds on this fitness furniture until it can be established that it would benefit the community. The cost of additional seats appears to be extremely expensive and not value for the Trust's money. Surely a scheme where seats or benches are donated by the public would be a more economic method of acquiring additional seating.

17. Maintenance and Investment

As there is no business plan for MPF, a reserve of £100k is irrelevant until it can be clearly and transparently established a maintenance plan. A clear indication from RBC on their commitment to maintain, and improve MPF, as well as a business plan to demonstrate the continued and long term viability and sustainability of the Trust is

required. When will this plan be made available?

16.3 Lighting Main route through the park. The lighting of the tree lined path would be mostly for the school children and their parents during the winter months. All of this lights will cost a substantial amount of money to install, maintain (it is likely to be damaged by footballs or vandalism) and pay for the power to keep the lights on. This should not be funded by the Trust, as it is clearly an 'improvement' that will benefit the school more than the community. In addition without a business plan available, it is unclear how the Trust would be able to afford the maintenance of trees, lights, the path and the energy bills for lighting the path. Can you please provide in the plan how this pathway will be financially maintained?

16.4 Do not consider extending the car park into the area north of the school, as the EFSA and the School directors have continually told a different story to the public., this is an outrageous suggestion. The school should be moved back into this space, and requested numerous times by the community. The small number of spaces provided by this area is not significant enough to make a difference to overflow parking.

16.5 Within this section is not clear what you are trying to communicate. The pavilion should be refurbished and extended to include the original plan of 4 x changing rooms, toilets and 2 x ref changing rooms. The original plans will have to be redrawn as the school plan means that it takes over the overflow parking but also means that the original plans are no longer usable due to its close proximity to the pavilion and the need for vehicle access to the playing fields, which the school plan has also blocked. New designs for a refurbished and extended pavilion should be created immediately so that planning permission can be sought and construction work begun immediately if the school is allowed to go ahead. These plans should ensure that the pavilion hall still have direct and wide access to the playing fields.

17.0 – Summary of items and their costings

17.2 Can you please provide more detailed estimates of each of these items that represent a cost of enhancements. Of the enhancements listed- the following should be considered mitigation as they would not be necessary if the school was not taking land from MPF. The Trust should not be using any of its funds to support any needs for education or the mitigation for the provision of a school.

- Sports pitch (levelling , drainage, ground preparation). This is clearly only required due to the need to rearrange and move pitches. Can this be moved to mitigation?
- Play area extension. This is purely for the use of the school. Can this be moved to mitigation?
- Boundary fencing (this was already promised by RBC but they have neglected to fulfil their promise of replacement fencing). The fencing proposed is part of other maintenance planned and should be moved out of this proposal/plan. Can you please remove this from the plan?
- Trim trail – should not be considered until there is a clear indication from the community that it will be used. Can this not be included in initial work and left as something to be considered by the community as to whether this is a good use of the Trusts funds?
- New furniture (all of the furniture should be replaced as part of mitigation) New furniture can be acquired by donations for fundraising from the community at surely a reduced cost than is proposed in this plan.
- Specimen trees x 5. Already more than 5 specimen trees are required to be removed from the playing fields. These are not enhancement, but replacement of trees removed. Can you please move this to mitigation?
- Entrance improvement and signage – this is only required for the school and as such is mitigation. A new sign has been recently provided for the playing fields.

Any new signage cost should be moved to mitigation.

- Please provide an estimate from a reputable company that will provide the surveys and fees for planning and archaeology. It is unclear as to why this would be a cost to the Trust as none of this would be required if the school was not sited on MPF. This is clearly a mitigation cost should be moved to mitigation.

- Landscaping to area around pavilion – can you please provide an estimate from a reputable vendor for this work? This appears to be extremely high for landscaping, when approximately 2.5 sides of the pavilion will not require any landscaping and an appropriate architectural plan has not been created. Also in light of the fact that the community has received much reduced estimates for the maintenance and landscaping of MPF. Please provide the relevant estimates.

- Maintenance – please provide a business plan that demonstrates how the £100k will be sufficient to maintain MPF and the pavilion in perpetuity. There is no indication of where this money will be held and if it will be in an interest bearing account. Nor is there any indication of who will manage the funds and make any use of these funds transparent to the community. If the items that should be in mitigation and not enhancement are moved accordingly, the sum of money for maintenance would be significantly greater. There is no indication of how MPF will be managed, the current Management Committee, dominated by councillors has clearly failed in their role and responsibilities. This plan represents numerous additional costs to the Trust, e.g., maintaining and paying for the lighted pathway, maintaining a potentially larger playground, maintaining circular pathways, maintaining a paved car park, can you please provide a business plan that demonstrates that the expected income (with the added competition of the school hall and MUGA) will be able to generate enough funds so that any residual funds in a Trust account on not just used up by these costs? Please also provide in the plan who and how it will be managed, as previous arrangements have obviously not be adequate.

It appears as if the enhancement budget requires a bit more planning and documentation in order to be included in the 'master plan'. Many of these items are clearly mitigation for the siting of the school on MPF or are of great benefit to the school over any real need articulated by the community. Those items that are clearly not enhancement should be removed from this table and moved to the mitigation table.

17.3

Can you please provide a Master Plan that also includes a clear indication of the costs put forward, but with evidence. As mentioned some of these costs seem extremely high and it is clear that the Trust will not be getting value for money.

Please provide a schedule and or timetable of when the community will have access to school facilities throughout the year, including term times, holidays, and summer. It is unclear how any of the facilities at the school can be of benefit to the community when they are used extensively by the school and school associated businesses, such as holiday clubs. Please include in this list the school car park that is supposed to be available to the community.

Please provide a revised Master Plan that is more indicative of those 'enhancements' that are clearly mitigation and must be funded by RBC or the EFSA and not out of Trust funds. Please also provide estimates of costs of any items that should be considered enhancements, particularly any to do with the refurbishment and extension of the pavilion. Please remember to include design costs for new plans.

Please provide an indication of where the Trust funds will be held, who will be appointed the treasurer of the Charitable Trust, and the manner in which the funds will be managed so that their use is transparent to the entire community.

Please provide a Master Plan that provides full details for the management, maintenance, and management of funds for MPF Trust (plans and people) so that it is clear how the Trust and its potentially substantial funds will be managed to ensure the sustainability of the Trust.

From: **Caversham Trents FC** cavershamtrentsfc@ntlworld.com
Subject: **CTFC - Landscape Plan Response**
Date: **29 May 2018 10:19**
To: **Stanesby, Ben** Ben.Stanesby@reading.gov.uk
Cc: **Ballsdon, Isobel (Councillor)** isobel.ballsdon@reading.gov.uk, **Hopper, Ed (Councillor)** ed.hopper@reading.gov.uk, **Stevens, David (Councillor)** David.Stevens@reading.gov.uk, **Julia Stanbrook** nigel.stanbrook@btinternet.com, **kkrmill** @globalnet.co.uk, **Vicky Aston** vicky.aston@sportengland.org, **Jonathan Wood** Jonathan.Wood@berks-bucksfa.com, **Daniel Mander** dmanderxx@yahoo.co.uk

Ben,

Please find attached the response from Caversham Trents Football Club (CTFC). Apologies for it being last minute, but trying to review such an important document and gather the views of others takes time.

This document should be considered draft to allow our views to be noted at the MPFMC tonight. Last minute changes may be made following the meeting.

It should be noted that CTFC still prefers the Fit-4-All option that the club was involved with prior to the school considering the site. Therefore, this response should not be taken as acceptance that CTFC is in favour of the school being built. We will continue to object to this and any other Landscape Master Plan that offers no real enhancement of sporting facilities on MPF.

90% of CTFC members have endorsed the Committee stance with regards to the school, which is, "CTFC object to the current school proposal because it fails to deliver an Artificial Turf Pitch (ATP) that would mitigate the loss of pitches and / or substantially enhance the amenity value of MPF. An ATP was promoted by Reading Borough Council, the ESFA and the School's supporters. No ATP should equal no school. As a minimum we want planning permission for an ATP with floodlights to be in place for MPF prior to the Trustees giving the green light to a school being built". There are other areas of concern (e.g. car parking), but this is our main concern".

In a vote conducted this month, our members backed the Committee stance. Of the 152 votes cast 132 voted with the Committee, 14 against the Committee and 1 abstained. 5 votes weren't allowed. 90% of those who voted were behind the Committee, which if taken across our membership of approximately 500, then 450 members want to see an ATP provided at MPF.

An overall summary can be seen as:

A part from a path and new furniture CTFC see no enhancement to the playing fields that could not have been delivered by the Fit-4-All proposal. Capacity of pitches is not being increased and the recommendations of Sport England are being ignored. True mitigation / increased amenity value will only be seen when an ATP is on the table.

This email will now answer the questions as requested and then give you additional comments and questions for clarification in Section 3.

Question 1a) Which of the options for the Pavilion should be pursued:

Fit-4-All should be pursued, but if a school is to be built then Option B should be pursued.

Question 1b) What is the rationale for choosing this option or any other comments:

The reasoning behind this is:

- We should retain as large a hall as possible for community usage / events
- The current layout maximises the view, that will be left, of MPF from the Pavilion. this

should enhance its appeal to potential hirers and also give the best possible views play area to users.

- From a CTFC it provides a perfect theatre area for our presentations to take place on our annual Presentation Day, whilst looking out on to all the other Groups playing their football.
- It's the cheaper option, which allows other enhancements
- The argument that Option A will open up a view of the playing fields is flawed when the car park is full of cars, as it will be most days.
- CTFC has started to hire the pavilion for younger age group futsal, a smaller hall would not accommodate this.

However, can you confirm that any refurbished changing rooms will meet FA Standards?.

We believe that this is essential and would remind you that the Fit-4-All proposal had two sets of FA Standard Changing rooms.

In addition CTFC don't believe that the refurbishment of the pavilion should be handled by RBC. The fact that this is a Trust means that the refurbishment should be put out to tender for a competitive quote. The differences between Fit-4-All refurbishment and the councils rates are a joke. We should be getting value for money and not subjecting the Trust to onerous Council building rates. **Any increase in building costs caused by the four year delay and new more expensive plans resulting from a reconfiguration should be seen as mitigation!**

Question 2) Which of the further options (see sections 16 and 17) should be pursued (please provide comments on options identified and why)

1) CTFC believe that an ATP should be provided for the following reasons:

- 2508 voted for at least a small ATP and a further 125 voted for a enhanced ATP. Add our 500 membership that the CTFC Committee represents and that's a slam dunk result! (see also Q3 below)
- The school supporters signed people up on a set of promised benefits to CTFC, which they can't themselves deliver
- The consultation clearly showed an ATP
- The severe lack of ATPs North of the river (refer to Question 4 and 5 below). Refer to previous emails on this matter
- CTFC are in agreement with Sport England who note that *"There is also demand for an artificial pitch on this site and Sport England considers this is our preferred solution for addressing the issues raised by the Football Foundation and provide a replacement facility that will address our concerns regarding the quality of the pitch provided."*

To meet exception 5, Sport England will usually require outdoor sports facilities to provide floodlighting to allow evening use throughout the year. This is not currently included in the plans and is a missed opportunity, given that the site already accommodates community tennis. Sport England would also like more detail of the proposed pitch surface (although this could be required through a planning condition).

In summary, Sport England considers that the proposal does not currently adequately meet the exceptions set out in Sport England's policy. Sport England (and the Football Foundation) still have a number of concerns about the impact of this proposal on a key site for community football which we consider the Council should require the applicant to address before planning permission is granted".

- CTFC are not after an ATP being provided solely out of the £1.32m. We agree with Sections 16.2.1/2 that matched funding and contributory funding should be explored to maximise the benefits to all users. This is what CTFC were working towards with the Fit-4-All proposal. However, CTFC are very much of the opinion that if an ATP is not the preferred method of mitigation, then planning permission including floodlights should still be in place prior to the Trustees allowing the school to be built as per Sport England. No planning permission for an ATP should equal no school. An ATP is the only item that enhances significantly the amenity value of MPF to CTFC. All the other proposals (paths, moving of playground etc) are for the benefit of the school. **This is what our members believe**

as well, as per the recent vote.

2) Extension of Car Park should be considered a priority. On the 24th March I shot a video of the car park that shows 72 cars in the car park. The video may be sent to any member who would like to view it. And I'm proud to say that despite the organised chaos the emergency access was respected! This was not as busy in terms of matches as it can be and was the weekend before Easter, so winter training was still taking place away from Mapledurham. After Easter our Girls teams and others return to MPF for summer training. The traffic survey failed to take account of the true usage of MPF by CTFC and others through out the week, but especially on Saturdays, and Monday nights. If the school hires out their hall and a rejuvenated Pavilion is hired out on Saturday mornings then alongside our increased usage from next season (more MPF based teams) then we are talking a demand in excess of 100 cars, plus drop offs.

It should be noted that we already encourage our own parents to park responsibly in Chazey Road and Hewett Avenue and this advice is given to home teams who travel from as far a field as Twickenham. The Committee is also looking at how we can encourage more car share etc. bearing in mind that our foot print is the whole of Caversham, Emmer Green, Mapledurham and parts of Reading immediately South of the River.

Matches played that weekend were:

0900 U8s training
0900 U15 Blues V Woodley
1000 U11 Girls V Wokingham & Embrook
1045 U11 Blues V Ascot
1100 U18 Blues V Crookham
1100 U14 Blues V

The previous weeks matches were:

1000 U8s Training
1015 U11 Girls V Wargrave Girls Vipers
0900 U12 Whites V Hawley raiders
1115 U12 Blues V Langley Crusaders
0900 U13 Blues V Woodley Wanderers Youth Dynamite
1030 U13 Golds V Woodley Wanderers Youth Jaguars
1200 U13 Whites V South Reading FC Sharks
1030 U18 Blues v Frimley Green FC

Photographs have previously been provided of this weekend to show how many cars can currently park on the driveway, which can take the total up to 80 in the car park at any given time.

We see all car parking as mitigation given the evidence that can be provided of our current vehicle usage in the car park, that puts the comprehensive traffic survey to shame!

3) CTFC don't believe that spending an extra £94,000 on drainage offers the maximum benefit to football. This is better served by putting this money towards the provision of an ATP, which has all the benefits of 1) above.

Indeed before any drainage or levelling is planned for, the location of an ATP needs to be agreed. It would be ludicrous to spend money on making a pitch "Good" and then building an ATP on it. There is a need to advance plan all phases and get all planning permissions at once. CTFC has identified three possible locations

- On the current Pitch 5 (in front of the shed). Fewest houses. floodlights already used in

- vicinity and accessible from the proposed central path or alongside the tennis courts
- Where playground is currently sited. Furthest from all houses, served by the central path and could be shielded by trees. Also breaks up what could be a park of football pitches
- Next to the school making it accessible to the school for sports.

CTFC believe that talks need to be opened between Sports Users, Trustees, Planning Officers, Sport England and the School with reference to the siting of a floodlit ATP. We don't want to see money wasted.

4) CTFC believe that the basketball court should possibly be retained and enhanced to include football as per the Wideopen Case Study that has been copied to all on this email previously. Councillor Ballsdon, Councillor Hooper and yourself all thought that this may be a good idea and you noted the success of similar facilities South of the River at the Consultation Meeting. This may not be necessary depending on your answer to 2) below.

5) CTFC do not believe that the relocated playground should obstruct the view from the Pavilion on to the playing fields and / or that it needs expanded. Money would be better spent on enhancing sport. This view is based on the fact that:

- The MPF Playing field already has more play items than the current Westfield Road Park. This park currently serves three schools (St Annes, Thameside and The Heights) Peak demand lasts no more than 30 mins to an hour after school, after this time the facilities meet the demand of the local population. We have not seen a campaign for more play facilities at this site. Indeed the school seems to be saying that this site is under used.
- The area surrounding MPF is an older population with the majority of the school (younger population on the opposite side of the Woodcote Road and better served by the Albert Road Park, therefore I doubt their parents will walk to MPF out of school time when they have a good facility at Albert Road.
- If out of school time the demand for extra play facilities on MPF quadrupled (or more) the existing size of playground would cope.
- The existing play facilities meet demand during CTFCs usage even when MPF have the siblings and players involved in the above games using the playground before, during and after games (refer to 1) above)
- **Peak demand would be generated by the school and therefore should be considered mitigation not enhancement.**
- Any expanded playground would impact on the view of the Pavilion, which we have always campaigned to maintain an unobstructed view to the playing fields.
- the current playground should fit nicely behind the tennis courts and be served from the central path and the path down the side of the tennis courts.

6) CTFC are neutral / slightly against on boundary fencing. There has been none in the past 10 years and CTFC have never felt the need to have this area fenced off. We are against them as there is a risk of creating path lines across the pitches to the right when looking from the Pavilion (see later).

7) CTFC are neutral on a trim trail, we may even be able to incorporate it into training

8) CTFC don't see how improved signage costs £5,000 given recent quotes for our own signage. Is such signage needed? Should we not be looking for one sign noting all that is on MPF and paid for by the development? Whose sign gets most prominent position the school, the Pavilion or the football club? Could this be the battle of the signs?

9) CTFC are of the opinion that any surveys and fees (i.e. planning and archaeology surveys come under mitigation). They are only needed as a result of the school.

10) CTFC fail to see how 5 trees cost £2,000 yet landscaping around the Pavilion will cost £25,000? To one side you have a car park and to the other you have open playing fields. The area by the tennis courts is already tree lined. The only landscaping is therefore mitigation to hide the school from the Pavilion should be mitigation. you can spend CTFC. In addition, the replacement of all trees has to be mitigation.

11) CTFC agree that a maintenance fund of £100,000 would be prudent.

12) CTFC believe that main central path lighting will benefit the community. This would also play a part in getting to the location of any ATP.

13) CTFC note that two sets of changing rooms are in the Fit-4-All proposal. Whilst they are on our wish list, they don't come before an ATP for all the reasons in 1 & 3 above.

Questions That Need Answered:

1) Can the Council / Trustees guarantee that it will not be possible for the School to request the fencing off of Pitch 1 on the grounds of Health, Safety and Security. Exactly what the School is requesting on Westfield Road. What is the difference on Mapledurham, which is near the very busy Woodcote Road? And to quote one of our Committee Members responses to this consultation *"I appreciate it's a minority, but some dog walkers should hang their heads in shame. The amount of dog mess I have had to clear up this year turns my stomach, quite literally. At the very least, the mitigation needs to include many more dog bins and wardens who actually fine people"*.

If there is a risk, no matter how small, then this should influence the location of the "Good" pitches.

2) What does (free access to the school Multi Use Games Area (MUGA) to offset the loss of the basketball court actually mean and will this be floodlit? Does it have planning permission for floodlights?

- Does free mean you won't be charged but have to book a session through the school?
- Does free mean you can walk on anytime outside of school hours and play?
- Does free mean it will be free to use throughout the daytime in school holidays? This must be part of any CUA. Or will the school be hosting Energy Kidz again, something that they have tactically dropped since this was pointed out within our previous objections.

Our parks are always underused according to some. But I can honestly say that members of the public do use this facility regularly and if you put some goals up it's usage would increase further, as you and Councillors Ballsdon and Hopper noted in the July consultation.

This report makes a lot of comments on the accessibility and lack of light of the current basketball court, but fails to really show if either of these will be resolved for members of the public, under this proposal.

3) CTFC would like to know on what basis you placed the provision of an ATP as neutral? We disagree with your initial response that noted *"The same numerical weighting has been given to all respondents in the analysis of the survey results with all individuals views being given equal weighting. The provision of football has been given a very high priority alongside the provision of the pavilion. Sport England have identified the provision of an ATP as a method of providing sufficient capacity for games, this does not necessarily mean this is the only method of doing so, the plan sets out a method of providing the necessary capacity"*.

CTFC note that 2439 respondents voted for the package that included a small ATP, therefore you

didn't need to vote for the small ATP again, but an extra 69 votes were gained, making it a total of 2,508 for a small ATP and 64 against. And that excludes the opinion of the CTFC Committee which was representing the opinion of it's 500 members. **In the words of Councillor Ballsdon at the last MPFMC, this is a "Slam Dunk Result" in favour of an ATP. IT IS NOT NEUTRAL.**

Again a further 125 + CTFCs membership are for an upgraded pitch, with 138 against. **This is another Slam Dunk result in favour of an enlarged ATP, if you give the club the recognition it deserves!**

What is the point of consulting with a Committee the represents 500 members when you give our feedback no weighting in Section 2?

4) Can you clarify the provision of pitches in Section 8.3. In previous discussions we were led to believe that pitches to the right of the path were all graded good (including 9-a-side pitch).

5) In section 17.2 you note that £94,000 can be spent on Sports pitch (levelling / drainage and ground preparation), but don't quantify the benefit in terms of pitch usage. Please can this be quantified?

6) CTFC would like to know what provision there is of ATPs South of the River within Reading Borough Councils boundaries, whether controlled by Reading Borough Council or others and what the quality and size of these pitches are and what time restrictions are on their usage (i.e. the only provision North of the river is a basic full size ATP with planning permission to 8.00pm).

We should also bare in mind that South of the River you also have a full size 3G pitch at Piggott School, a 9-a-side 3 G in Woodley and the Goals Centre in Woodley. Unfortunately between Woodley and Caversham is Sonning Bridge and Cemetery Junction.

7) CTFC would like to know when the Playing Pitch Strategy for RBC will be published and have the conclusions, even if draft, been considered in this proposal. If it has been published can we have a copy and will this increase ATP provision North or South of the River?

8) Can you please clarify the statement in Section 14.1? With the exception of a path, exactly what facilities are being introduced for the less fit and mobile? Do seats really cost £2,000 a time? Don't people bequeath these nowadays? I was reading one Council who has had to stop anymore sets being donated.

9) Is the best area for "Good" pitches in an area where the paths / access points create a short cut from the top of Hewett Avenue to the School / playground? Please refer to the clubs previous concerns and take Christchurch Meadows as a prime example, where an 11-a-side football pitch can no longer be sited due to the short cut to the pedestrian bridge.

10) Once the school is built what is to stop them locking off the MUGA, Car park and not enforcing the car park management regime? If they did, who would need to take legal action against them and at what cost to the Trust?

11) Please can you confirm that the clubs reasonable demands for a six month relocation can be met? I have had no feedback from the club's email. Additionally, this plan suggests that MPF will be out of action for at least one year. This was not what had been stated previously. Please refer to previous correspondence which noted:

With regards to any potential disruption the preferred solution would be:

- 1) Stay as close as possible to Caversham;
- 2) Undertake the works in one hit with teams moving from May to December 20XX, with a contingency plan of remaining for the full season if work / weather conditions dictate that

contingency plan of remaining for the full season if work / weather conditions dictate that we can't move back in January 20XX;

- 3) The majority of teams to be based at Christchurch Meadows;
- 4) Emmer Green to be used by older teams (possibly one or two Saturday games a week max);
- 5) Shiplake Rec to be considered for some 11-a-side teams, please can the Council look in to this possibility; and
- 6) Council would need to provide the markings etc. as the Club is not in a position to do so.

The above should have the following advantages in that:

- 1) Less disruptive to CTFC, we don't want to travel to Prospect Park or Palmer Park and there are no other solutions North of the River;
- 2) Less disruptive to the residents and other MPF users. Building disruption at the same time as the school and in one hit;
- 3) Less work for the Council, you only have to plan for 6 months and plan one big works project, rather than two smaller ones; and
- 4) Less cost, undertaking the work in one go must have economies of scale.

As there are economies of scale to be had by completing the works in one go the club would like to see incorporated into the plans at least one, but preferably two, small fenced off hard standing areas for removable goals and / or even roll on / roll off goals. What we don't want to see is the old square goals re-appear.

12) Why has our request for extra storage facilities to be provided been totally ignored?

See paragraph above. If we are to rid MPF of onerous cots then the first place to start is by removing the £3,000 that it costs to put up the goals every season. £3,000 purchased three sets of removable goals, that if taken down prevents over usage by the public. the other option is roll on / off goals but these still need storage.

We also have to look at accommodating our Sunday League teams and Westwood as we don't want to lose these partners. Are the Christchurch Meadows changing rooms still operational? One Sunday League team could play B2B with Emmer Green and another could possibly play at Shiplake?

I think this ends all our questions and points for now.

Kind Regards

Steve Brown
Club Secretary, Caversham Trents

1. The first thing I noticed when I stepped out of the plane was the smell of the sea. It was a mix of salt and sand, and it was exactly what I needed. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach.
2. The second thing I noticed was the sound of the waves. It was a rhythmic, soothing sound that I had heard so many times before. It was a sound that I had heard so many times before. It was a sound that I had heard so many times before.
3. The third thing I noticed was the feel of the sand. It was soft and warm, and it was exactly what I needed. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach.

The first thing I noticed when I stepped out of the plane was the smell of the sea. It was a mix of salt and sand, and it was exactly what I needed. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach.

1. The first thing I noticed when I stepped out of the plane was the smell of the sea. It was a mix of salt and sand, and it was exactly what I needed. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach.
2. The second thing I noticed was the sound of the waves. It was a rhythmic, soothing sound that I had heard so many times before. It was a sound that I had heard so many times before. It was a sound that I had heard so many times before.
3. The third thing I noticed was the feel of the sand. It was soft and warm, and it was exactly what I needed. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach. I had been in the city for so long, and I needed to get back to the beach.

As there are a number of ways to get to the beach, it is important to choose the one that is best for you. There are a number of ways to get to the beach, it is important to choose the one that is best for you. There are a number of ways to get to the beach, it is important to choose the one that is best for you. There are a number of ways to get to the beach, it is important to choose the one that is best for you.

1. Why has our request for a storage facility to be provided been totally ignored? It was our request for a storage facility to be provided. It was our request for a storage facility to be provided. It was our request for a storage facility to be provided. It was our request for a storage facility to be provided.

2. Why has our request for a storage facility to be provided been totally ignored? It was our request for a storage facility to be provided. It was our request for a storage facility to be provided. It was our request for a storage facility to be provided. It was our request for a storage facility to be provided.

We also have to look at the way that the beach is managed. We also have to look at the way that the beach is managed. We also have to look at the way that the beach is managed. We also have to look at the way that the beach is managed. We also have to look at the way that the beach is managed.

I think the main thing is that the beach is not managed properly. I think the main thing is that the beach is not managed properly. I think the main thing is that the beach is not managed properly. I think the main thing is that the beach is not managed properly.

Kind regards,

Steve Brown
Club Secretary, Gwent Football Club

From: **Steve** oddjob@btinternet.com
Subject: **RE: Mapledurham Landscape Master Plan**
Date: 27 May 2018 16:48
To: **Stanesby, Ben** Ben.Stanesby@reading.gov.uk
Cc: **Ken Macrae** ken.macrae@yahoo.com, **Jude Oliver** judith.s.oliver@gmail.com, **David Webby** davidwebby@talktalk.net, **David Pearson** djpearson@talktalk.net

Hi Ben

Thank you for asking us to comment on the Plan. This is the reply from the Friends of Mapledurham Playing Fields. We have limited our comments to those aspects affecting Ecological aspects of the plan.

Firstly, we would not have to be making these comment if it were not for the threat of the school development. The development itself is largely well away from the more sensitive wildlife areas. However, the revised layout of football pitches has a devastating impact on the mature trees - particularly the Poplars between the existing pitches and various species around the playground area. Many of these trees are at least 40 years old, and their removal is detrimental to birds, insects and bats that are attracted to the food sources around mature trees.

The Landscape Plan sacrifices the mature trees in an attempt to satisfy objections arising from the loss of football pitches, and is detrimental to the ecology of the site.

No amount of new planting can immediately replace the lost habitat and it will be decades before the new trees approach the size of those that are being removed. To mitigate the impact our general thoughts are to insist on native species planting throughout the site, with individual trees being as large as possible. An ongoing watering regime must be put in place to ensure the survival of all new planting.

We have two issues with the proposed Avenue of Trees. Firstly, as stated above, they should be native species rather than ornamental. This will maximise early colonisation for dependent animal species.

However, we have an issue as to whether the Avenue is appropriate. The Autumn leaf fall will surely interfere/obscure the football pitch markings, and in time the roots & risk encroaching the playing area leading to unsafe surfaces for the footballers.

We also note that there are no indicative costs for the Avenue of Trees or for the Path that will bisect the pitches

Reference is made to additional planting in what we know as "The Clumps" - the discreet planting areas adjacent to the property boundaries of Chazey Rd. We do NOT want this planting.

Each existing area of plants was chosen to have a different theme and thus support different animal species. The trees & shrubs were all sourced locally, and to undertake in-fill planting will destroy the carefully thought-out schemes that have been in place since 2001.

We are happy to let self-sown trees inhabit these spaces but in-fill plants are not required. A cynic might say that the proposal is a way of claiming increase new planting volumes, but fails to respect the original intentions.

We propose that there should be additional planting in the sloping grass area between the gardens of Knowle Close and the existing line of trees and shrubs that extends towards the basketball court. It would be of great ecological benefit to see this area planted with native species such as Oak, Field Maple, Hawthorn, Silver Birch etc. At present it is close-cut amenity grass. A winding path could be created through the new trees, joining up with the existing access point into woodland adjacent to St Peter's Ave gardens.

The 'Friends of' group have gradually increased the diversity of the field margins in this area and we are in favour of extending this and creating a larger wooded area as part of the Landscape Plan. The area in question is shown by the red oval in the attached photo





I shall be on holiday until late June and unlikely to be able to obtain regular access to email. If you have any questions then please copy to Ken Macrae who has been instrumental in putting together our response

Thank you

Steve Ayers
Friends of Mapledurham Playing Field

From: Stanesby, Ben [mailto:Ben.Stanesby@reading.gov.uk]

Sent: 15 May 2018 16:25

To: Stanesby, Ben

Subject: Mapledurham Landscape Master Plan

Dear Mapledurham Hirer or User

As you are aware the Trustees of the Recreation Ground Charity have requested a Landscape Master Plan be produced to consider how changes should be made to the Playing Fields to enhance its recreational facilities should the lease proposed by the ESFA of part of the Playing Fields be granted and a £1.36m lease premium is received as a result.

Please find attached a proposed landscape Master Plan identifying which enhancements and improvements could be undertaken to the Playing Fields. The

From: **Gordon Watt** gordon.watt@balliol-watt.co.uk
Subject: **FW: Mapledurham Landscape Master Plan**
Date: 29 May 2018 09:31
To: **Julia Stanbrook** nigel.stanbrook@btinternet.com

Nigel,

My comments, as requested.

Gordon

Gordon Watt
mobile: 07957481133
skype: gordon c watt

From: Gordon Watt [mailto:gordon.watt@balliol-watt.co.uk]
Sent: Tuesday, May 22, 2018 1:17 PM
To: Stanesby, Ben; Mark Corbett; elisa@delgaldco.co.uk; David Maynerd; daniel mander; Martin Brommell (martin.brommell@outlook.com); robineve@btinternet.com; Steve Ayers (oddjob@btinternet.com); Steve Brown (cavershamtrentsfc@ntlworld.com)
Cc: Michelle Russell (Michelle.Russell@CharityCommission.gsi.gov.uk)
Subject: FW: Mapledurham Landscape Master Plan

Dear Ben,

In your email to Robin you say that you are seeking comments from, among other groups, Fit4All. Fit4All was, of course, a proposal. I am therefore submitting these questions/comments on behalf of the Mapledurham Playing Fields Foundation, the charity which proposed Fit4All.

1. It seems impossible to assess the balance of mitigation/enhancement of the amenity value offered by the landscape plan without knowing the full demand on and offering of facilities by the school, which will supposedly be specified in the Community Use Agreement. As Mr. Eatough has, so obligingly, agreed that this need not be produced until the school opens, this presents something of a chicken and egg situation. Whether or not to accept the proposal to build the school cannot properly be decided until the Community Use Agreement is proffered and ratified, but the Community Use Agreement will not be proffered, and therefore ratified, until the school has been built and is about to open. I would welcome your comment, or if none then submit this as an objection to the plan.
2. The analysis of mitigation/enhancement of the amenity value offered by the landscape plan does not take an account of opportunity cost. Leaving aside all of the disbenefit suffered as a result of RBC Mapledurham Management Committee's curtailment of ongoing and tacitly agreed improvement initiatives, Caversham Trents Football Club had discussed its plans to build new changing rooms on the north side of the Pavilion. This was considered to be the ideal location. This is no longer possible and, as a result, a potentially inferior and more expensive option will have to be considered. There is clearly a significant opportunity cost, in contrast with the option to do nothing with Reading Borough Council appears to have been able to persuade the Charity Commission that it has considered. I would welcome your comment, or if none then submit this as an objection to the plan.
3. The financial viability of the proposed landscape plan and subsequent cost of operation of Mapledurham Playing Fields is based, presumably, on best estimates. Can you please confirm that if/when the landscape plan is approved and implemented Reading Borough Council will bear the cost of any cost overruns and

subsequent operating losses. This is necessary to assure the long-term sustainability which was a condition officers required of the Fit4All proposal and, therefore, a tacit acceptance criterion of and alternative proposal. I would welcome your comment, or if none then submit this as an objection to the plan.

4. In considering the Fit4All proposal officers were critical of the plan to grant a 25 year lease of the football pitches to Caversham Trents Football Club as, it was stated, that this would constrain any reconfiguration of pitches to relieve heavily used areas, such as goal mouths, or to accommodate changes in use (such as establishing a cricket pitch). Doesn't the tight configuration of pitches proposed in the landscape plan, further constrained by the introduction of permanent footpaths, cause exactly the same problem? I would welcome your comment, or if none then submit this as an objection to the plan.
5. The landscape plan proposes extending the Mapledurham Playing Fields car parking, in the area to the north of the school. It notes that there will be a need for car park management, but fails to explain how this will be effected or by whom. There is widespread general concern that the school parking provision is woefully inadequate. It seems very likely that the extended car parking could be fully occupied by school helpers, visitors, suppliers and after-school club organisers, etc. I would most interested to know by whom and how the car parking management will be operated, or if there is no explanation then submit this as an objection to the plan.
6. I have a number of issues with the proffered enhancements but, as I am abroad at the moment with only limited access to online facilities, I will these submit later. They include, for instance, comments regarding the children's playground. In my view this is currently less used than other playgrounds in Reading because there are far less young children in Mapledurham ward than elsewhere in Caversham or Reading. Enhancing the playground facilities would therefore be primarily for the benefit of children, or siblings of children, attending the school. On that point, how many of them do you see using the facilities at Westfield Park (before they stake their exclusive claim to part of it)? I do not see many. It seems most children are transported to school by car, either directly or indirectly via nearby car parks, on a fairly tight time schedule. Likewise the proposed path from the Chazey Road entrance to the Woodcote Road entrance. I have never heard of any current park user requesting this. It seems far more likely to be used by school parents parking (and probably blocking) Chazey Road, avoiding the bedlam which will prevail at the Woodcote Road entrance.

I will attempt to submit our more detailed comment prior to your 30th May deadline.

Kind Regards,

Gordon Watt

for and on behalf of Mapledurham Playing Fields Foundation (Registered Charity number 1167739)

Gordon Watt
mobile: 07957481133
skype: gordon.c.watt

From: hayley.brommell@bt.com
Subject: FW: Mapledurham Landscape Master Plan
Date: 24 May 2018 11:56
To: Ben.Stanesby@reading.gov.uk
Cc: martin.brommell@outlook.com

From: martin brommell <martin.brommell@outlook.com>
Date: 23 May 2018 at 21:15:46 BST
To: "Ben.Stanesby@reading.gov.uk" <Ben.Stanesby@reading.gov.uk>
Cc: "gordon.watt@balliol-watt.co.uk" <gordon.watt@balliol-watt.co.uk>, "hayley.brommell@bt.com" <hayley.brommell@bt.com>, Elisa del Galdo <elisa@delgaldo.co.uk>, "robineve@btinternet.com" <robineve@btinternet.com>, "Michelle Russell" (michelle.russell@charitycommission.gsi.gov.uk) <michelle.russell@charitycommission.gsi.gov.uk>, "dmanderxx@yahoo.co.uk" <dmanderxx@yahoo.co.uk>, "davidmaynerd@gmail.com" <davidmaynerd@gmail.com>, "jnhathome@btinternet.com" <jnhathome@btinternet.com>, "markcorbett1@yahoo.co.uk" <markcorbett1@yahoo.co.uk>, "Rg4e.bti@btinternet.com" <Rg4e.bti@btinternet.com>, "alistair.mclean@talktalk.net" <alistair.mclean@talktalk.net>, Jane Bickerstaffe <janebickerstaffe@gmail.com>, "nigel.stanbrook@btinternet.com" <nigel.stanbrook@btinternet.com>, "kkrmill@globalnet.co.uk" <kkrmill@globalnet.co.uk>
Subject: FW: Mapledurham Landscape Master Plan

Dear Ben,

Thank you for the opportunity for MPFAG to comment on the Landscape Masterplan for MPF.

I must stress immediately in the strongest possible terms that our 500+ members continue to utterly oppose plans to allow a school to be built on land held in trust which has a specific aim of providing recreation only. This is exacerbated further because allowing a school to be built will mean a variation to the trust to include education, which is completely against the aim of the trust set up by Charles Hewett in 1938. It will make the site vulnerable to further development which is totally unacceptable, especially when other, better sites are available which are not held in trust.

The Landscape Masterplan is very clearly geared towards the needs of the school and sporting activity at the site rather than the beneficiaries.

MPFAG would like to point out that the aim of the trust is to provide a site for recreation and leisure which relates to relaxing pastimes such as dog walking, picnics, meeting friends, taking children to play games or simply seeking the peace and tranquillity offered by green open space. The current proposals will overuse the playing field and create a situation where the school and sporting activity will totally dominate at the exclusion of those seeking the simple recreation and peaceful tranquillity it was intended to provide. It also attempts to reduce the size and therefore amenity value of the pavilion, which until recently has been an important community hub. All of this is totally unacceptable to the beneficiaries.

A small delegation of MPFAG supporters including myself, met with Matt Rodda, MP Reading East, last Friday and he raised what he considers to be a really critical point. He said, "there must not be winners or losers where the children's school is concerned". At present there is a very clear

where the Heights school is concerned . At present there is a very clear distinction between pro-school and those opposed to the school proposals because of the irreversible damage it will cause to the trust site. It is this "winners and losers" situation which is causing such deep divisions across the local community. These could easily be healed with a fresh approach by the council. Let me highlight the current issues:

- Winners- include The Heights school, its trustees, parents of primary aged children in the area, RBC because of the cash injection offered by the ESFA and the ability to create a variation to the trust to allow further development, the Conservative party because Free Schools are high on their agenda, the ESFA who will achieve a target and TP Bennett and associated contractors and developers who stand to earn large sums of money from the construction and any future enhancements.
- Losers - all residents who live in the area or roads in close proximity to MPF. Caversham Trents and other visiting football clubs who will lose valuable pitches. Mapledurham Lawn Tennis Club who will be gradually eased out of their courts by dominance of the school on the car park and playing field. Dog walkers who will face restrictions in terms of allowing dogs off of their leads. Pavilion users of all age groups who will almost certainly end up with either no pavilion, a much smaller pavilion or a partially restored pavilion which is unattractive aesthetically. Other losers will include Friends of Mapledurham who will see the environment gradually encroached, casual users who picnic, meet friends, hang out or visit to play basketball or other impromptu games of sport. It will also deny future generations a public green open space to visit when they leave school and want somewhere to meet with their friends.
- Solution - RBC could easily create a win/win scenario by finding a location which does not impact the "losers" and which provides the "winners" with everything they dream of in a permanent site. This would include room to expand, car parking for more than 100 vehicles, improved road access, no close proximity to residential housing and space for fantastic playing fields for their exclusive use. I can think of at least two sites which were put forward in the original 5 included in the council's consultation document but which were dismissed, which would fit the win/win criteria.

LANDSCAPE MASTERPLAN FEEDBACK

It is against this background that I have highlighted specific concerns on the document itself and have provided a short summary of critical points below.

1. How can such a plan be produced until the Community Use Agreement has been drafted and agreed?
2. Without a business plan, how can MPFAG judge whether it is a sustainable plan?
3. If the plan differs from the plan which RBC resolved to grant planning permission, as submitted to the Secretary of State, will new planning

permission have to be sought to incorporate any changes?

4. The majority of proposals in the Landscape Masterplan are clearly mitigation. There are no visible enhancements whatsoever to the object of the charity (recreation), only reductions or proposals which serve to benefit the school only. A hypothetical question easily illustrates this point – “if RBC were given £1.36m to invest in improvements to the trust but no school was involved, would footpaths, cycle paths, reconfiguration of pitches and relocation of the children’s play area still form a critical element of the plan?” I think you already know the answer!
5. How will the proposed expansion of the pavilion changing rooms, agreed by RBC prior to the school coming along, be accommodated by the Landscape Masterplan?
6. Why is there no mention of a Deed of Dedication to protect the remainder of the site from any further development?
7. Where is the compensatory land? The NPPF states that any loss of green open space must be replaced by land of equivalent or better quality in a suitable location”. The Local Plan CS28 Core Strategy goes further by saying “development on open space will not be permitted, and even further still by giving a specific designation to MPF as Local Green Space (LGS) with specific protections. Therefore allowing an development other than for recreational purposes only, is contrary to both national and local planning policies. The onus is on the council to prove why this planning application should not be refused. The argument put forward by the planning officer that “this is a balance of equivalence between two competing uses of the land,” demonstrates a general acceptability by the council that a school on this site will benefit the loss of land. This is not a position which MPFAG accepts and we believe this can be subject to legal challenge.
8. Where is the traffic management plan and arrangements for off-site parking?
9. The landscape plan proposes extending the car parking in the area to the north of the school. It notes that there will be a need for car park management, but fails to explain how this will be effected or by whom. There is widespread general concern that the school parking provision is woefully inadequate. It seems very likely that the extended car parking could be fully occupied by school helpers, visitors, suppliers and after-school club organisers, etc. I would most interested to know by whom and how the car parking management will be operated, or if there is no explanation then submit this as an objection to the plan.
10. How will parking and egress to the site from Hewett Avenue or Chazey Road benefit local residents who are also beneficiaries of the site? Parking and travel by school users will cause massive daily disruption, untold friction and immeasurable pollution. There is absolutely no benefits in such arrangements for local residents and, worse still, no sign of any mitigation proposals by the council in this plan. What protection will be offered to residents in Hewett Avenue and Chazey Road by the council to prevent any school traffic from entering, stopping

road by the school to prevent any school traffic from entering, stopping or parking there? This is a definite objection to the plan.

11. The tight configuration of pitches proposed in the landscape plan, which is further constrained by the introduction of permanent footpaths, causes major problems in terms of wear and tear, safe run-off, no ability to incorporate additional recreational facilities such as a skateboard park, cricket pitch, bowls club, expansion of the tennis club and other recreational or sporting facilities. This is a major objection to the plan and totally unacceptable.
12. MPFAG would like to establish that all funds received by RBC from the sale of land to the EFSA should remain in a separate account in the name of the MPF charitable trust. A treasurer for the trust must be appointed and designated as responsible for the Trust accounts. Trustees will ultimately be responsible for the use of those funds. None of those funds can be used for anything other than improvement of the playing fields for the community (many of the enhancements suggested are actually mitigation). No cost of mitigation should be considered for any use of Trust funds. All work that is only required or desired, or clearly benefits the school more than it would provide benefit to overall users, should be considered mitigation and paid for by the EFSA or RBC. Unless such an arrangement is agreed, this is another objection to the plan.
13. A major point that is not mentioned at all in sections 5.2 & 5.3 relates to the impact to dog walkers during the closure of the grounds while the pitches are being reconfigured. Does this mean that MPF will not be available to dog walkers for many months while the work is taking place? If this is the case, what alternative arrangements will the Council make to accommodate local residents who walk their dogs there daily (approx. 500+ per week)? Unless this is clearly documented and agreed by dog walkers, this is another serious objection to the plan.

Additionally, I have highlighted and added other comments besides those in paras 1-12 above, to a copy of your document attached above. You will see that many further objections are raised in yellow highlighter on your document. The plan is virtually entirely mitigation with no enhancements whatsoever to benefit everyday users of the playing field. Everything is geared towards the needs of the school and parents, such as the footpaths and cycle paths, all of which MPFAG totally objects to. Until a very different plan is produced to show actual enhancements to the recreational amenities at the site, I would hope that the Charity Commission would also object to the scheme and prevent RBC from proceeding with the sale of land or a variation of the trust to benefit the ESFA.

I would reiterate that MPFAG remains totally opposed to any plans to build a school on MPF, or to seek a variation to the trust, and will continue to fight such proposals vigorously and by legal challenge should it become necessary.

Kind regards

Martin Brommell
Chairman
Mandledurham Playing Field Action Group

Warren And District Residents Association and Mapledurham Playing Fields Action Group Proposal

A proposal has been received in the form of 2 emails and a letter copied below along with 5 plans:

From: David Maynerd [mailto:davidmaynerd@gmail.com]

Sent: 17 April 2018 17:18

To: Stanesby, Ben

Cc: martin brommell; Gordon Watt

Subject: RE: Mapledurham Pavilion-PROPOSED WORKS

Hi Ben

Not sure why they didn't come through, here they are again.

By the way we are not expecting a big long evaluation of this proposed work. We have based the work that needs doing, of course, on your surveyors report which said the building was unsafe nearly 2 years ago; but as we are paying for these repairs ourselves we are just keeping you in the picture as what we plan to do.

The reason for this is simple, now we know where the school is going, we do not want to wait another 2 years for the school to be built (assuming it does eventually go ahead) followed by another long period of time for RBC to get round to renovating the pavilion.

After the work is done you may come and check all is in order before it is officially reopened. This way we get back the use of the pavilion before any work is started on the school. Thus restricting the inconvenience of not having the pavilion to just 2 years!

Later we can look at doing other improvements to the pavilion as and when.

By the way I assume the school building work will not be blocking off our parking for 2 years. This means they should plan to approach all work from Hewitt Avenue, not Woodcote Road.

Kind regards david

Sent from [Mail](#) for Windows 10

Dear Ben

Following your email below, please find enclosed our recently altered plans and elevations, together with the Structural Engineers drawings. Please note the Structural Engineers drawings were prepared for a previous scheme but we have included some of their structural proposals on our drawings, in particular the works to the hall.

Please note that we have noted, pitched and flat roofs to be inspected and repaired where required.

Electrical testing will be required as part of the works and electrical / heating repairs will be required following inspection.

Also, the existing gas heating to hall is to be removed and replaced with electric radiant heating.

Regards

Tom

0118 989 0808

The Warren and District Residents Association

Phone: 0118 947 8558

Willowbrae

E-mail: robineve@btinternet.com

Warren

The

Caversham
Berks
RG4 7TQ

7th June

2018

Ben Stanesby
Leisure and Recreation Manager
Reading Borough Council
Civic Offices
Bridge Street
Reading, RG1 2LU

Dear Ben,

Mapledurham Pavilion and Community Hall Refurbishment

Following the recent meeting on 29th May with Bruce Tindall, Martin Brommell and David Maynerd . WADRA would like to formalise the arrangements for progressing the urgent repairs to Mapledurham Pavilion and Community Hall to enable it to be brought back into operation as soon as possible.

As Chair of WADRA I can confirm that we are happy with the specification of works needed as prepared by Shaun Tanner and the quote by J Caswell dated 28th March 2018 for £35,324.73 including VAT.

We have the funds in the bank. We agree that stage payments should be made as work is progressed. It seems sensible for RBC to contract S T Ltd by entering into a JCT minor works agreement which would enable the council to claim back the VAT. We propose that the contractor would submit invoices for work done to RBC, who would pay the bill and upon sight of the payment receipt, WADRA would release the payment. No works other than those agreed in the contract would be carried out by the Contractor but in the event additional works were necessary, they would only proceed if WADRA agreed to them. WADRA is prepared to enter into an agreement with RBC to cover these stage payments.

We are aware that unforeseen costs or work may arise but this will be covered by volunteers organised by MPFAG or additional funding by mutual agreement. It is clearly important that the specified work should be completed promptly.

We agree to S T Ltd project managing this work, enabling the proper insurances to be in place.

We will appoint Shaun Tanner, Martin Brommell and David Maynerd to the Pavilion Repair project team and accept an officer from RBC to monitor the works as they progress to ensure they are completed properly. RBC should do a normal sign off of the premises as fit for public use.

This proposal is not dependant on any decisions to do with the proposed new school except

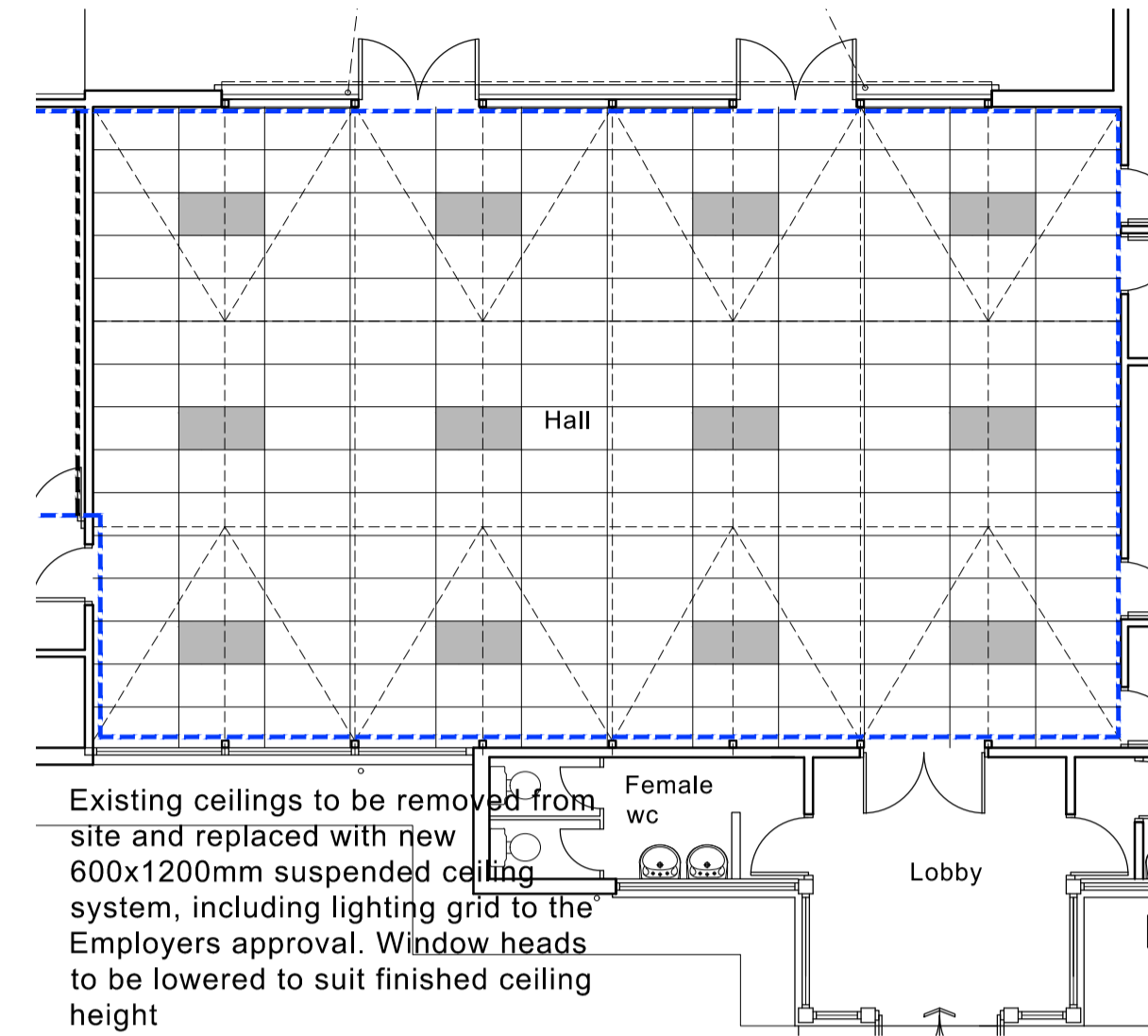
refurbishment of the existing Pavilion and agreement by RBC Trustees that the refurbished Pavilion and Community Hall will be kept in active use and maintained in good order in the future.

We would appreciate a quick response so that the work can be given the go ahead at the MPF Trustees Sub-Committee meeting on 20th June.

Yours sincerely,

Robin Bentham
Chairman

cc. Mapledurham Trustees (Heights) Sub-Committee, Chris Brooks, Bruce Tindall, Mapledurham Management Committee.



Existing fire door replace
including ironmongery

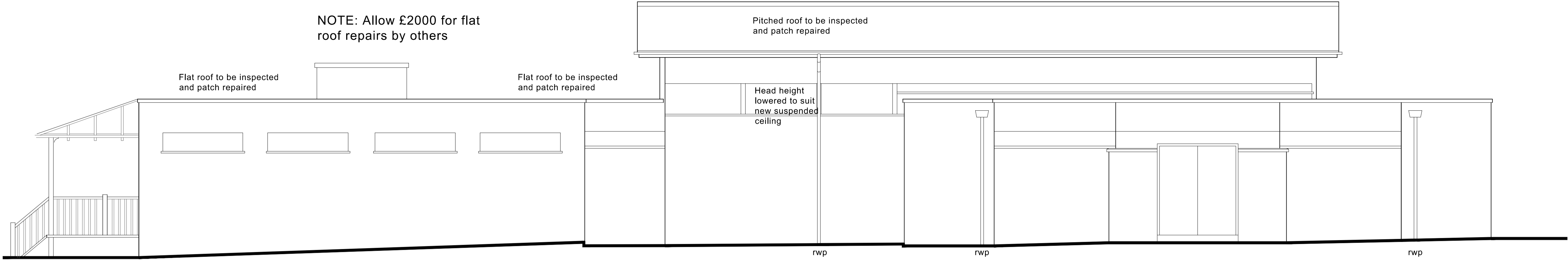
1:50 scale Bar
This Drawing has been produced for printing onto A1 size paper,
If printing on A3 please use the scale below for reference.

NOTE: Inspect & locally repair defective window sills & fascias

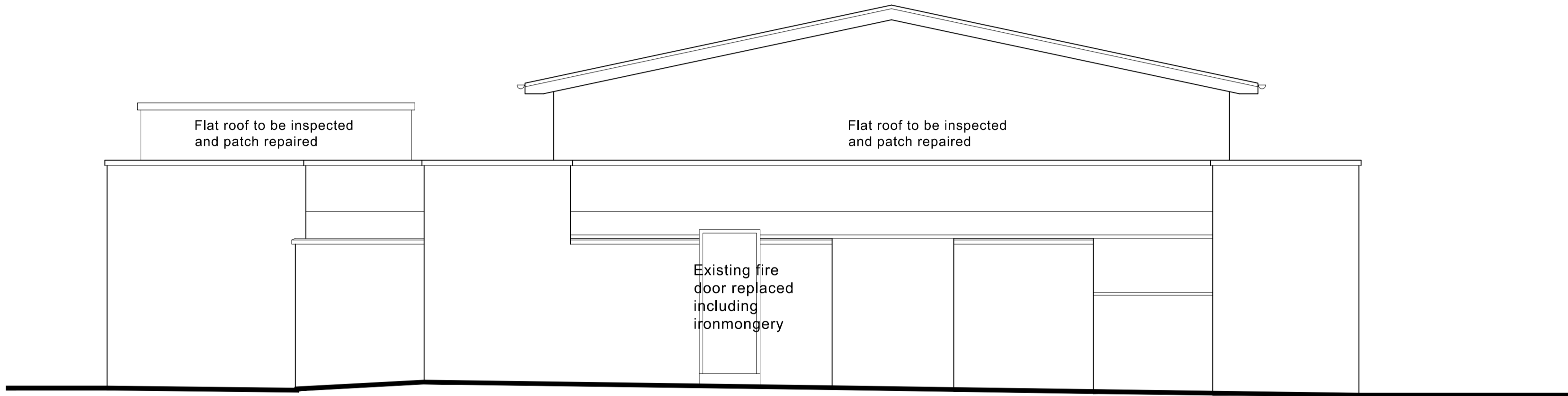
NOTE: Allow £2000 for flat roof repairs by others

DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY. COPYRIGHT ©

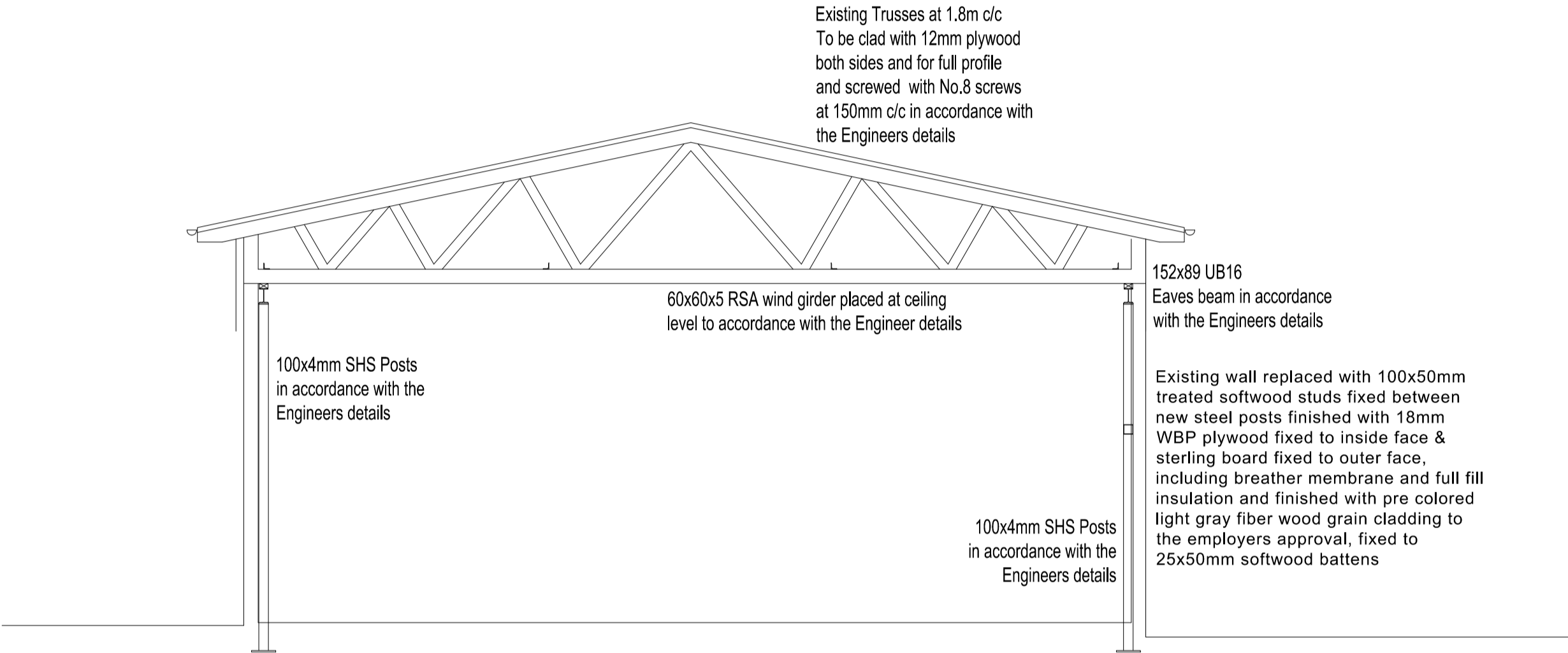
Rev	Description	Date
A	General alterations	14/03/18



North elevation 1:50



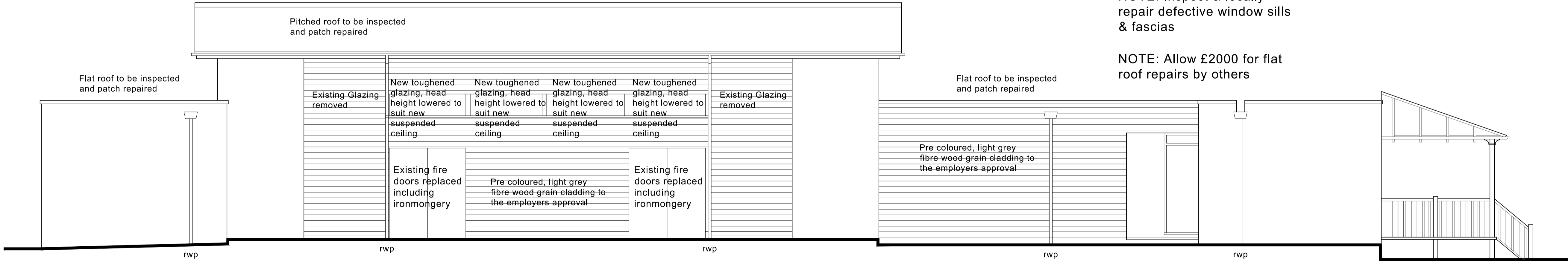
West elevation 1:50



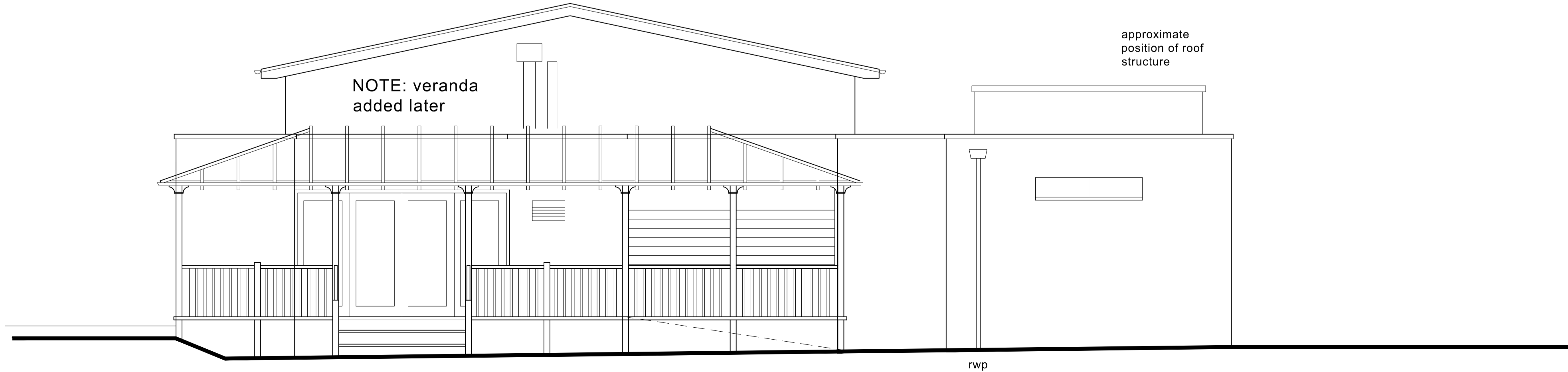
Section 1:50

NOTE: Inspect & locally repair defective window sills & fascias

NOTE: Allow £2000 for flat roof repairs by others

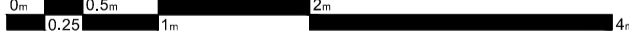


South elevation 1:50



East elevation 1:50

1:50 scale Bar
This Drawing has been produced for printing onto A1 size paper. If printing on A3 please use the scale below for reference.



Day Tanner Ltd

ARCHITECTURE AND PLANNING

CLIENT Mapledurham Pavilion
Mapledurham Pavilion,
Upper Westcote Road,
Reading
PROPOSED ELEVATIONS

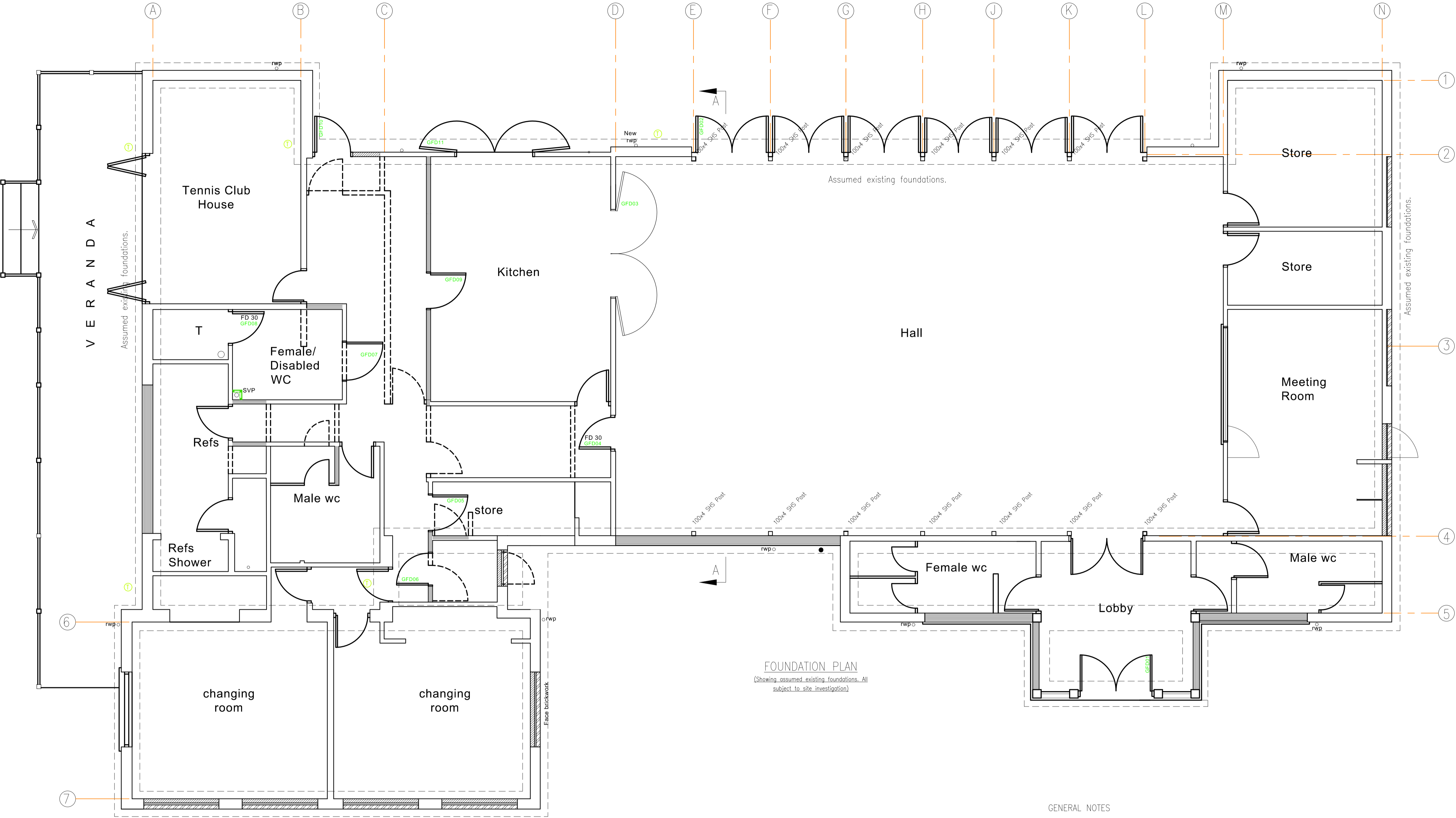
SCALE 1:50
DRAWN BS
DATE March 18

www.daytanner.co.uk

Suite 1A
Market House
19-21 Market Place
Wokingham
Berkshire
RG40 1AP
0118 989 0808
info@daytanner.co.uk

3042/401 A

- IMPORTANT**
1. This drawing is to be checked on site by the contractor prior to the commencement of the works. Any discrepancy must be reported to the Engineer.
 2. No deviation may be made from the contents of this drawing without prior permission from the Engineer.
 3. This drawing is to be removed from currency immediately a revised edition has been issued.
 4. All rights described in chapter IV of the Copyright Design Acts 1988 have been generally asserted.



GENERAL NOTES

1. These drawings are to be read in conjunction with all Architects drawings and specifications.
2. Refer to Architects drawings for all setting out dimensions, details, ventilation, damp proofing and all other architectural elements.
3. All timber connections to be bolted with 1 No. 12mm dia bolt + washer plate unless noted otherwise.
4. The main contractor shall be responsible for all temporary works without exception.
5. The main contractor shall provide a method statement and risk assessment for the installation of all steel beams and removal of existing walls, including temporary works and packing.
6. Padstones to be 440x215x100 concrete.
7. The steelwork fabricator shall visit site to establish all dimensions necessary for their fabrication. The fabricator shall be responsible for all such dimensions without exception. All beam bearings are to be a minimum of 150mm.
8. All steelwork shall be shot blasted and primed with 2 coats of red-oxide prior to delivery to site. Primer shall be touched-up after erection of steelwork.
9. All steelwork to be clad with 2 layers of plasterboard or similar approved material to provide 1/2 fire resistance.
10. All timber to be grade C24 unless noted otherwise. Rafter to be doubled where providing support to dormer and/or velux windows.
11. **Denotes** trial hole to be excavated ready for inspection by the Engineer and building inspector.

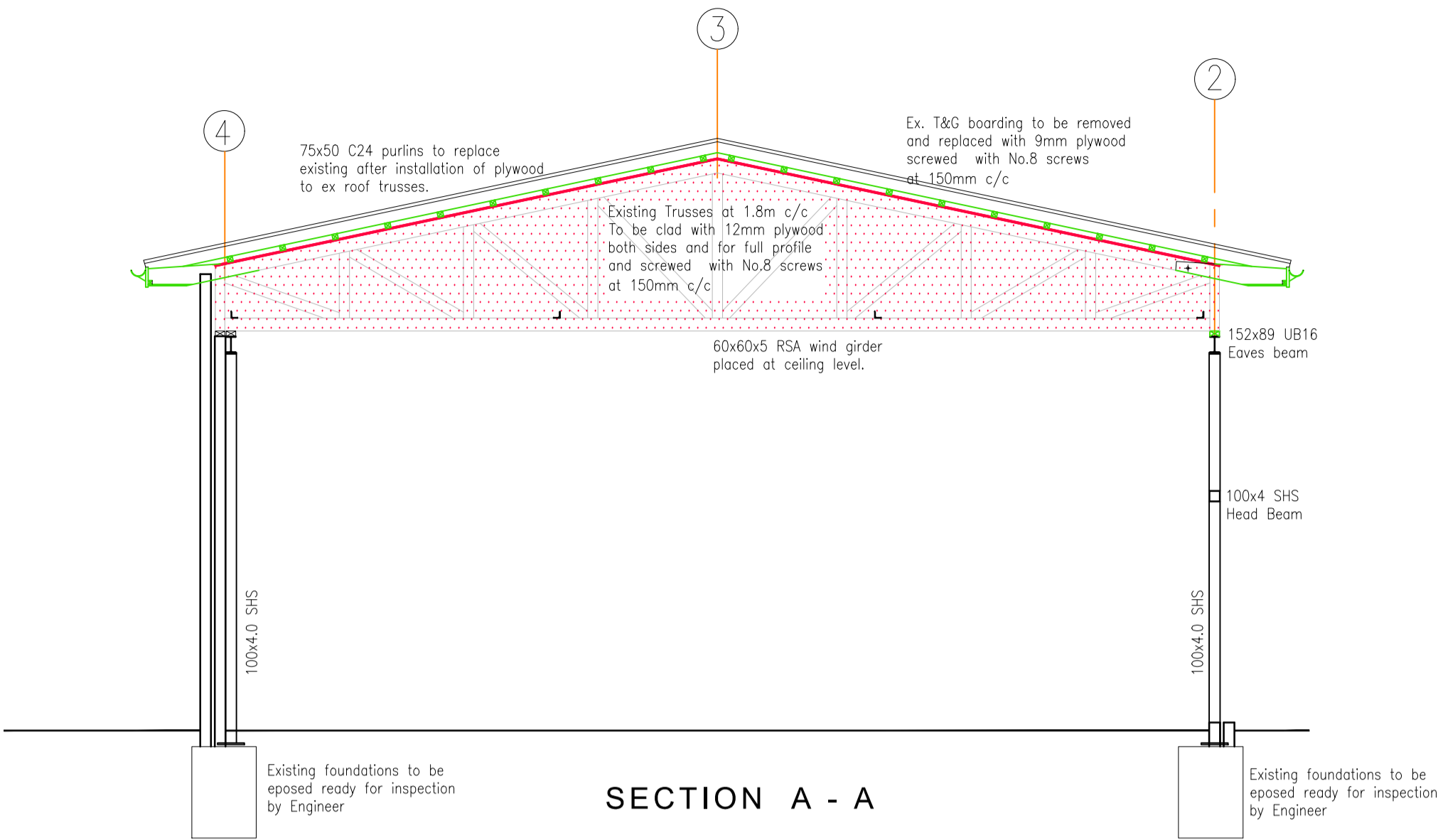
Rev.	Description	Date
Drawing Status PRELIMINARY		
Title FOUNDATION PLAN		
Project MAPLEDURHAM PAVILION MAPLEDURHAM CAVERSHAM READING		Clive Hudson Associates Consulting Structural Engineers <small>Chilren Chambers, 37 St Peters Avenue, Caversham, Reading, Berks RG4 7DH Tel: 0118 9481164 email: info@cliveh.co.uk</small>
Client Reading Borough Council	Date 17-Nov-2014	Orig.No. 144474-01p
Drawn SH	Scales 1:50, 1:20 (A1)	

1. This drawing is to be checked on site by the contractor prior to the commencement of work. Any discrepancy must be reported to the Engineer.
2. No deviation may be made from the contents of this drawing without prior permission from the Engineer.
3. This drawing is to be removed from currency immediately a revised edition has been issued.
4. All rights described in chapter IV of the Copyright Design Acts 1988 have been generally asserted.

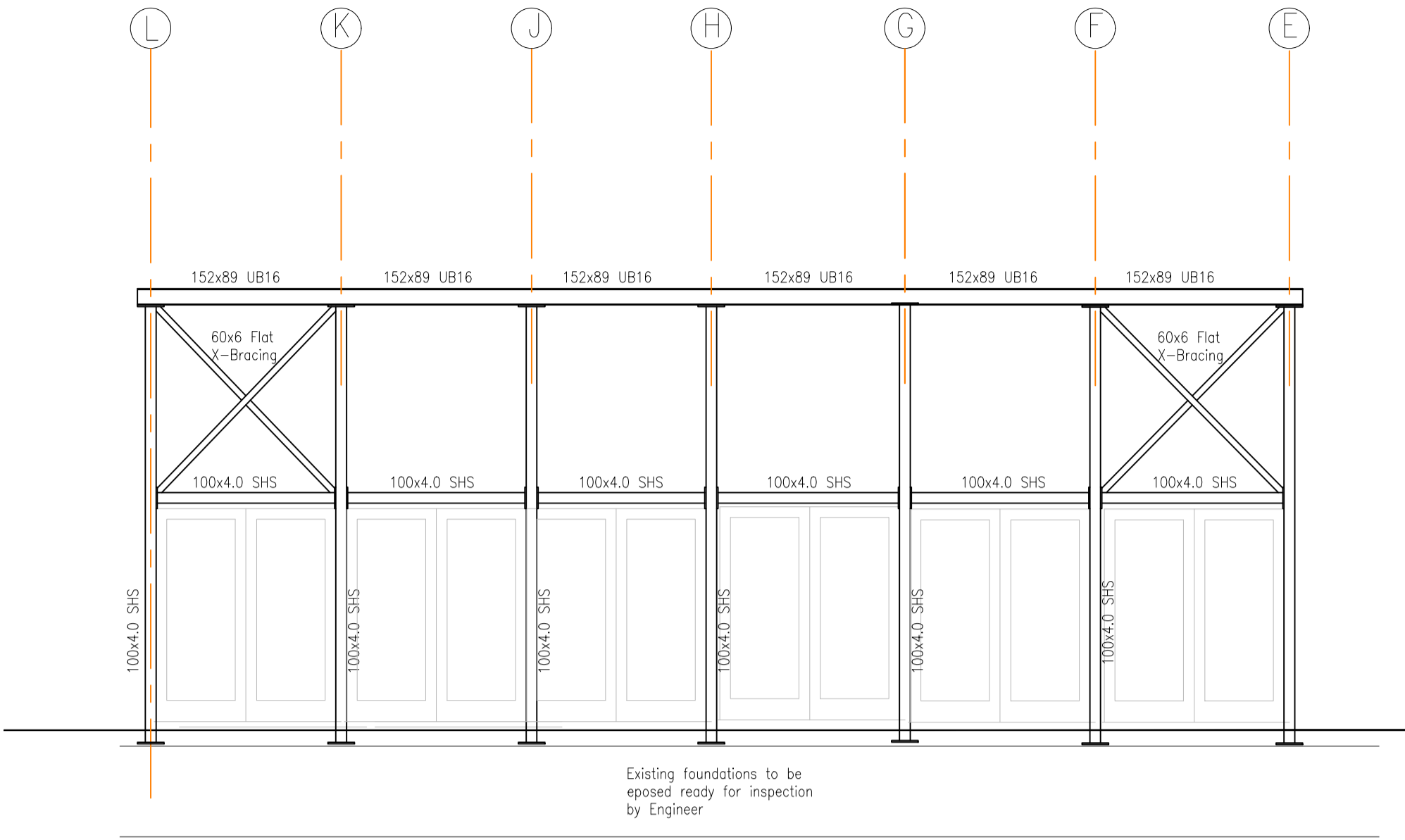


1. These drawings are to be read in conjunction with all Architects drawings and specifications.
2. Refer to Architects drawings for all setting out dimensions, details, ventilation, damp proofing and all other architectural elements.
3. All timber connections to be bolted with 1 No. 12mm dia bolt + washer plate unless noted otherwise.
4. The main contractor shall be responsible for all temporary works without exception.
5. The main contractor shall provide a method statement and risk assessment for the installation of all steel beams and removal of existing walls, including temporary works and packing.
6. Padstones to be 440x215x100 concrete.
7. The steelwork fabricator shall visit site to establish all dimensions necessary for their fabrication. The fabricator shall be responsible for all such dimensions without exception. All beam bearings are to be a minimum of 150mm.
8. All steelwork shall be shot blasted and primed with 2 coats of red-oxide prior to delivery to site. Primer shall be touch-upped after erection of steelwork.
9. All steelwork to be clad with 2 layers of plasterboard or similar approved material to provide ≥ 30 fire resistance.
10. All timber to be grade C24 unless noted otherwise. Rafter to be doubled where providing support to dormer and/or velux windows.
11. Deposits trial hole to be excavated ready for inspection by the Engineer and building inspector.

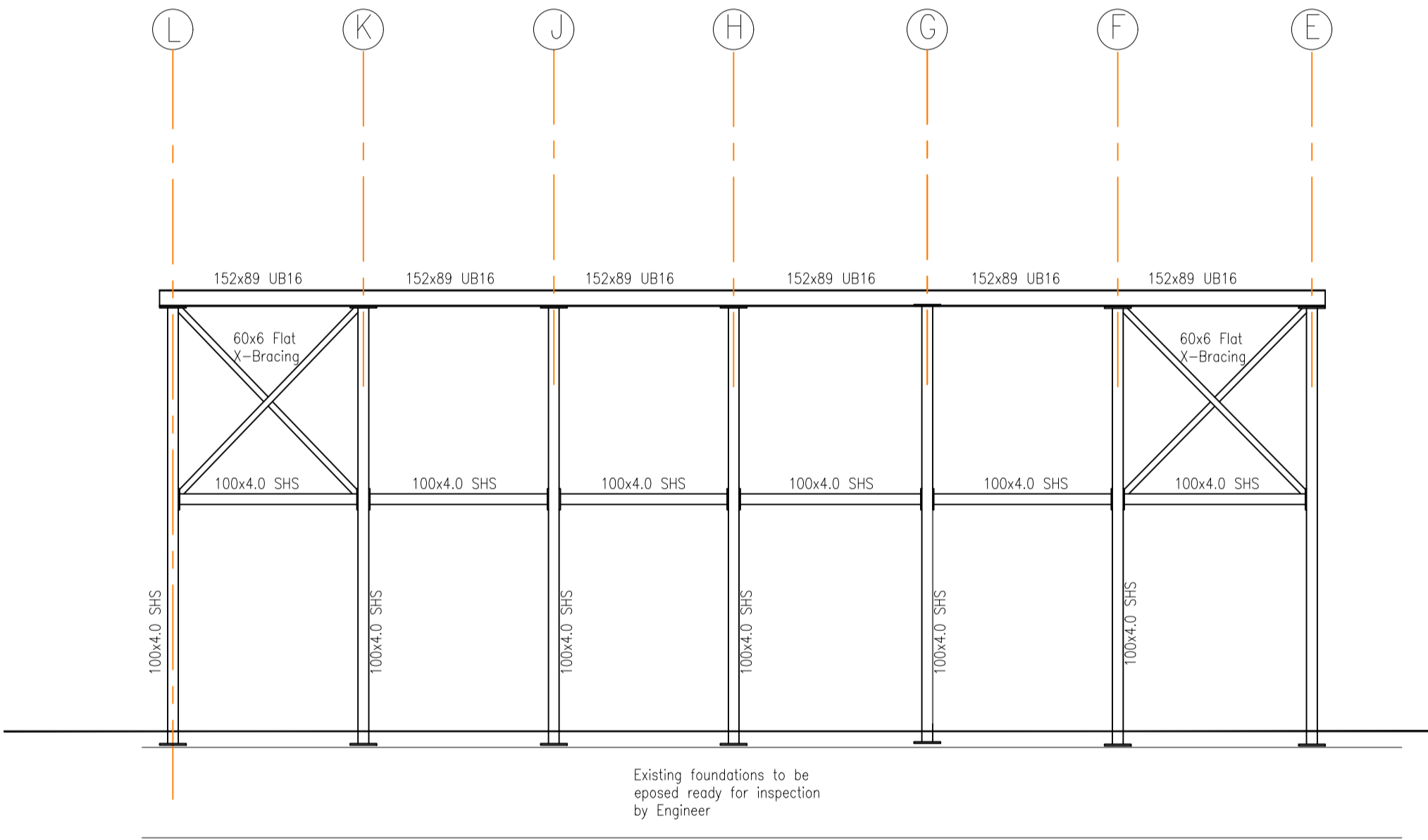
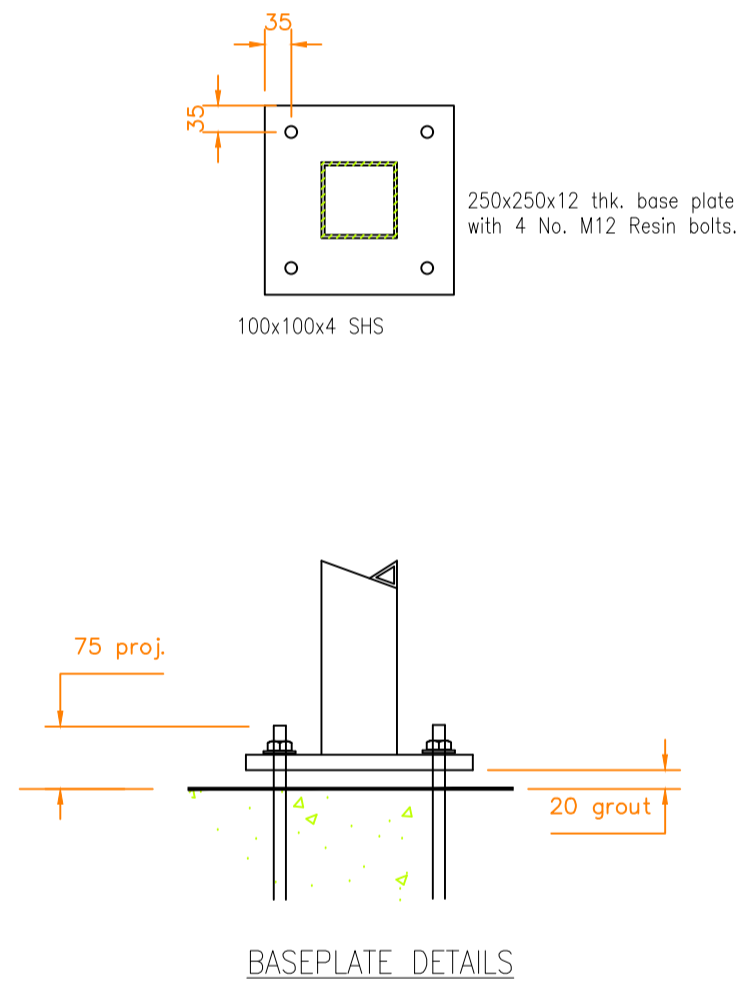
140



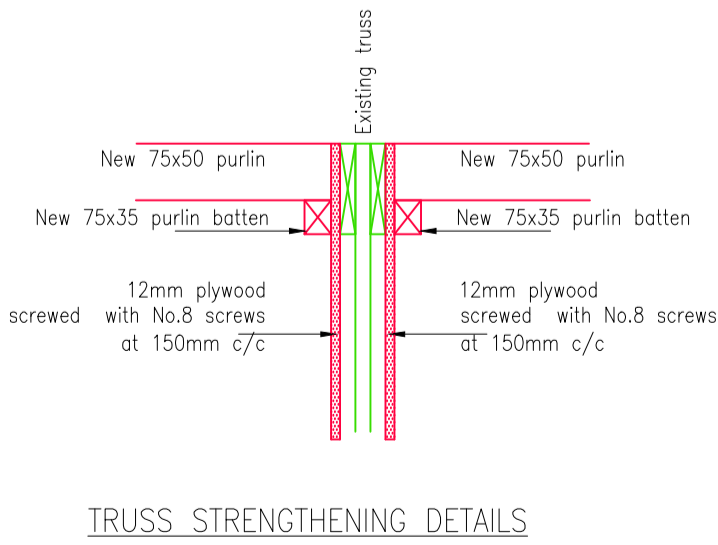
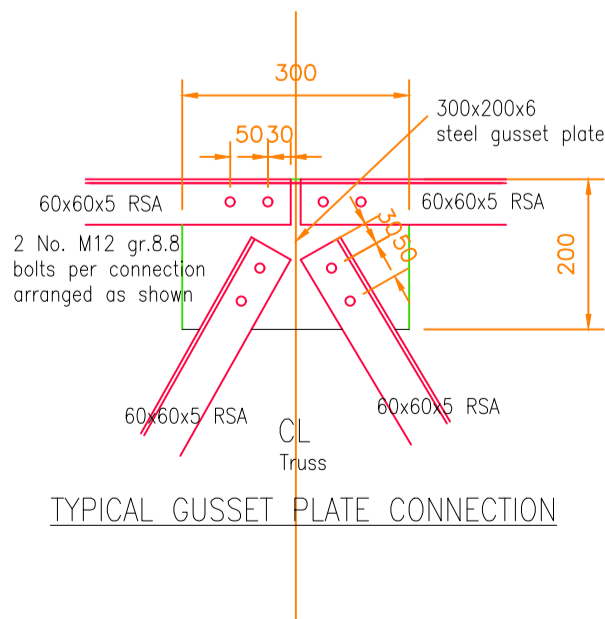
SECTION A - A



ELEVATION ON GRID LINE 2



ELEVATION ON GRID LINE 4



IMPORTANT

1. This drawing is to be checked on site by the contractor prior to the commencement of the works. Any discrepancy must be reported to the Engineer.
2. No deviation may be made from the contents of this drawing without prior permission from the Engineer.
3. This drawing is to be removed from currency immediately a revised edition has been issued.
4. All rights described in chapter IV of the Copyright Design Acts 1988 have been generally asserted.

GENERAL NOTES

1. These drawings are to be read in conjunction with all Architects drawings and specifications.
2. Refer to Architects drawings for all setting out dimensions, details, ventilation, damp proofing and all other architectural elements.
3. All timber connections to be bolted with 1 No. 12mm dia bolt + washer plate unless noted otherwise.
4. The main contractor shall be responsible for all temporary works without exception.
5. The main contractor shall provide a method statement and risk assessment for the installation of all steel beams and removal of existing walls, including temporary works and packing.
6. Padstones to be 440x215x100 concrete.
7. The steelwork fabricator shall visit site to establish all dimensions necessary for their fabrication. The fabricator shall be responsible for all such dimensions without exception. All beam bearings are to be a minimum of 150mm.
8. All steelwork shall be shot blasted and primed with 2 coats of red-oxide prior to delivery to site. Primer shall be touched-up after erection of steelwork.
9. All steelwork to be clad with 2 layers of plasterboard or similar approved material to provide ½ fire resistance.
10. All timber to be grade C24 unless noted otherwise. Rafters to be doubled where providing support to dormer and/or velux windows.
11. Denotes trial hole to be excavated ready for inspection by the Engineer and building inspector.

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Responses to the Proposed Landscape Master Plan

The following stakeholders were asked for their comments on the Landscape Master Plan (LMP) to help inform the Trustees' thinking about the way in which the lease premium received from the ESFA could be applied to enhance recreational facilities at the Playing Fields if a decision is made to grant the lease..

1. Mapledurham Playing Fields Management Committee
2. Fit4All
3. Caversham Trents F C
4. Warren and District Residents' Association
5. Mapledurham Tennis Club
6. Magikats After-school
7. Soul Ball
8. Escape Toddler Group
9. Bridge Club
10. Spikey Club
11. 69th Scout
12. Friends of Mapledurham Playing Fields
13. Mapledurham Playing Fields Action Group

Comments were received from the bodies listed below (this includes responses from 'additional stakeholders' eg MPFF and the Parish Council):

1. Caversham Trents FC
2. Friends Mapledurham Playing Field
3. Mapledurham Playing Fields Action Group
4. Warren And District Residents Association
5. Mapledurham Parish Council
6. Mapledurham Bridge Club
7. Mapledurham Playing Fields Foundation
8. Escape Toddler Group

The main or recurring points raised included:

- I. A large number of comments were received in relation to the governance and management of the trust. As the consultation was purely in relation to the Landscape Master Plan and no recommendations or commentary was included in the plan with regards these issues these have not been addressed as they are outside the scope of the Plan.
- II. The mitigation is only necessary as a result of the school being built - the Plan clearly differentiates between mitigation and enhancement. The enhancements identified are all aimed at improving facilities available to the Grounds beneficiaries. No Change to the LMP is suggested

- III. Pavilion options - every comment relating to the pavilion identified that the pavilion should not be reduced in size. Of the 2 options Option B best meets this requirement. Requests were also made to provide changing rooms to Sport England standards. It is recommended that this is considered as detailed plans for the pavilion are developed and included if possible.
- IV. Location of Children's Playground - Concern was expressed by the majority of consultees that this should not segregate the pavilion from the playing fields. It is therefore proposed that the Play area should be moved to sit adjacent to the end of the Playing fields.
- V. Landscaped area next to Pavilion - It was identified this area should remain open and be able to accommodate a number of activities or events allied to the use of the pavilion. It is recommended landscaping of this area should be limited with the intention of maintaining flexibility in use for a number of activities.
- VI. Sports pitch provision (football). One of the objections to the planning application from the EFSA was from Sport England. The application did not demonstrate that the loss in playing fields reduced the amount of sport that could be played. In order to not reduce this amenity, the playing fields need to be significantly reconfigured resulting in the loss of trees and moving the play area. The levelling and improvement to ground levels and drainage ensure that there is not a reduction in capacity. The enhancement to half of the sports area to the left of the avenue increases capacity and therefore the level of provision, without taking up more space. The alternative option to build a floodlit artificial turf pitch was not affordable.
- VII. Too much emphasis on football - an objective of the Landscape Master Plan was to ensure that there was not a reduction in facilities provided. There is a thriving use of the playing fields for football and it is important that this provision is not reduced, reflecting Sport England's objection to the planning application. The plan demonstrates how this is achieved by aggregating sports areas together. This requires significant re-configuration but similar amounts of open space are provided pre and post school development.
- VIII. Car Parking - Mixed views were expressed including both supporting the provision of an extension to car parking and against as this was likely to be predominantly as a benefit to the school. There is clear evidence that demand for car parking exceeds demand. Increasing car parking capacity will clearly be of benefit to users. A method of managing car parking to prevent space becoming unavailable if used by the school and its visitors needs to be identified. This and night time security needs to be investigated with the School.
- IX. Trees on avenue impact on pitches, roots on the path and non-native - The construction of the path using root barriers/membrane will prevent root damage to the path. The tree selection provides an appropriate scale tree (large enough to create a feature but not to adversely affect pitches). The majority of trees lost for the sports re-configuration are ornamental. The purpose of the avenue is also ornamental to improve visual amenity.
- X. Basketball - the value of the basketball court was raised. The community use agreement with the school needs to ensure that the multi-use games area is available outside of school hours at no charge.

- XI. Listed below in full are the responses that have been received in black type face and Officer response in red and italic after comments where appropriate

CAVERSHAM TRENTS

Please find below the response from Caversham Trents Football Club (CTFC). Following last night's meeting we have made a few minor changes:

1. Added back on our issue with regards tree roots, now that the type of tree is to be changed

The tree species proposed remains liquidambar

2. Noted that costs of any temporary move should be treated as mitigation

Costs have not been identified and no provision is made within the mitigation plan for cost of temporary re-provision

3. More strongly noted that new goals for the 11-a-side pitches should be provided, that make reconfiguration easier

It is anticipated new goals will be provided

4. Corrected cross-references

It should be noted that CTFC still prefers the Fit-4-All option that the club was involved with prior to the school considering the site. Therefore, this response should not be taken as acceptance that CTFC is in favour of the school being built. We will continue to object to this and any other Landscape Master Plan that offers no real enhancement of sporting facilities on MPF.

The consultation was requesting comment on the Landscape Master Plan (LMP), not other issues.

90% of CTFC members have endorsed the Committee stance with regards to the school, which is, "CTFC object to the current school proposal because it fails to deliver an Artificial Turf Pitch (ATP) that would mitigate the loss of pitches and / or substantially enhance the amenity value of MPF. An ATP was promoted by Reading Borough Council, the ESFA and the School's supporters. No ATP should equal no school. As a minimum we want planning permission for an ATP with floodlights to be in place for MPF prior to the Trustees giving the green light to a school being built". There are other areas of concern (e.g. car parking), but this is our main concern".

An ATP has not been identified within the Landscape Master Plan as there are insufficient funds to provide both an ATP and to rebuild the pavilion. Gaining planning permission for a floodlit ATP is recommended to be considered when this becomes a realistic prospect.

In a vote conducted this month, our members backed the Committee stance. Of the 152 votes cast 132 voted with the Committee, 14 against the Committee and 1 abstained. 5 votes weren't allowed. 90% of those who voted were behind the Committee, which if taken across our membership of approximately 500, then 450 members want to see an ATP provided at MPF.

An overall summary can be seen as:

A part from a path and new furniture CTFC see no enhancement to the playing fields that could not have been delivered by the Fit-4-All proposal. Capacity of pitches is not being

increased and the recommendations of Sport England are being ignored. True mitigation / increased amenity value will only be seen when an ATP is on the table.

Sport England provided commentary on the mitigation plan proposed by the ESFA. The Landscape Master Plan in Section 18 identifies how the provision of football pitches is increased and includes spaces between pitches to allow reconfiguration of layout and mix of pitches. An increase over current provision is provided.

This email will now answer the questions as requested and then give you additional comments and questions for clarification in Section 3.

Question 1a) Which of the options for the Pavilion should be pursued:

Fit-4-All should be pursued, but if a school is to be built then Option B should be pursued.

Noted.

Question 1b) What is the rationale for choosing this option or any other comments:

The reasoning behind this is:

- We should retain as large a hall as possible for community usage / events
- The current layout maximises the view, that will be left, of MPF from the Pavilion. This should enhance its appeal to potential hirers and also give the best possible views play area to users.
- From a CTFC it provides a perfect theatre area for our presentations to take place on our annual Presentation Day, whilst looking out on to all the other Groups playing their football.
- It's the cheaper option, which allows other enhancements
- The argument that Option A will open up a view of the playing fields is flawed when the car park is full of cars, as it will be most days.
- CTFC has started to hire the pavilion for younger age group futsal, a smaller hall would not accommodate this.

Noted.

However, can you confirm that any refurbished changing rooms will meet FA Standards? We believe that this is essential and would remind you that the Fit-4-All proposal had two sets of FA Standard Changing rooms.

The Landscape Master Plan identifies outline changes and it is not possible to provide detail on all proposals. Further consideration on how changing rooms can be provided should be produced as specifications for work are produced. If possible, within the space that is available, FA standard changing rooms should be provided.

In addition CTFC don't believe that the refurbishment of the pavilion should be handled by RBC. The fact that this is a Trust means that the refurbishment should be put out to tender for a competitive quote. The differences between Fit-4-All refurbishment and the councils rates are a joke. We should be getting value for money and not subjecting the Trust to onerous Council building rates. Any increase in building costs caused by the four year

delay and new more expensive plans resulting from a reconfiguration should be seen as mitigation!

The cost for refurbishment has been developed from work commissioned from Martin Arnold Associates providing cost estimates reflecting similar work undertaken on behalf of their clients in the last couple of years. Work would be let through a competitive process.

Question 2) Which of the further options (see sections 16 and 17) should be pursued (please provide comments on options identified and why)

1) CTFC believe that an ATP should be provided for the following reasons:

- 2508 voted for at least a small ATP and a further 125 voted for a enhanced ATP. Add our 500 membership that the CTFC Committee represents and that's a slam dunk result! (see also Q3 below)

This was addressed in the consultation report and it should be noted that the provision of both an ATP and pavilion refurbishment is unaffordable.

- The school supporters signed people up on a set of promised benefits to CTFC, which they can't themselves deliver

This relates to the consultation not the Landscape Master Plan.

- The consultation clearly showed an ATP

Addressed above.

- The severe lack of ATPs North of the river (refer to Question 6 and 7 below). Refer to previous emails on this matter

This does not relate to the limited parameters of the Landscape Master Plan.

- CTFC are in agreement with Sport England who note that, "There is also demand for an artificial pitch on this site and Sport England considers this is our preferred solution for addressing the issues raised by the Football Foundation and provide a replacement facility that will address our concerns regarding the quality of the pitch provided.

To meet exception 5, Sport England will usually require outdoor sports facilities to provide floodlighting to allow evening use throughout the year. This is not currently included in the plans and is a missed opportunity, given that the site already accommodates community tennis. Sport England would also like more detail of the proposed pitch surface (although this could be required through a planning condition).

In summary, Sport England considers that the proposal does not currently adequately meet the exceptions set out in Sport England's policy. Sport England (and the Football Foundation) still have a number of concerns about the impact of this proposal on a key site for community football which we consider the Council should require the applicant to address before planning permission is granted".

Sport England provided commentary on the mitigation plan proposed by the ESFA. The Landscape Master Plan in Section 18 identifies how the provision of football pitches is increased and includes spaces between pitches to allow reconfiguration of layout and mix of pitches. An increase over current provision is provided.

- CTFC are not after an ATP being provided solely out of the £1.32m. We agree with Sections 16.2.1/2 that matched funding and contributory funding should be explored to maximise the benefits to all users. This is what CTFC were working towards with the Fit-4-All proposal. However, CTFC are very much of the opinion that if an ATP is not the preferred method of mitigation, then planning permission including floodlights should still be in place prior to the Trustees allowing the school to be built as per Sport England. No planning permission for an ATP should equal no school. An ATP is the only item that enhances significantly the amenity value of MPF to CTFC. All the other proposals (paths, moving of playground etc) are for the benefit of the school. This is what our members believe as well, as per the recent vote.

Section 18 of the Landscape Master Plan gives an assessment of how changes to the landscape will provide a mixture of mitigation and enhancement. A number of the changes provide an improvement to the amenity.

2) Extension of Car Park should be considered a priority.

On the 24th March I shot a video of the car park that shows 72 cars in the car park. The video may be sent to any member who would like to view it. And I'm proud to say that despite the organised chaos the emergency access was respected! This was not as busy in terms of matches as it can be and was the weekend before Easter, so winter training was still taking place away from Mapledurham. After Easter our Girls teams and others return to MPF for summer training. The traffic survey failed to take account of the true usage of MPF by CTFC and others through out the week, but especially on Saturdays, and Monday nights. If the school hires out their hall and a rejuvenated Pavilion is hired out on Saturday mornings then alongside our increased usage from next season (more MPF based teams) then we are talking a demand in excess of 100 cars, plus drop offs.

Conflicts of use of car parking will undoubtedly occur. Methods of managing car parking will need to be agreed in any negotiations with the ESFA in relation to property matters.

It should be noted that we already encourage our own parents to park responsibly in Chazey Road and Hewett Avenue and this advice is given to home teams who travel from as far afield as Twickenham. The Committee is also looking at how we can encourage more car share etc. bearing in mind that our foot print is the whole of Caversham, Emmer Green, Mapledurham and parts of reading immediately South of the River.

Provision of formalised entrances on Chazey Road and Hewett Avenue will support this activity.

Matches played that weekend were:

0900 U8s training
 0900 U15 Blues V Woodley
 1000 U11 Girls V Wokingham & Embrook
 1045 U11Blues V Ascot
 1100 U18 Blues V Crookham
 1100 U14 Blues V

The previous weeks matches were:

1000 U8s Training
 1015 U11 Girls V Wargrave Girls Vipers
 0900 U12 Whites V Hawley raiders
 1115 U12 Blues V Langley Crusaders
 0900 U13 Blues V Woodley Wanderers Youth Dynamite
 1030 U13 Golds V Woodley Wanderers Youth Jaguars
 1200 U13 Whites V South Reading FC Sharks
 1030 U18 Blues v Frimley Green FC

Photographs have previously been provided of this weekend to show how many cars can currently park on the driveway, which can take the total up to 80 in the car park at any given time.

We see all car parking as mitigation given the evidence that can be provided of our current vehicle usage in the car park, that puts the comprehensive traffic survey to shame!

The Landscape Master Plan does not review the assessments made within the planning application. Steps taken to better cater for existing and expected community use (rather than school activity), such as extending the car park is an enhancement.

3) CTFC don't believe that spending an extra £94,000 on drainage offers the maximum benefit to football.

This is better served by putting this money towards the provision of an ATP, which has all the benefits of 1) above.

There is not sufficient for both an ATP and pavilion refurbishment. Drainage and ground levelling will be required as part of a subsequent development of an ATP.

Indeed before any drainage or levelling is planned for, the location of an ATP needs to be agreed. It would be ludicrous to spend money on making a pitch "Good" and then building an ATP on it. There is a need to advance plan all phases and get all planning permissions at once. CTFC has identified three possible locations

See previous comments.

- On the current Pitch 5 (in front of the shed). Fewest houses, floodlights already used in vicinity and accessible from the proposed central path or alongside the tennis courts
- Where playground is currently sited. Furthest from all houses, served by the central path and could be shielded by trees. Also breaks up what could be a park of football pitches, which we note other users are beginning to complain about.
- Next to the school making it accessible to the school for sports.

Location of an ATP is not addressed within the LMP.

CTFC believe that talks need to be opened between Sports Users, Trustees, Planning Officers, Sport England and the School with reference to the siting of a floodlit ATP. We don't want to see money wasted.

See previous comments relating to timing of seeking planning permission.

4) CTFC believe that the basketball court should possibly be retained and enhanced to include football as per the Wideopen Case Study that has been copied to all on this email previously. Councillor Ballsdon, Councillor Hooper and yourself all thought that this may be a good idea and you noted the success of similar facilities South of the River at the Consultation Meeting. This may not be necessary depending on your answer to 2) below.

Alternative method of provision of MUGA is identified within school boundary, use/access to be identified within community use agreement.

5) CTFC do not believe that the relocated playground should obstruct the view from the Pavilion on to the playing fields and / or that it needs expanded. Money would be better spent on enhancing sport. This view is based on the fact that:

- The MPF Playing field already has more play items than the current Westfield Road Park. This park currently serves three schools (St Anne's, Thameside and The Heights). Peak demand lasts no more than 30 mins to an hour after school, after this time the facilities meet the demand of the local population. We have not seen a campaign for more play facilities at this site. Indeed the school seems to be saying that this site is under used.
- The area surrounding MPF is an older population with the majority of the school (younger population on the opposite side of the Woodcote Road and better served by the Albert Road Park, therefore I doubt their parents will walk to MPF out of school time when they have a good facility at Albert Road.
- If out of school time the demand for extra play facilities on MPF quadrupled (or more) the existing size of playground would cope.
- The existing play facilities meet demand during CTFCs usage even when MPF have the siblings and players involved in the above games using the playground before, during and after games
- Peak demand would be generated by the school and therefore should be considered mitigation not enhancement.
- Any expanded playground would impact on the view of the Pavilion, which we have always campaigned to maintain an unobstructed view to the playing fields.
- the current playground should fit nicely behind the tennis courts and be served from the central path and the path down the side of the tennis courts.

The play area at Westfield Road Recreation Ground is unable to cater for the level of use at peak times. The provision at Mapledurham is poor with poor access. Better provision and location is anticipated to increase use. It is not anticipated that the school will make use of the play facilities and children using the playing fields outside of school are beneficiaries of the Trust. A new location for the play area should be considered. Location adjacent to the tennis courts has been identified by a number of respondents.

6) CTFC are neutral / slightly against boundary fencing.

There has been none in the past 10 years and CTFC have never felt the need to have this area fenced off. We are against them as there is a risk of creating path lines across the pitches to the right when looking from the Pavilion (see later).

Other responses to the consultation have identified requests have been made for the reinstatement of the fencing. Entrances and a path network are provided to promote and control access.

7) CTFC are neutral on a trim trail, we may even be able to incorporate it into training

Further discussion with CTFC should be undertaken to ensure design of a trim trail may be used to enhance use of the grounds.

8) CTFC don't see how improved signage costs £5,000 given recent quotes for our own signage.

Is such signage needed? Should we not be looking for one sign noting all that is on MPF and paid for by the development? Whose sign gets most prominent position the school, the Pavilion or the football club? Could this be the battle of the signs?

Relatively discreet signage at entrances on Hewett Avenue and Chazey Road will prevent a collection of signs at these locations. Combined signage should be developed for the main entrance on Woodcote Road.

9) CTFC are of the opinion that any surveys and fees (i.e. planning and archaeology surveys come under mitigation).

They are only needed as a result of the school.

Only fees associated with elements identified as enhancements will be charged to the premium. All fees associated with mitigation works will be funded elsewhere.

10) CTFC fail to see how 5 trees cost £2,000 yet landscaping around the Pavilion will cost £25,000?

To one side you have a car park and to the other you have open playing fields. The area by the tennis courts is already tree lined. The only landscaping is therefore mitigation to hide the school from the Pavilion. In addition, the replacement of all trees has to be mitigation.

The avenue of trees is identified as mitigation for trees lost to accommodate reconfiguration of the football pitches. The specimen trees are specifically to provide additional points of visual interest.

11) CTFC agree that a maintenance fund of £100,000 would be prudent.

Noted.

12) CTFC believe that main central path lighting will benefit the community. This would also play a part in getting to the location of any ATP.

Noted.

Now that there has been a request to change the type of trees by the paths, CTFC wish to raise a previous concern that when considering the selection and location of tree's long term root growth is considered, both in terms of impact on the football pitches and foot paths (future maintenance costs).

Liquidambar were identified due to both their visual amenity and seasonal interest along with their scale. They will provide both interest and not interfere with pitches. Their spread is not as great as trees such as London Planes or oak. Membrane/root barriers will be used to prevent damage to paths. Leaf fall will be no different to other areas where trees are already adjacent to football pitches.

13) CTFC note that two sets of changing rooms are in the Fit-4-All proposal. Whilst they are on our wish list, they don't come before an ATP for all the reasons in 1 & 3 above.

Noted but an ATP is not affordable as previously identified.

Questions That Need Answered:

1) Can the Council / Trustees guarantee that it will not be possible for the School to request the fencing off of Pitch 1 on the grounds of Health, Safety and Security. Exactly what the School is requesting on Westfield Road. What is the difference on Mapledurham, which is near the very busy Woodcote Road?

The Landscape Master Plan cannot address what the school may request. No plans are identified for fencing pitches and any request would need to be addressed by the Trustees.

And to quote one of our Committee Members responses to this consultation, "I appreciate it's a minority, but some dog walkers should hang their heads in shame. The amount of dog mess I have had to clear up this year turns my stomach, quite literally. At the very least, the mitigation needs to include many more dog bins and wardens who actually fine people".

Additional furniture has been identified as an enhancement.

If there is a risk, no matter how small, then this should influence the location of the "Good" pitches.

2) What does (free access to the school Multi Use Games Area (MUGA) to offset the loss of the basketball court actually mean and will this be floodlit? Does it have planning permission for floodlights?

- Does free mean you won't be charged but have to book a session through the school?
- Does free mean you can walk on anytime outside of school hours and play?
- Does free mean it will be free to use throughout the daytime in school holidays? This must be part of any CUA. Or will the school be hosting Energy Kidz again, something that they have tactically dropped since this was pointed out within our previous objections.

The CUA will need to address hours of use. The LMP assumes access at nil charge outside school hours.

Our parks are always underused according to some. But I can honestly say that members of the public do use this facility regularly and if you put some goals up it's usage would increase further, as you and Councillors Ballsdon and Hopper noted in the July consultation.

This report makes a lot of comments on the accessibility and lack of light of the current basketball court, but fails to really show if either of these will be resolved for members of the public, under this proposal.

Regular visits by numerous Parks Officers over recent years have identified that the current basketball court is used significantly less than similar facilities in any other park. Provision of a higher quality facility that is more readily accessible will result in greater use.

3) CTFC would like to know on what basis you placed the provision of an ATP as neutral?

We disagree with your initial response that noted "The same numerical weighting has been given to all respondents in the analysis of the survey results with all individuals views being given equal weighting. The provision of football has been given a very high priority alongside the provision of the pavilion. Sport England have identified the provision of an ATP as a method of providing sufficient capacity for games, this does not necessarily mean this is the only method of doing so, the plan sets out a method of providing the necessary capacity".

The consultation has previously been evaluated and reported to the Trustees. Equal weighting has been given to individuals. Sport England has identified an ATP as a method of providing sufficient capacity. This was considered by Planning and the LMP shows how demand will be accommodated.

CTFC note that 2439 respondents voted for the package that included a small ATP, therefore you didn't need to vote for the small ATP again, but an extra 69 votes were gained, making it a total of 2,508 for a small ATP and 64 against. And that excludes the opinion of the CTFC Committee which was representing the opinion of it's 500 members. In the words of Councillor Ballsdon at the last MPFMC, this is a "Slam Dunk Result" in favour of an ATP. IT IS NOT NEUTRAL.

As previously identified, provision of both an ATP and pavilion refurbishment is not affordable. In the LMP report to the Trustees Sub-Committee on 9th January 2018, the key features of the LMP were identified in light on the consultation results.

Again a further 125 + CTFCs membership are for an upgraded pitch, with 138 against. This is another Slam Dunk result in favour of an enlarged ATP, if you give the club the recognition it deserves!

Please see previous comment.

What is the point of consulting with a Committee the represents 500 members when you give our feedback no weighting in Section 2?

See previous comment.

4) Can you clarify the provision of pitches in Section 8.3.

In previous discussions we were led to believe that pitches to the right of the path (when looking from the Pavilion) were all graded good (including 9-a-side pitch).

In order for pitches to be identified as good, improvement to their current condition is required. They are currently identified as standard, not good.

We also believed that all pitches to the right would be drained as mitigation and that improving all pitches to the left with drainage would be enhancement. What has changed?

The pitches to the right of the avenue are being improved through re-grading, not piped drainage.

5) In section 17.2 you note that £94,000 can be spent on Sports pitch (levelling / drainage and ground preparation), but don't quantify the benefit in terms of pitch usage. Please can this be quantified?

Installation of piped drainage will increase the level of usage pitches are able to sustain by 50%. The levelling and re-grading will allow pitches to be moved and reconfigured to allow more flexible use. In addition this rotation of pitches or reconfiguration in mid-season is likely to reduce the amount of times games need to be cancelled.

6) CTFC would like to know what provision there is of ATPs South of the River within Reading Borough Councils boundaries, whether controlled by Reading Borough Council or others and what the quality and size of these pitches are and what time restrictions are on their usage (i.e. the only provision North of the river is a basic full size ATP with planning permission to 8.00pm).

The LMP addresses facilities provided by the Trust, not Reading-wide provision.

We should also bear in mind that South of the River you also have a full size 3G pitch at Piggott School, a 9-a-side 3 G in Woodley and the Goals Centre in Woodley. Unfortunately between Woodley and Caversham is Sonning Bridge and Cemetery Junction.

7) CTFC would like to know when the Playing Pitch Strategy for RBC will be published and have the conclusions, even if draft, been considered in this proposal. If it has been published can we have a copy and will this increase ATP provision North or South of the River?

The LMP addresses provision at Mapledurham, not RBC wide provision/future policy.

8) Can you please clarify the statement in Section 14.1?

With the exception of a path, exactly what facilities are being introduced for the less fit and mobile? Do seats really cost £2,000 a time? Don't people bequeath these nowadays? I was reading one Council who has had to stop anymore sets being donated.

This is addressed in Section 18.15 of the LMP. Prices identified related to costs experienced elsewhere. Where opportunities arise to make savings, these will be explored. For the purposes of the plan, costs experienced elsewhere are used to ensure a true reflection of what can be afforded is presented.

9) Is the best area for "Good" pitches in an area where the paths / access points create a short cut from the top of Hewett Avenue to the School / playground?

Please refer to the clubs previous concerns and take Christchurch Meadows as a prime example, where an 11-a-side football pitch can no longer be sited due to the short cut to the pedestrian bridge.

The paths have been identified as a way of encouraging people to follow preferred routes.

10) Once the school is built what is to stop them locking off the MUGA, Car park and not enforcing the car park management regime? If they did, who would need to take legal action against them and at what cost to the Trust?

This is outside the LMP. Formal arrangements between the Trust and school will identify how facilities are managed.

11) Please can you confirm that the clubs reasonable demands for a six month relocation can be met?

I have had no feedback from the club's email. Additionally, this plan suggests that MPF will be out of action for at least one year. This was not what had been stated previously. Please refer to previous correspondence which noted:

With regards to any potential disruption the preferred solution would be:

- 1) Stay as close as possible to Caversham;
- 2) Undertake the works in one hit with teams moving from May to December 20XX, with a contingency plan of remaining for the full season if work / weather conditions dictate that we can't move back in January 20XX;
- 3) The majority of teams to be based at Christchurch Meadows;
- 4) Emmer Green to be used by older teams (possibly one or two Saturday games a week max);
- 5) Shiplake Rec to be considered for some 11-a-side teams, please can the Council look in to this possibility; and
- 6) Council would need to provide the markings etc. as the Club is not in a position to do so.

The above should have the following advantages in that:

- 1) Less disruptive to CTFC, we don't want to travel to Prospect Park or Palmer Park and there are no other solutions North of the River;
- 2) Less disruptive to the residents and other MPF users. Building disruption at the same time as the school and in one hit;
- 3) Less work for the Council, you only have to plan for 6 months and plan one big works project, rather than two smaller ones; and
- 4) Less cost, undertaking the work in one go must have economies of scale.

Once the LMP has been agreed or otherwise, it is appropriate to identify the detail of many arrangements such as providing alternative facilities for CTFC. It is not practical to address all potential issues and variations at this stage. It is accepted that it is important that CTFC is supported in continuing to thrive during any transitional arrangements. If work is

undertaken in late summer onwards, the park should be affected for approximately 5-6 months.

As there are economies of scale to be had by completing the works in one go the club would like to see incorporated into the plans at least one, but preferably two, small fenced off hard standing areas for removable goals and / or even roll on / roll off goals. What we don't want to see is the old square goals re-appear.

This will need to be addressed at a detailed planning stage.

We also have to look at accommodating our Sunday League teams and Westwood as we don't want to lose these partners. Are the Christchurch Meadows changing rooms still operational? One Sunday League team could play B2B with Emmer Green and another could possible play at Shiplake?

This will need to be addressed at a detailed planning stage.

The club believes that all expenses related to a temporary move should be met through mitigation. Teams, including Sunday League teams, should have pitch costs paid for that period as compensation caused from the inconvenience of the move.

While support needs to be provided, free use is not identified within the LMP.

12) Please can our request for extra storage facilities be met?

See paragraph above. If we are to rid MPF of onerous costs then the first place to start is by removing the £3,000 that it costs to put up the goals every season. £3,000 purchases three sets of removable goals, that if taken down prevents over usage by the public. The other option is roll on / off goals but these still need stored.

This will need to be addressed at a detailed planning stage.

Additional storage facilities are a high priority for the club.

I think this ends all our questions and points for now.

Kind Regards

Steve Brown, Club Secretary, Caversham Trents

FURTHER RESPONSE FROM CAVERSHAM TRENTS

From: Caversham Trents FC [<mailto:cavershamtrentsfc@ntlworld.com>]
Sent: 09 June 2018 10:11

To: Edwards, Deborah (Councillor); matt.rodga.mp@parliament.uk; Ayub, Mohammed (Councillor); Hoskin, Graeme (Councillor); McDonald, Claire (Councillor); Steele, Tom (Councillor); Woodward, Paul (Councillor); Absalom, David (Councillor); Jonathan Wood; Vicky Aston; Hopper, Ed (Councillor); Stevens, David (Councillor); Nigel & Julia Stanbrook; Brooks,

Chris; Keith Knee Robinson Ballsdon, Isobel (Councillor)
Subject: CTFC - Landscape Plan Response (Amended)

Dear All,

Apologies I meant to forward this to you all after i had sent it to Ben. Below is the Caversham Trents FC response to the attached Landscape Master Plan.

The Committee and our membership strongly believe that the ESFA and RBC need to deliver an Artificial Turf Pitch (ATP) or there is a lack of any real benefit to CTFC, it is just mitigation.

If an ATP is not delivered then CTFC and members of the public have been stitched up as original plans and the consultation document and the School's own supporters were selling this benefit to CTFC and members of the public. 2,500 members of the public and the 500 CTFC membership wanted an ATP, as did Sport England!

NO ATP should equal NO school. That is the message that is being sent in the very strongest terms from our membership. Even if the school is built we will be the largest user group of MPF / Pavilion.

With Girls football massively growing and our youth set up continuing to grow it's important that the Trustees recognise that grass and ATP pitches are at a premium north of the river we need to see policies that will allow voluntary organisations like ourselves to grow the game and keep our youngsters off the XBOX / Play Station and on the football pitch, with all the health benefits that sport brings!

Kind Regards

Steve

The development of both the ATP and Pavilion are not affordable. The levelling of the sports turf areas (and draining the area around pitch 1) are mitigation. The drainage of the area to the south of pitch 1 increases the number of games that can be played on those pitches on that space each week by 50% and is an enhancement. Making funds available to support future funding applications will assist in developing facilities in the future.

FRIENDS OF MAPLEDURHAM PLAYING FIELDS

Hi Ben

Thank you for asking us to comment on the Plan. This is the reply from the Friends of Mapledurham Playing Fields. We have limited our comments to those aspects affecting Ecological aspects of the plan.

Firstly, we would not have to be making these comment if it were not for the threat of the school development. The development itself is largely well away from the more sensitive wildlife areas. However, the revised layout of football pitches has a devastating impact on the mature trees - particularly the Poplars between the existing pitches and various species around the playground area. Many of these trees are at least 40 years old, and their removal is detrimental to birds, insects and bats that are attracted to the food sources around mature trees.

The Landscape Plan sacrifices the mature trees in an attempt to satisfy objections arising from the loss of football pitches, and is detrimental to the ecology of the site.

No amount of new planting can immediately replace the lost habitat and it will be decades before the new trees approach the size of those that are being removed. To mitigate the impact our general thoughts are to insist on native species planting throughout the site, with individual trees being as large as possible. An ongoing watering regime must be put in place to ensure the survival of all new planting.

We have two issues with the proposed Avenue of Trees. Firstly, as stated above, they should be native species rather than ornamental. This will maximise early colonisation for dependent animal species.

However, we have an issue as to whether the Avenue is appropriate. The Autumn leaf fall will surely interfere/obscure the football pitch markings, and in time the roots & risk encroaching the playing area leading to unsafe surfaces for the footballers.

We also note that there are no indicative costs for the Avenue of Trees or for the Path that will bisect the pitches

The avenue is being planted to replace the trees lost from the centre of the park and others that may interfere with football pitches. These are predominantly ornamental non-native trees. The selection of liquidambar is based upon their size and visual amenity. They will have no more impact on pitches than other trees currently adjacent to pitches (leaves or roots). Choosing large trees will have a detrimental impact on the sports surfaces. Costs for mitigation works (such as the path and avenue) are not identified within the LMP as they are not being funded from the premium.

Reference is made to additional planting in what we know as "The Clumps" - the discreet planting areas adjacent to the property boundaries of Chazey Rd. We do NOT want this planting.

Each existing area of plants was chosen to have a different theme and thus support different animal species. The trees & shrubs were all sourced locally, and to undertake in-fill planting will destroy the carefully thought-out schemes that have been in place since 2001.

We are happy to let self-sown trees inhabit these spaces but in-fill plants are not required. A cynic might say that the proposal is a way of claiming increase new planting volumes, but fails to respect the original intentions.

The LMP does not suggest planting in The Clumps.

We propose that there should be additional planting in the sloping grass area between the gardens of Knowle Close and the existing line of trees and shrubs that extends towards the basketball court. It would be of great ecological benefit to see this area planted with native species such as Oak, Field Maple, Hawthorn, Silver Birch etc. At present it is close-cut amenity grass. A winding path could be created through the new trees, joining up with the existing access point into woodland adjacent to St Peter's Ave gardens.

The 'Friends of' group have gradually increased the diversity of the field margins in this area and we are in favour of extending this and creating a larger wooded area as part of the Landscape Plan. The area in question is shown by the red oval in the attached photo.

Approximately half the area identified below has already been planted with native whips and by the Friends Of Group. Further extension of this area could be considered. However, when football games are being played, this space may be valuable for general recreation.



Thank you

Steve Ayers

Friends of Mapledurham Playing Fields

Thank you for giving me the opportunity to speak at the meeting on Tuesday. I declined as Nigel had correctly summarised the written views of the 'Friends of Mapledurham Playing Fields' and I thought it inappropriate to add anything at the meeting that had not been in our written submission.

However, I came to a conclusion at the meeting that the football needs are being given priority over all other concerns including ecological, aesthetic and the needs of casual users. I have every sympathy for CTFC but there are many other people who use and enjoy the fields for dog walking, picnics, casual games, kite flying, etc

We stated concerns about the removal of all the mature trees in the middle of the playing fields. Apart from the ecological loss these trees greatly add to the visual appearance of the fields and provide shade on hot days.

I do wonder whether there might have been more objections to the planning application had it been made clear that there was a plan to remove all these trees - the document stating this was 'buried' way down the list of documents and unlike some road improvements was not highlighted in the information I was sent.

Whilst these are my personal views, I am confident that they will be shared by all other 'Friends' and also by the many 'non football' users of the fields.

I urge that you and other decision makers bear this in mind.

The LMP does not address how the planning process was undertaken. The aim of the LMP is to ensure that the amenity value of the playing fields are protected and enhanced. One of the few quantitative measures of value is the amount of sport that can be played. There is an improvement in the quality and the carrying capacity of the pitches. The total amount of space occupied by sports turf is similar to the existing arrangements. The new avenue of trees has been identified to provide visual amenity and will obviously provide shade. Specimen trees will also provide similar benefits. It is not possible to maintain a similar level of sports provision and other recreational facilities without a whole scale change of the site. It is accepted that loss of mature trees will have a negative impact until new plantings mature.

MAPLEDURHAM PLAYING FIELDS ACTION GROUP

Thank you for the opportunity for MPFAG to comment on the Landscape Masterplan for MPF.

I must stress immediately in the strongest possible terms that our 500+ members continue to utterly oppose plans to allow a school to be built on land held in trust which has a specific aim of providing recreation only. This is exacerbated further because allowing a school to be built will mean a variation to the trust to include education, which is completely against the aim of the trust set up by Charles Hewett in 1938. It will make the site vulnerable to further development which is totally unacceptable, especially when other, better sites are available which are not held in trust.

This is not the purpose of the LMP.

The Landscape Masterplan is very clearly geared towards the needs of the school and sporting activity at the site rather than the beneficiaries.

The LMP considers the impact on beneficiaries. Section 18 clearly addresses what the benefits are. There will be significant benefits to people who may use the school as members of the local community and as beneficiaries.

MPFAG would like to point out that the aim of the trust is to provide a site for recreation and leisure which relates to relaxing pastimes such as dog walking, picnics, meeting friends, taking children to play games or simply seeking the peace and tranquillity offered by green open space. The current proposals will overuse the playing field and create a situation where the school and sporting activity will totally dominate at the exclusion of those seeking the simple recreation and peaceful tranquillity it was intended to provide. It also attempts to reduce the size and therefore amenity value of the pavilion, which until recently has been an important community hub. All of this is totally unacceptable to the beneficiaries.

The LMP identifies a series of changes that will support and promote increased use. This will reduce tranquillity. The vast majority of changes are for the benefit of the local community, not the school. Option B for the pavilion will retain the building in its entirety.

A small delegation of MPFAG supporters including myself, met with Matt Rodda, MP Reading East, last Friday and he raised what he considers to be a really critical point. He said, "there must not be winners or losers where the Heights school is concerned". At present there is a very clear distinction between pro-school and those opposed to the school proposals because of the irreversible damage it will cause to the trust site. It is this "winners and losers" situation which is causing such deep divisions across the local community. These could easily be healed with a fresh approach by the council. Let me highlight the current issues:

- ☐ Winners- include The Heights school, its trustees, parents of primary aged children in the area, RBC because of the cash injection offered by the ESFA and the ability to create a variation to the trust to allow further development, the Conservative party because Free Schools are high on their agenda, the ESFA who will achieve a target and TP Bennett and associated contractors and developers who stand to earn large sums of money from the construction and any future enhancements.
- ☐ Losers - all residents who live in the area or roads in close proximity to MPF. Caversham Trents and other visiting football clubs who will lose valuable pitches. Mapledurham Lawn Tennis Club who will be gradually eased out of their courts by dominance of the school on the car park and playing field. Dog walkers who

will face restrictions in terms of allowing dogs off of their leads. Pavilion users of all age groups who will almost certainly end up with either no pavilion, a much smaller pavilion or a partially restored pavilion which is unattractive aesthetically. Other losers will include Friends of Mapledurham who will see the environment gradually encroached, casual users who picnic, meet friends, hang out or visit to play basketball or other impromptu games of sport. It will also deny future generations a public green open space to visit when they leave school and want somewhere to meet with their friends.

An assessment of the impacts of the changes is made at Section 18 of the LMP that reaches a different conclusion to the comments above. There are no proposed restrictions on dog walking, an option for a fully restored pavilion as per existing provision, increased capacity for sport and improved access are identified.

- Solution - RBC could easily create a win/win scenario by finding a location which does not impact the “losers” and which provides the “winners” with everything they dream of in a permanent site. This would include room to expand, car parking for more than 100 vehicles, improved road access, no close proximity to residential housing and space for fantastic playing fields for their exclusive use. I can think of at least two sites which were put forward in the original 5 included in the council’s consultation document but which were dismissed, which would fit the win/win criteria.

This is not addressed by the LMP.

LANDSCAPE MASTERPLAN FEEDBACK

It is against this background that I have highlighted specific concerns on the document itself and have provided a short summary of critical points below.

1. How can such a plan be produced until the Community Use Agreement has been drafted and agreed?

The plan identifies changes to the site that will improve facilities for the beneficiaries. The CUA will need to be considered in light of the proposed LMP.

2. Without a business plan, how can MPFAG judge whether it is a sustainable plan?

The plan identifies a number of changes with the Council continuing to maintain the park as per existing arrangements.

3. If the plan differs from the plan which RBC resolved to grant planning permission, as submitted to the Secretary of State, will new planning permission have to be sought to incorporate any changes?

The LMP does not address planning permission for the school. A planning application will be required for the identified works.

4. The majority of proposals in the Landscape Masterplan are clearly mitigation. There are no visible enhancements whatsoever to the object of the charity (recreation), only reductions or proposals which serve to benefit the school only. A hypothetical question easily illustrates this point - “if RBC were given £1.36m to invest in

improvements to the trust but no school was involved, would footpaths, cycle paths, reconfiguration of pitches and relocation of the children's play area still form a critical element of the plan?" I think you already know the answer!

This is addressed within Section 18 of the LMP.

5. How will the proposed expansion of the pavilion changing rooms, agreed by RBC prior to the school coming along, be accommodated by the Landscape Masterplan?

The LMP identifies two options for the pavilion.

6. Why is there no mention of a Deed of Dedication to protect the remainder of the site from any further development?

This is outside the scope of the LMP.

7. Where is the compensatory land? The NPPF states that any loss of green open space must be replaced by land of equivalent or better quality in a suitable location". The Local Plan CS28 Core Strategy goes further by saying "development on open space will not be permitted, and even further still by giving a specific designation to MPF as Local Green Space (LGS) with specific protections. Therefore allowing an development other than for recreational purposes only, is contrary to both national and local planning policies. The onus is on the council to prove why this planning application should not be refused. The argument put forward by the planning officer that "this is a balance of equivalence between two competing uses of the land," demonstrates a general acceptability by the council that a school on this site will benefit the loss of land. This is not a position which MPFAG accepts and we believe this can be subject to legal challenge.

This is outside the scope of the LMP.

8. Where is the traffic management plan and arrangements for off-site parking?

This is outside the scope of the LMP.

9. The landscape plan proposes extending the car parking in the area to the north of the school. It notes that there will be a need for car park management, but fails to explain how this will be effected or by whom. There is widespread general concern that the school parking provision is woefully inadequate. It seems very likely that the extended car parking could be fully occupied by school helpers, visitors, suppliers and after-school club organisers, etc. I would most interested to know by whom and how the car parking management will be operated, or if there is no explanation then submit this as an objection to the plan.

This is outside the scope of the LMP and will be subject of a separate agreement.

9. How will parking and egress to the site from Hewett Avenue or Chazey Road benefit local residents who are also beneficiaries of the site? Parking and travel by school users will cause massive daily disruption, untold friction and immeasurable pollution. There is absolutely no benefits in such arrangements for local residents and, worse still, no sign of any mitigation proposals by the council in this plan. What protection will be offered to residents in Hewett Avenue and Chazey Road by the council to

prevent any school traffic from entering, stopping or parking there? This is a definite objection to the plan.

This is outside the scope of the LMP.

11. The tight configuration of pitches proposed in the landscape plan, which is further constrained by the introduction of permanent footpaths, causes major problems in terms of wear and tear, safe run-off, no ability to incorporate additional recreational facilities such as a skateboard park, cricket pitch, bowls club, expansion of the tennis club and other recreational or sporting facilities. This is a major objection to the plan and totally unacceptable.

There is space between pitches and flexibility in how they can be arranged to allow reconfiguration and a greater variety of use than currently exists.

12. MPFAG would like to establish that all funds received by RBC from the sale of land to the EFSA should remain in a separate account in the name of the MPF charitable trust. A treasurer for the trust must be appointed and designated as responsible for the Trust accounts. Trustees will ultimately be responsible for the use of those funds. None of those funds can be used for anything other than improvement of the playing fields for the community (many of the enhancements suggested are actually mitigation). No cost of mitigation should be considered for any use of Trust funds. All work that is only required or desired, or clearly benefits the school more than it would provide benefit to overall users, should be considered mitigation and paid for by the EFSA or RBC. Unless such an arrangement is agreed, this is another objection to the plan.

This is outside the scope of the LMP.

13. A major point that is not mentioned at all in sections 5.2 & 5.3 relates to the impact to dog walkers during the closure of the grounds while the pitches are being reconfigured. Does this mean that MPF will not be available to dog walkers for many months while the work is taking place? If this is the case, what alternative arrangements will the Council make to accommodate local residents who walk their dogs there daily (approx. 500+ per week)? Unless this is clearly documented and agreed by dog walkers, this is another serious objection to the plan.

Dog walkers will be able to access parts of the site not affected by the groundworks. This is obviously less than the current space and no further provision has been identified.

Additionally, I have highlighted and added other comments besides those in paras 1-12 above, to a copy of your document attached above. You will see that many further objections are raised in yellow highlighter on your document. The plan is virtually entirely mitigation with no enhancements whatsoever to benefit everyday users of the playing field. Everything is geared towards the needs of the school and parents, such as the footpaths and cycle paths, all of which MPFAG totally objects to. Until a very different plan is produced to show actual enhancements to the recreational amenities at the site, I would hope that the Charity Commission would also object to the scheme and prevent RBC from proceeding with the sale of land or a variation of the trust to benefit the EFSA.

An assessment is made at Section 18 of the LMP and reaches a different conclusion to the points above.

I would reiterate that MPFAG remains totally opposed to any plans to build a school on MPF, or to seek a variation to the trust, and will continue to fight such proposals vigorously and by legal challenge should it become necessary.

Kind regards

Martin Brommell, Chairman, Mapledurham Playing Field Action Group

WARREN AND DISTRICT RESIDENTS ASSOCIATION

Hi Ben

In response to your draft Landscape Master Plan a summary of our comments is:

WADRA Comments

1. In spite of its aim of “Maintaining the character of the site” this draft plan manages to achieve total disruption and dislocation of the Trust’s recreational activities for a protracted period. The ostensible reason for the plan is to accommodate the wants of The Heights Free School, yet these are scarcely mentioned; giving it an air of unreality.

There will be significant disruption during the period of works. The aim is to provide better facilities in the longer term.

2. To put this back into perspective, the extent of the proposed school’s hours and days of operation and its demands for the use of pitches and access to public areas of the Playing Fields need to be a central statement. These can then be taken with the usage of existing recreational users to show the whole. Similarly, the availability of the school hall, with its capacity and terms of hire, need to be clearly included. Booking arrangements for the hall and MUGA must be explicit.

The LMP does not address community use of the school hall. Priority will be given to community use of the fields outside of the school day. Free use of the MUGA is assumed within the LMP.

3. It is unfortunate that the character of the site has been disregarded, to the extent of sweeping away all central trees and proposing to import an exotic avenue; what is wrong with a robust native species like hawthorn for goodness sake, if such a feature is favoured? The replacement planting omits to provide any mitigation for the loss of the belt of 100 or so mature trees and the only specimen oak on MPF, to be swallowed by the school’s footprint.

The LMP addresses amenity value and the tree planting considers the loss of trees through the reconfiguration of sports pitches. These are predominantly ornamental. The liquidambar have been chosen for their visual amenity and scale. Hawthorn is significantly smaller having a lower impact than the recommended liquidambar.

4. The focal point of the Playing Fields should remain the Pavilion; it should certainly not be hemmed in by a relocated playground. This needs rethinking. Also, the obtrusive nature of a two storey school should not be allowed to dominate; it should be painted a colour to blend in with its surroundings, rather than stark white emphasising its bulk.

The LMP does not address the school design. Location of the play area to adjacent to the tennis courts will address concerns about the relationship between the pavilion and fields.

5. There are many matters listed for mitigation, chief among them the inevitable conflicts at school run times in the decimated carpark and probably around the neighbourhood. However the plan does not offer any scale of magnitude to

demonstrate how well the issues are mitigated or enhanced. Also, a number of claimed enhancements are really mitigation, being only for the benefit of the school. This aspect needs some work.

Section 18 of the LMP considers the impact on amenity of the changes. The conclusions are different to the points above.

In terms of your questions about the Pavilion we are keen to see it back in operation without further procrastination to obviate further disruption to Users.

This is outside the scope of the LMP.

Further options can be considered while an agreed Landscape Plan is debated.

Regards, Robin Bentham

Dear Ben,

Please note that any replies to the Master Plan for Mapledurham Playing Fields does not denote approval or endorsement of the sale or lease of land at the Mapledurham Playing Fields Charitable Trust, which, as detailed in the Trust Deed should only be for recreation and leisure. This school or any school does not fulfil the requirements of the Trust Deed. My replies to this 'Master Plan' are only to protect the Charitable Trust as much as possible if this illegal land take and development are to go ahead.

I have a considerable amount of questions listed below within a narrative. I appreciate that this will take considerable time for you or the EFSA to reply to, but these are questions that must be answered if, against Mapledurham Ward residents wishes, the school is sited at MPF. Could you also please indicate when a revised Planning Application to include all of the additional mitigation and enhancement work will be available? The Community will expect that all of this work would be put forward in a single application or the enhancement work would be approved and commenced immediately.

Please see my replies and questions below. Thank you for your continual effort to engage with the community.

Best regards,

Elisa Miles

Q1 A: which of the plans should be pursued.

Again this is not an endorsement of any sale or lease of land at MPF, but in the unfortunate event that the EFSA is allow to take recreation trust land for a school, then it should be made clear that Option A is NOT ACCETABLE to the community. This would allow the school to take over even more of the playing fields and reduce the use by the community.

This is outside the scope of the LMP.

Q1B:

Option B is preferable, but has some problems that must be addressed.

Plan B - Refurbish whole existing pavilion is the only option that will be acceptable to the community. As part of this refurbishment, the extension, also planned by the community must be included. For this to happen new designs will be required and must be paid for as mitigation as the original plans are no longer workable if the school is to be built as planned. Additional costs to the refurbishment based on our 2015 estimates should also be covered by mitigation. If the community was not stopped by RBC and the EFSA from the refurbishment, it could have been completed, for under £250k the first phase refurbishment. Any cost above this due to further deterioration of the pavilion over the last 3 years, rises in construction costs, and the need to create a new designs to accommodate the loss of land to the west of the pavilion, should be covered by mitigation. Hence the cost for Plan B to the Trust (using Trust funds) should be close £250k, not £825k. It is unclear as to why the refurbishment of the pavilion should have risen exponentially. Can you please provide estimates of the work to be done and costs so that they can be compared with previous estimates and is transparent to the beneficiaries of the Trust. Please also note comments below on the refurbishment of the pavilion.

Building cost inflation is not covered within the mitigation sum. The costs for the development of the pavilion are based upon costs identified by Martin Arnold Associates from recent similar projects undertaken. They represent a fair estimate of what is likely to be experienced through a conventional procurement process.

- The pavilion plans would need to be redone to include the provision of FA Regulation changing rooms (as per WADRA's original plans). Due to the prospect of the school encroaching on the area required for the planned Pavilion extension, the current designs will need to be reworked to ensure that the resulting rebuild will support all of the current and future users. The new designs must provide a Pavilion that is both aesthetically attractive and is situated with direct access to the playing fields, as well as providing additional rooms that can be rented to provide income.

The proposal currently identifies the refurbishment of the pavilion as is but to an as new condition, reconfiguration is not considered at this stage. If option B is chosen however, minor alteration may be considered during the production of specifications.

- The cost of creating another set of architectural designs should be considered mitigation and included in the costs deferred to the EFSA.

This is not mitigation.

- A landscaped area at the back of the pavilion would need be considered in light of the original refurbishment plans where the pavilion design was done to allow for extension of the pavilion for larger events and private hire via a marquee. No landscaping should be considered at the back of the pavilion without a clear set of new plans for the entire refurbishment of the pavilion as originally planned and expected by the community.

No plans have currently been drawn up but a provisional sum identified to allow landscaping to be undertaken to support pavilion activity and create an area of interest.

- Can you please provide your full details of estimates for the work to complete Plan B, the proposed estimate in the master plan appears to be completely out of line with quotes that the community have received, although for a somewhat lower level of

refurbishment, the estimate appears to be wildly out of line with other estimates received.

Estimates have been produced based upon actual build costs of similar facilities by Martin Arnold Associates. It is not intended to release this information as disclosure may prejudice a subsequent tendering process.

- The rationale for choosing B is that if RBC is allowed to destroy the current pavilion and create a smaller space for the community (as detailed in Option A), the amenity value of the pavilion and the trust will be greatly diminished. This will also allow the school to take even more land by stealth, most likely for a car park to cover the 80 spaces that are actually required.
- All work on the Pavilion would commence immediately and a promise of its completion before June 2019 ready for the summer season of events.

Work should be undertaken as soon as possible.

Q3 Any further comments-

Some overriding requirements that must be included in the master plan:

1. All funds provided for the sale of land to the EFSA should remain in a separate account in the name of the MPF charitable trust. A treasurer for the trust must be appointed and will be designated as responsible for the Trust accounts. Trustees will ultimately be responsible for the use of those funds. None of those funds can be used for anything other than improvement of the playing fields for the community (many of the enhancements suggested are actually mitigation). No cost of mitigation should be considered for any use of Trust funds. All work that is only required or desired, or clearly benefits the school more than it would provide benefit to overall users, should be considered mitigation and paid for by the EFSA or RBC.

Section 18 of the LMP considers the benefits of the proposed enhancements. Management of the Trust is outside the scope of the LMP.

2. The Trustees must demonstrate and provide transparency on a clear and sound business plan for the maintenance and sustainable running of the Playing Fields and the Pavilion. This plan must be available to the public/beneficiaries for review and approval and confirmed to be of sound business sense.

This is outside the scope of the LMP.

3. All accounts must be posted publicly every quarter so that the community will have confidence that the poor running of the Trust will not continue. An indication of who and their responsibilities as the Treasurer of the Trust is required in order to ensure that all Trust funds are used appropriately, accounted for, and accounts properly prepared and submitted to the Charity Commission.

This is outside the scope of the LMP.

4. The MPF Management Committee must be expanded to include the chair or a representative of; Caversham Treants, WADRA, MLTC, FoMP, MPFAG, and The Mapledurham Playing Fields Foundation. All of these groups have been active in the maintenance of the playing fields and the provision of sport and recreation for the community as detailed in the Trust Deed.

This is outside the scope of the LMP.

5. The chair of the MPF Management Committee, must be reconsidered. A Chair should put in place that is both able and minded to support the management and refurbishment of MPF and the pavilion with a sustainable plan that does not include the selling or leasing off of land for non-recreation purposes. A committee membership made up of a more representative group of support and user groups who have already demonstrated their commitment to the Trust would be more appropriate as well as more effective. I note that in the Trust Deed there is no mention of who should be appointed as the chair. Changes to the Management Committee are essential to have a fully functional Playing Fields and Pavilion.

This is outside the scope of the LMP.

Comments on specific statements within the Master Plan

2.1 Can you please confirm the school hours, days of the week, as well as other use of the school for school events, holiday and summer clubs or any other times when the facilities at the school would not be available for the community. Can you please also confirm the cost of rental of the facilities for the public? This must be clearly stated in the Master Plan.

This will be identified in the CUA.

2.3 Can you please provide an explanation of how you arrived at the numbers in the table. You appear to have an item where people could vote for a collection of options A-G, and yet these numbers are contradictory to the provided in other areas of the table. Can you please provide the detail or raw data for these numbers?

These were identified within the consultation report to the Sub-Committee on 9th January 2018.

Please define the criteria for the categories of items, i.e., *negative, neutral, and clear support*. It would be highly irregular and certainly not best practice to consider that something that was voted for by less than 10% of respondents had clear support as you state for the 'upgrade and move play area'. This seems a highly irregular way to categorise something that only 10% of respondents though was necessary.

Detailed assessment of the consultation results were provided to the Trustee Sub-Committee on 9th January 2018.

2.4 You state that A-G were supported by 2,439 out of 3,313 responses. Can you confirm whether all of the 2,439 respondents votes for all of A-G or if this is just a mis-use of analysis. If you have just combined responses, then this is a highly irregular and misleading way in which to represent the responses. Your table of data does not imply that this number of people voted for all of these items. Can you please explain?

Detailed assessment of the consultation results were provided to the Trustee Sub-Committee on 9th January 2018.

2.5 Can you please explain how you define a neutral response?

Where a similar number of for and against votes are received.

2.6 Please explain how you can document that there is clear support for upgrading the play area and some support for fitness stations. Less than 10% of respondents voted for the play area. This seems a very low level of support, why has it been misrepresented?

Detailed assessment of the consultation results were provided to the Trustee Sub-Committee on 9th January 2018.

2.7 Of the items listed in this section only 2 of these items are actual enhancement or improvement of the playing fields that are required before the school. Most of the others are clearly mitigation and are only needed due to the prospect of a school and the damage it will do the playing fields and its users.

1. Refurbishment of the pavilion to the specification of the community's original plan is improvement. The requirement to redo the architectural plans to compensate for the large and over bearing school would be mitigation and must be funded by the EFSA.

Work to the pavilion is not related to the school and is not identified as mitigation.

2. Can you please confirm that the £85k of promised funds from RBC will be paid into an account for the purpose of refurbishment to the pavilion?

This is outside the scope of the LMP.

3. Can you please confirm the total funds that exist in the current account held for the Charitable Trust? These funds have not been reported for years and must appear in the Trust's accounts.

This is outside the scope of the LMP.

4. Improvement to any of the sports area is needed due to the loss of land - this is mitigation.

This has been identified as mitigation.

5. Expansion and moving of the play area is only required due to the school - this is mitigation.

Moving the play area has been identified as mitigation. Expansion is enhancement.

6. Expansion of the car park - again will be to accommodate the use by the school more than any other users, and as such is mitigation.

Expansion is to accommodate users of the grounds/pavilion. This is enhancement.

7. New boundary treatments are needed due to the destruction of some of the boundary trees and the need to keep parents and children from parking illegally everyday - this is mitigation

The boundary treatment is to improve the visual amenity of the fields and encourage all users to access through designated entrances. It has been requested independently of a school proposal. This is enhancement.

8. Fitness stations would be an enhancement but as they are not very popular according to your numbers, it seems as if it would not be a good use of funds.

Support was identified through the consultation and significant use of these facilities at other parks in Reading is evident, suggesting this would be an improvement for the beneficiaries.

9. A tree-lined footpath between Chazey road and the pavilion , as well as a path adjacent to Hewett avenue is clearly a mitigation for parents to walk their children to school without getting their feet wet or muddy. There has never been any call from the community to provide paths. This is clearly of greatest value to the school and as such is mitigation. In addition any tree lined path should not encroach on the back of the pavilion as it is an area that is used for events, extension for larger events, and also for all community events and private hires.

Circular paths are very successful at encouraging walking around parks especially during inclement weather. These over time have been introduced into a number of parks across Reading, eg Cintra Park and Kensington Road. The installation of paths are being funded as part of the mitigation package

10. Additional furniture- the replacement of any furniture lost due the school must be part of mitigation. Further furniture could be donated by the community and not use the funds provided as the cost quoted seems unrealistically high and could be done much more economically.

Replacement furniture is part of the mitigation package. Additional furniture increases capacity of the Ground and the cost includes supply and installation on a base to prevent erosion around the seat. The cost reflects experience gained elsewhere, if more cost effective methods are available these will be explored, for the purpose of the landscape plan standard costs are used.

11. All funds must be managed for the sustainability of the Trust. There must be a business plan in place to ensure that there is never again any reason or ability for the trustees to manipulate the trust for the benefit of RBC and organisations like the EFSA. A large reserve must be created for the Trust and transparently managed. The business plan must include yearly ground rent from the EFSA as the one off payment is not ground rent. This would be similar to the arrangement with MLTC, albeit the amount of land taken by the school and the playing area to which they want priority are much large and hence their yearly ground rent must reflect this. Can you confirm that the school would be paying ground rent on a yearly basis?

This is beyond the scope of the LMP

12. Why would funds be needed to support applications. RBC has never applied for any funding or grants for MPF. All of the funding has been raised by the community, and section 106 funds that were never historically invested in the community as they should have been. The ability to apply for funds for other organisations has always been available, it only required that RBC provided CTFC with a 25 year lease. The community has missed out on hundreds of thousands of pounds due to RBC being obstructive towards CTFC.

Many grants require match funding, and the trust being able to support applications is likely to assist a successful application. In the past when grants have been sought by the council with clubs, contributory funding has been required. It is recommended a fund is retained to support applications by the trust or partner organisations.

13. Lighting along the path from Chazey Road entrance. How will this be paid for? Will RBC be covering the monthly cost of providing lights along this pathway? The pathway and having it lit are clearly a requirement of the school and as such should be considered mitigation. Payment for the cost of the installing and using the lighting

should be the responsibility of the EFSA. This path from Chazey Road to the pavilion will only encourage parking along private and residential roads such as Chazey and River Roads as the proposed parking provision of 20 spaces and the drop off and pick up schemes are completely unworkable for a school of this size. This is clearly mitigation.

The cost of day to day operation of the Grounds remains underwritten by the Council. The lighting will support use of the Playing Fields into the evening by the community and identified as potentially useful by CTFC

14. The increase in car parking is purely for the use of the school. They have deliberately left the piece of land to the north of the school 'vacant' and fenced off for this particular purpose. If they are now admitting that they require additional parking - which the community has already stated, then they should be paying for this land. This is clear a manipulative and dishonest way to take more than they have stated. This is clearly mitigation.

The proposal to increase parking is in response to observations including by CTFC that parking is, at peak times, insufficient. This will be provided for community use and is identified as enhancement.

15. The pavilion should be extended as planned to include the FA regulation changing rooms. The original plans including extension that have been proposed (and part given planning permission) will need to be revised due to the size and siting of the school.

The cost of the revision of the plans is mitigation and should be covered by the EFSA. The refurbishment or rebuilding of the Pavilion will be for community use. All costs associated with this work are enhancement.

3.0 Proposals

All plans are unacceptable due to the placement of the playground, the loss of the basketball court and the attempt to take more land for the school by using the land to the north of the school for parking.

The Plan 4 is the least worst option if land is to be taken by the school. There are some problems with this plan that will impact the sustainability of the pavilion and the playing fields. I have listed them below and some options that should be considered in order to help the playing fields and pavilion not only be sustainable, but also ensure that all of the community, not just the school or the football clubs have use of the Trust.

1. The playground - whether extended or not, the playground cannot be placed at the back of the pavilion. Even being placed some distance away will cause problems with events, rentals and use. The school can move back into the land at the north of the school which is currently not in use, and the playground can be placed at the end of the school, property between the school and the football pitches. As they have said there will be very little use of their car park, then this should not create a noise nuisance.

The LMP addresses how the Ground may be developed following the ESFA proposal, it is not the function of the plan to identify how the Heights school could be redesigned. The playarea may be moved to behind the tennis courts.

2. The basketball court - for some reason RBC seems to think that this area is not used. It is very well used and often there are people, from very young to much older using this

space. It is often used even to teach children how to ride bikes- something that is likely to not be acceptable on a MUGA. It must be retained. The use of the school MUGA is highly limited. This should remain where it is and adjustments made to the pitch that currently overlaps its area. Improvements should include a new surface, new hoops for basketball and netball as well as lining.

During many visits by Parks officers both in work hours and outside has only observed very occasional use. The vegetation growing through the asphalt also supports this view. A MUGA may be used for multiple purposes including to teach children to ride a bicycle. The location next to access paths will promote greater use.

3. The plan should show that the pavilion will have to be of a larger footprint and where the extension is likely to go. As it is no longer feasible to put it where the original plans showed due to the school plans appearing to take priority over community needs. A new plan must be provided to demonstrate how the extension of FA regulation changing rooms can be accommodated as well as a hall at least the size of the existing hall. New plans must ensure that the pavilion hall will have direct access to the playing fields with not obstructions.

The LMP demonstrates how the premium may be invested. It is not practical to identify in detail how further development could be provided in the future.

4.0 Design Approach

Can you explain what the purpose of this section is? If this is stating that the school is going to be an eyesore on the playing fields then one solution (as suggested previously) is to move it back into the parcel of land at the north of the school, into the parcel of land intentionally left as an orphaned. This would push the school back and out of sight from Hewett Avenue and less visible with some large trees to hide it from the rest of the playing fields. This would also potentially leave space at the end of the school facing the playing fields for the playground. The playground would need to be available to the community 24/7.

The LMP address how the Ground may be developed following the ESFA proposal, it is not the function of the plan to identify how the Heights school could be redesigned.

1. Timing of Works
2. The work on the pavilion can begin almost immediately, already the community is working hard, albeit against a many road blocks, to re-open the pavilion after 2 years of it being unnecessarily closed. A newly refurbished pavilion, full plans to be determined should be available to the public no later than June 2019, preferably by the end of 2018.

Work to the pavilion should be arranged as soon as possible after funds are released.

3. What provision has been made for the loss of amenity during construction? What provision has been made for the replacement of land lost to the school?

It is recommended to undertake the work at time when the grounds works will take least time for the turf to re-establish. The LMP identifies a series of improvements to offset the loss of land for the school. The LMB does not identify replacement open space for the duration of the ground works. It is appropriate for arrangements to be

made with CTFC to ensure access to alternative football facilities for the duration of the work.

4. See above - what provision is made for temporary and permanent loss of land?

See above

5. A new design for the pavilion should be done immediately and realistic estimates must be obtained so that the construction and refurbishment can begin immediately.

The LMP bases options upon recent work managed by Martin Arnold Associates to estimate costs. It is upon these estimates the 2 outline schemes are proposed. It is not practical to produce a series of architects' drawings or detail on proposals within a master plan. Further detail on proposals will be developed as preferred options are developed

- 6.0 - see above reply to Q1A and Q1B

- 7.0 Access

7.1 Barriers to access

1. Please supply evidence that the entrance to the playing fields is difficult to find. This has not been a problem in the past, why is this such an issue now?

The entrance on Woodcote Road is often driven past and requests for greater visibility of the entrance have been discussed/requested of the previous Council parks manager. Some informal responses to the LMP identified there were no existing entrances on Hewett Avenue. Similarly the woodland entrance on Hewett Avenue appears to be a gap between two fence posts.

3. There is cycle parking planned within the school parking- should this not be used by everyone at the playing fields - is it necessary to have 2 sets of cycle parking?

Having secure parking close to the pavilion would be of benefit to pavilion users.

4/5/6. A new disabled entrance is within the plans already submitted for the refurbishment of the pavilion, as is a handrail and new stairs, as well as disabled toilets.

The refurbishment of the pavilion is identified as an enhancement within the LMP

7.2 Pedestrian access

This has never been a problem, although the fence on Hewett Avenue has not been replaced as promised by RBC. This encourages parking along Hewett Avenue, clogging the road and making it dangerous.

The LMP identifies there are entrances on Hewett Avenue.

7.3 Car access

A plan was drawn up by RBC, but never implemented that would rearrange the car park to allow for a larger number of cars that would be more sufficient for weekends and during peak times in the morning and evening. This was never implemented.

Overflow parking for small events used the area that is proposed for the school. The plastic mesh underneath the grass making it perfect for ad hoc overflow parking. The school makes this not available. Hence any need for extra parking should be considered mitigation- not something for which the Trust should pay. Parking near the Chazey Road entrance is only used once per year (this was when we had a pavilion to use and we could run larger summer events- obviously this has not been possible while RBC continues to block the refurbishment of the pavilion). It is unclear whether the rearrangement of pitches and wildlife corridors will mean that this is no longer possible. Previously it was not needed to park on pitches. Can it be confirmed that there will be enough space remaining parallel to Chazey Road to continue to allow parking for large events? Can this be detailed on the master plan? If this is not possible - where will parking be available for larger events which will be essential to the sustainability of the playing fields?

The LMB identifies additional parking would be beneficial.

7.5.2/7.5.3

A tree-lined breedon path and perimeter paths will be expensive to maintain, particularly when damaged by bad winters and the roots of trees. Will it be stated in the master plan that this path and the trees will be the responsibility of RBC or the EFSA to maintain, and NOT the responsibility of the Trust. As these should be considered mitigation, the responsibility to maintain them and to be responsible for any injury caused by poor maintenance must be solely the responsibility of the EFSA or RBC.

Well-installed Breedon Gravel paths are relatively simple to maintain. Trees, as is currently the case, will remain the Trust's responsibility to maintain.

7.6 Enhancement

7.6.1 A fully accessible toilet would already be available had RBC and the EFSA not blocked the refurbishment of the pavilion. The installation of one now should be considered mitigation- as they reason there isn't one is due to the school.

The LMP identifies improvements to the pavilion from its current condition as enhancement.

7.6.2 There already exists step free access from the pavilion to the car park via a ramp at the left of the stairs. A new entry into the pavilion when refurbished would surely be included in the cost of £850k? So this is not needed as a separate line item. Vehicle access from the car park onto the playing fields already exists, but will need to be moved due to the school build. This should be considered mitigation.

This is an added benefit of the vehicle access onto the field.

7.6.3 The footpath network has only been proposed so that parents can walk their children across the playing fields without getting wet or muddy in the winter months. This has never been an issue before for users and in fact users have been negative towards having a circular path around the playing fields. This is mitigation, as it will benefit parents and the school most and allow them to park all over the community as they do in their current location. The footpath network is primarily for the school and should be considered mitigation.

The path network is funded through the mitigation package but also offers significant improvements to the beneficiaries.

7.6.4 There has recently been a new sign for the playing fields erected. There is no need for a new sign for the playing fields. A sign for the school should be solely at their expense not the Trusts.

Signs are useful to demark all entrances and provide information to users. The purpose of the signage is not to promote the school.

8.0 Football Provision

The school represents a reduction in the amenity value of the Playing Fields and it has a negative impact on the Football. All 'improvements' made to the playing fields to support the continuation of football are solely mitigation and must all be paid for the RBC or the EFSA. None of this work should come out of any Trust funds.

Work to provide for the existing level of demand for football and school use are identified as mitigation. Further work to increase capacity and flexibility are identified as enhancement.

9.0 Basketball Court

The loss of a basketball court that is accessible all day, weekdays, weekends and evenings is essential. This is a well-used amenity provided by MPF. Can you please document your data to prove that the court is very poorly used. The existing court could remain if the pitch that is currently overlapping it in the master plan is moved slightly to accommodate the court. The MUGA will only be available a very short time during the evening and possibly at weekends. It will not be available during holidays or summer due to clubs run by the school. The MUGA does not provide an area where children and use skateboards, scooters and bikes, so it not a replacement for the court. It must remain or it represents a loss of amenity to the community.

During many visits by Parks officers both in work hours and outside has only observed very occasional use. The vegetation growing through the asphalt also supports this view. A MUGA may be used for multiple purposes including to teach children to ride a bicycle or similar. The court is not served by a path discouraging use even further after wet weather or winter. The location next to an access path will promote greater use. The CUA will confirm hours of use.

10. Children's Play Provision

The size and type of equipment at the current playground has been suitable for decades. There is no need to enhance the playground. If it needs to be moved this is mitigation. The increased use of the playground would be mostly by the children and parents of the Heights, hence any enhancement would be the responsibility of the EFSA or RBC. *The playground is currently very poorly used and moving it will increase use. Use by children and parents will be independent of the school and they are beneficiaries of the trust.*

The playground CAN NOT be placed at the back of the pavilion as this is completely unacceptable for the vast majority of private hire and community events. Perhaps the school could be pushed to the North - as suggested many times by the community.

The would put their car park (which they say will be used very little) at the north boundary. The playground could then be placed at the south boundary of the school. All of the cost of moving and enhancing the playground to a suitable location should be covered as per mitigation. Redesign the school is beyond the scope of the LMP.

The playground may be moved next to the tennis courts. The moving and re-provision of the playground is funded through the mitigation package. The enhancement described above is identified and funded as an enhancement.

11. Car Parking

Please provide evidence that the car park does not drain. As an MPF user for decades, this has never been an issue with the car park.

During wet weather the car park suffers from puddling and this has been raised periodically as a problem to the management committee.

Surfacing and cycle parks should be mitigation as described. The car park should not be expanded into the area north of the school. Even the suggestion of doing this clearly demonstrates the disingenuous nature of everything the EFSA has proposed. They have continually stated that they do not need more than 20 spaces, when regulations show that 80 spaces are required for a school of this size. For over 2 years the EFSA have stated that there was not intended use of this space and were not transparent as to why it was left empty in their plans. The school should be backed into this space and hence reduce its visual impact on the playing fields. As the school is using a walk to school scheme, their 20 spaces should be usable by the community and will suffice for everyday use by MPF users.

The resurfacing of the car park is funded as part of the mitigation package. Lack of car parking has been identified previously and in other consultation responses to the LMP as being insufficient. Redesigning the school is beyond the scope of the LMP

12. Boundary treatment and entrances

12.3 Signage has never been stated as something required by MPF, and as such should be considered mitigation. RBC has committed to replacing the existing fencing but has not done so as promised. The need for a more substantial fence will be to keep parents and children of the Heights to a small number of entrances.

This is mitigation as it was not needed without the school. As identified in the response above improvement to fencing has previously been requested and installation will represent an enhancement. Welcoming informational signage at entrances also helps demark entrance points.

13. Tree Planting

All trees that are provided to replace the loss of all of the tree within the playing fields and its boundaries are mitigation. Additional trees would not be required if the school was not removing them due to the site location or the rearrangement of pitches due to the school.

The avenue replaces those lost as part of the reconfiguration of the playing fields. The specimen trees provide added points of interest.

15.2 The avenue of trees must be maintained by RBC or the EFSA and there must be a commitment in writing from one of these organisations before they are planted.

The Council currently underwrites the day to day management of the playing fields. This will remain the case. The Trust/Council is currently responsible for looking after the trees the avenue will replace.

15.3 The five evergreen trees and Oaks to be planted are mitigation and appear to be the replacement for the fact that all of the trees (the poplars and the trees in the central location near the playground) are being removed - creating a community green space that will appear as if it is solely a football ground. Any planting of specimen trees should be considered mitigation.

The specimen trees provided added points of interest.

16. Furniture

16.2 Please ensure that the picnic benches and tables are also replaced as part of the mitigation.

The LMP identifies the replacement of lost furniture as part of the mitigation package.

16.3 A small outdoor fitness circuit has already been planned by the community, but with very little enthusiasm and hence it has been put on hold. It would be unwise to spend any of the Trust's funds on this fitness furniture until it can be established that it would benefit the community. The cost of additional seats appears to be extremely expensive and not value for the Trust's money. Surely a scheme where seats or benches are donated by the public would be a more economic method of acquiring additional seating.

Fitness equipment has been very successful at increasing the range of activity being undertaken in parks in which they are introduced such as Kensington Road or Cintra Parks. Cost of furniture reflects expense incurred elsewhere and is used to produce a budget for the LMP. Where more cost effective solutions are available these will be used.

17. Maintenance and Investment

As there is no business plan for MPF, a reserve of £100k is irrelevant until it can be clearly and transparently established a maintenance plan. A clear indication from RBC on their commitment to maintain, and improve MPF, as well as a business plan to demonstrate the continued and long term viability and sustainability of the Trust is required. When will this plan be made available?

The LMP does not include a detailed business plan. The maintenance sum has been identified to fund large capital items, not to meet the day to day subsidy required to meet the operation of the Ground.

16.3 Lighting Main route through the park. The lighting of the tree lined path would be mostly for the school children and their parents during the winter months. All of this lights will cost a substantial amount of money to install, maintain (it is likely to be

damaged by footballs or vandalism) and pay for the power to keep the lights on. This should not be funded by the Trust, as it is clearly an 'improvement' that will benefit the school more than the community. In addition without a business plan available, it is unclear how the Trust would be able to afford the maintenance of trees, lights, the path and the energy bills for lighting the path. Can you please provide in the plan how this pathway will be financially maintained?

The cost of day to day operation of the Grounds remains underwritten by the Council. The lighting will support use of the Playing Fields into the evening by the community and is identified as potentially useful by CTFC.

16.4 Do not consider extending the car park into the area north of the school, as the EFSA and the School directors have continually told a different story to the public., this is an outrageous suggestion. The school should be moved back into this space, and requested numerous times by the community. The small number of spaces provided by this area is not significant enough to make a difference to overflow parking.

The proposal is made within the LMP as a benefit to the community and has not come from the school. The proposal aims to address previous comments about lack of parking to meet community needs.

16.5 Within this section is not clear what you are trying to communicate. The pavilion should be refurbished and extended to include the original plan of 4 x changing rooms, toilets and 2 x ref changing rooms. The original plans will have to be redrawn as the school plan means that it takes over the overflow parking but also means that the original plans are no longer usable due to its close proximity to the pavilion and the need for vehicle access to the playing fields, which the school plan has also blocked. New designs for a refurbished and extended pavilion should be created immediately so that planning permission can be sought and construction work begun immediately if the school is allowed to go ahead. These plans should ensure that the pavilion hall still have direct and wide access to the playing fields.

The core enhancements identify the refurbished or new pavilion providing 2 changing rooms. A further option to provide 2 additional changing rooms is identified at section 16.5.

17.0 - Summary of items and their costings

17.2 Can you please provide more detailed estimates of each of these items that represent a cost of enhancements. Of the enhancements listed- the following should be considered mitigation as they would not be necessary if the school was not taking land from MPF. The Trust should not be using any of its funds to support any needs for education or the mitigation for the provision of a school.

Costs are based upon either specific advice from appropriate industry specialists or broad estimates from previous experience of undertaking similar work. It is the aim of the LMP to illustrate broadly what may be achieved within approximate budgets, not provide detailed costs. It would be impractical to obtain quotes for all elements of work at this stage.

- ☐ Sports pitch (levelling , drainage, ground preparation). This is clearly only required due to the need to rearrange and move pitches. Can this be moved to mitigation?

Only those elements identified as further increasing capacity and flexibility are identified as enhancements.

- ☐ Play area extension. This is purely for the use of the school. Can this be moved to mitigation?

Use of the play area by the school is not anticipated.

- ☐ Boundary fencing (this was already promised by RBC but they have neglected to fulfil their promise of replacement fencing). The fencing proposed is part of other maintenance planned and should be moved out of this proposal/plan. Can you please remove this from the plan?

The fencing is an enhancement not mitigation.

- ☐ Trim trail - should not be considered until there is a clear indication from the community that it will be used. Can this not be included in initial work and left as something to be considered by the community as to whether this is a good use of the Trusts funds?

The fitness trail is expected to increase use of the Ground and expand the range of people who use the Playing Fields.

- ☐ New furniture (all of the furniture should be replaced as part of mitigation) New furniture can be acquired by donations for fundraising from the community at surely a reduced cost than is proposed in this plan.

Additional furniture is identified as an enhancement. Where more cost effective solutions are identified these will be implemented where practical.

- ☐ Specimen trees x 5. Already more than 5 specimen trees are required to be removed from the playing fields. These are not enhancement, but replacement of trees removed. Can you please move this to mitigation?

The avenue of trees provides more than are lost due to the reconfiguration of the playing fields and are identified as mitigation. The specimen trees provide added points of interest.

- ☐ Entrance improvement and signage - this is only required for the school and as such is mitigation. A new sign has been recently provided for the playing fields. Any new signage cost should be moved to mitigation.

There is either no or inadequate signage at many of the entrances to the playing fields, installation of new signage is an enhancement.

- ☐ Please provide an estimate from a reputable company that will provide the surveys and fees for planning and archaeology. It is unclear as to why this would be a cost to the Trust as none of this would be required if the school was not sited on MPF. This is clearly a mitigation cost should be moved to mitigation.

An estimate of cost based upon previous experience has been used. The costs of surveys and fees has been apportioned between mitigation and enhancement by the scale of work anticipated.

- ☐ Landscaping to area around pavilion - can you please provide an estimate from a reputable vendor for this work? This appears to be extremely high for landscaping, when approximately 2.5 sides of the pavilion will not require any landscaping and an appropriate architectural plan has not been created. Also in light of the fact that the community has received much reduced estimates for the maintenance and landscaping of MPF. Please provide the relevant estimates.

A provisional sum has been apportioned to the development of a landscaped area. It is not practical to develop detailed plans for all elements of the LMP and so obtaining quotes is not possible at this stage.

- ☐ Maintenance - please provide a business plan that demonstrates how the £100k will be sufficient to maintain MPF and the pavilion in perpetuity. There is no indication of where this money will be held and if it will be in an interest bearing account. Nor is there any indication of who will manage the funds and make any use of these funds transparent to the community. If the items that should be in mitigation and not enhancement are moved accordingly, the sum of money for maintenance would be significantly greater. There is no indication of how MPF will be managed, the current Management Committee, dominated by councillors has clearly failed in their role and responsibilities. This plan represents numerous additional costs to the Trust, e.g., maintaining and paying for the lighted pathway, maintaining a potentially larger playground, maintaining circular pathways, maintaining a paved car park, can you please provide a business plan that demonstrates that the expected income (with the added competition of the school hall and MUGA) will be able to generate enough funds so that any residual funds in a Trust account on not just used up by these costs? Please also provide in the plan who and how it will be managed, as previous arrangements have obviously not be adequate.

The LMP does not address management arrangements.

It appears as if the enhancement budget requires a bit more planning and documentation in order to be included in the 'master plan'. Many of these items are clearly mitigation for the siting of the school on MPF or are of great benefit to the school over any real need articulated by the community. Those items that are clearly not enhancement should be removed from this table and moved to the mitigation table.

The LMP identifies enhancements and provides budget estimates. Greater cost surety will be developed as detailed plans and specifications are developed. The LMP identifies the priorities and outline design for the site.

17.3 Can you please provide a Master Plan that also includes a clear indication of the costs put forward, but with evidence. As mentioned some of these costs seem extremely high and it is clear that the Trust will not be getting value for money.

Please see previous point.

Please provide a schedule and or timetable of when the community will have access to school facilities throughout the year, including term times, holidays, and summer. It is unclear how any of the facilities at the school can be of benefit to the community when they are used extensively by the school and school associated businesses, such as holiday clubs. Please include in this list the school car park that is supposed to be available to the community.

This is beyond the scope of the LMP

Please provide a revised Master Plan that is more indicative of those ‘enhancements’ that are clearly mitigation and must be funded by RBC or the EFSA and not out of Trust funds. Please also provide estimates of costs of any items that should be considered enhancements, particularly any to do with the refurbishment and extension of the pavilion. Please remember to include design costs for new plans.

The LMP clearly differentiates between enhancements and mitigation. Costs for the pavilion are based upon real building costs from Martin Arnold Associates.

Please provide an indication of where the Trust funds will be held, who will be appointed the treasurer of the Charitable Trust, and the manner in which the funds will be managed so that their use is transparent to the entire community.

This is beyond the scope of the LMP.

Please provide a Master Plan that provides full details for the management, maintenance, and management of funds for MPF Trust (plans and people) so that it is clear how the Trust and its potentially substantial funds will be managed to ensure the sustainability of the Trust.

This is beyond the scope of the LMP.

(from Elisa Delgado)

MAPLEDURHAM PARISH COUNCIL

Dear Isobel,

I and the Members of Mapledurham Parish Council are in full agreement with Ken's email. The development of the school and the associated entrance and egress works presents a real issue in preserving the rural nature of Mapledurham Playing Fields. To then re-landscape the remaining area, changing the topography and removing large numbers of mature trees principally to accommodate as many football pitches as possible, would be a further detrimental development changing the current rural character of the fields. The resulting clinical avenue of trees would visually divide the field area into two and this would be accentuated should lighting be installed.

Kind regards

Keith

FRIENDS OF MAPLEDURHAM PLAYING FIELDS

On 31/05/2018 23:44, Ken Macrae wrote:

Dear Isobel

Thank you for giving me the opportunity to speak at the meeting on Tuesday. I declined as Nigel had correctly summarised the written views of the 'Friends of Mapledurham Playing Fields' and I thought it inappropriate to add anything at the meeting that had not been in our written submission.

However, I came to a conclusion at the meeting that the football needs are being given priority over all other concerns including ecological, aesthetic and the needs of casual users. I have every sympathy for CTFC but there are many other people who use and enjoy the fields for dog walking, picnics, casual games, kite flying, etc

We stated concerns about the removal of all the mature trees in the middle of the playing fields. Apart from the ecological loss these trees greatly add to the visual appearance of the fields and provide shade on hot days.

I do wonder whether there might have been more objections to the planning application had it been made clear that there was a plan to remove all these trees - the document stating this was 'buried' way down the list of documents and unlike some road improvements was not highlighted in the information I was sent.

Whilst these are my personal views, I am confident that they will be shared by all other 'Friends' and also by the many 'non-football' users of the fields.

I urge that you and other decision makers bear this in mind.

Finally, I'd be grateful if you could forward this to David Stevens whose Email I did not have.

The LMP does not address how the planning process was undertaken. The aim of the LMP is to ensure that the amenity value of the playing fields are protected and enhanced. One of the few quantitative measures of value is the amount of sport that can be played. There is an improvement in the quality and the carrying capacity of the pitches. The total amount

of space occupied by sports turf is similar to the existing arrangements. The new avenue of trees has been identified to provide visual amenity and will obviously provide shade. Specimen trees will also provide similar benefits. It is not possible to maintain a similar level of sports provision and other recreational facilities without a whole scale change of the site. It is accepted that loss of mature trees will have a negative impact until new plantings mature.

Kind regards

Ken

MAPLEDURHAM BRIDGE CLUB

Dear Ben,

I refer to your email of 15 May, and enclosure.

From the Mapledurham Bridge Club's perspective we can only comment on the Pavilion.

We prefer Option B - keeping and refurbishing the existing building.

The reasons for this are twofold:

Firstly we anticipate it might be completed in a faster timescale than a demolition and rebuild, and secondly, a smaller hall would negatively impact our ambition to grow the membership of the Club.

Option B will provide an effective solution.

We do not have a consensus within the club regarding other issues.

I trust this is satisfactory.

Regards

Michael Payne

Chairman, Mapledurham Bridge Club

MAPLEDURHAM PLAYING FIELDS FOUNDATION

Dear Ben,

In your email to Robin you say that you are seeking comments from, among other groups, Fit4All. Fit4All was, of course, a proposal. I am therefore submitting these questions/comments on behalf of the Mapledurham Playing Fields Foundation, the charity which proposed Fit4All.

1. It seems impossible to assess the balance of mitigation/enhancement of the amenity value offered by the landscape plan without knowing the full demand on and offering of facilities by the school, which will supposedly be specified in the Community Use Agreement. As Mr. Eatough has, so obligingly, agreed that this need not be produced until the school opens, this presents something of a chicken and egg situation. Whether or not to accept the proposal to build the school cannot properly be decided until the Community Use Agreement is proffered and ratified, but the Community Use Agreement will not be proffered, and therefore ratified, until the school has been built and is about to open. I would welcome your comment, or if none then submit this as an objection to the plan.

While a community use agreement has not been agreed, the EFSA have identified the school will require up to 10 hours of pitch use (one class for one hour on 10 occasions) per week. This may be accommodated on the proposed pitch layout. Areas of use will need to be identified by site management to ensure the school do not over play areas. It is likely that after school use will be required. This too, may be accommodated. No other use of facilities other than access to the school via the car park has been requested.

2. The analysis of mitigation/enhancement of the amenity value offered by the landscape plan does not take an account of opportunity cost. Leaving aside all of the disbenefit suffered as a result of RBC Mapledurham Management Committee's curtailment of ongoing and tacitly agreed improvement initiatives, Caversham Trents Football Club had discussed its plans to build new changing rooms on the north side of the Pavilion. This was considered to be the ideal location. This is no longer possible and, as a result, a potentially inferior and more expensive option will have to be considered. There is clearly a significant opportunity cost, in contrast with the option to do nothing with Reading Borough Council appears to have been able to persuade the Charity Commission that it has considered. I would welcome your comment, or if none then submit this as an objection to the plan.

The plan considers how current use may be accommodated and additional facilities/opportunities provided. There is not an assessment of potential future developments. It would not be practical to assess a number of hypothetical developments.

3. The financial viability of the proposed landscape plan and subsequent cost of operation of Mapledurham Playing Fields is based, presumably, on best estimates. Can you please confirm that if/when the landscape plan is approved and implemented Reading Borough Council will bear the cost of any cost overruns and subsequent operating losses. This is necessary to assure the long-term sustainability which was a condition officers required of the Fit4All proposal and, therefore, a tacit acceptance

criterion of and alternative proposal. I would welcome your comment, or if none then submit this as an objection to the plan.

The Council currently meet the day-to-day shortfall in operational costs of the facility. There is no plan to change this.

4. In considering the Fit4All proposal officers were critical of the plan to grant a 25 year lease of the football pitches to Caversham Trents Football Club as, it was stated, that this would constrain any reconfiguration of pitches to relieve heavily used areas, such as goal mouths, or to accommodate changes in use (such as establishing a cricket pitch). Doesn't the tight configuration of pitches proposed in the landscape plan, further constrained by the introduction of permanent footpaths, cause exactly the same problem? I would welcome your comment, or if none then submit this as an objection to the plan.

No, the aggregation of playing spaces with run-offs allows greater flexibility. The current layout means two of the adult pitches do not meet the minimum size requirements used in the LMP.

5. The landscape plan proposes extending the Mapledurham Playing Fields car parking, in the area to the north of the school. It notes that there will be a need for car park management, but fails to explain how this will be affected or by whom. There is widespread general concern that the school parking provision is woefully inadequate. It seems very likely that the extended car parking could be fully occupied by school helpers, visitors, suppliers and after-school club organisers, etc. I would most interested to know by whom and how the car parking management will be operated, or if there is no explanation then submit this as an objection to the plan.

Management arrangements do need to be agreed with the school.

6. I have a number of issues with the proffered enhancements but, as I am abroad at the moment with only limited access to online facilities, I will these submit later. They include, for instance, comments regarding the children's playground. In my view this is currently less used than other playgrounds in Reading because there are far less young children in Mapledurham ward than elsewhere in Caversham or Reading. Enhancing the playground facilities would therefore be primarily for the benefit of children, or siblings of children, attending the school. On that point, how many of them do you see using the facilities at Westfield Park (before they stake their exclusive claim to part of it)? I do not see many. It seems most children are transported to school by car, either directly or indirectly via nearby car parks, on a fairly tight time schedule. Likewise the proposed path from the Chazey Road entrance to the Woodcote Road entrance. I have never heard of any current park user requesting this. It seems far more likely to be used by school parents parking (and probably blocking) Chazey Road, avoiding the bedlam which will prevail at the Woodcote Road entrance.

Children and siblings of the school are beneficiaries of the trust and should be catered for outside of the school hours. It would be inappropriate to exclude this group of beneficiaries.

I will attempt to submit our more detailed comment prior to your 30th May deadline.

Kind Regards,

Gordon Watt

for and on behalf of Mapledurham Playing Fields Foundation (Registered Charity number 1167739)

ESCAPE TODDLER GROUP

Hi Ben

On behalf of Escape Toddler Group

We are looking for the use of a reasonable sized pavilion at a hire cost we can afford plus the use of a playground close to the pavilion which is suitable and safe for toddlers. We would require storage space as per previous use plus kitchen and toilet facilities.

Option B will provide the necessary size. Consideration of storage will need to be made at detailed design stage.

We have no further comments or requirements at this time.

Kind regards, Patricia

Patricia Mead

Chair, Escape Toddler Group

From: Stanesby, Ben <Ben.Stanesby@reading.gov.uk>

Sent: 15 May 2018 16:25

To: Mapledurham Users

Subject: Mapledurham Landscape Master Plan

Dear Mapledurham Hirer or User

As you are aware the Trustees of the Recreation Ground Charity have requested a Landscape Master Plan be produced to consider how changes should be made to the Playing Fields to enhance its recreational facilities should the lease proposed by the ESFA of part of the Playing Fields be granted and a £1.36m lease premium is received as a result.

Please find attached a proposed landscape Master Plan identifying which enhancements and improvements could be undertaken to the Playing Fields. The Plan will be proposed to the Trustees at their next Sub-Committee meeting alongside comments from the key user groups.

Comments are therefore being sought from key user groups and stakeholders of the Playing Fields:

1. Mapledurham Playing Fields Management Committee
2. Fit4All
3. Caversham Trents F C
4. Warren and District Residents' Association
5. Mapledurham Tennis Club
6. Magikats After-school
7. Soul Ball
8. Escape Toddler Group
9. Bridge Club
10. Spikey Club
11. 69th Scout
12. Friends of Mapledurham Playing Fields
13. Mapledurham Playing Fields Action Group

I am happy to meet with any groups who wish to discuss the plan. I will also be presenting this to the next Management Committee which is to be organised for Tuesday 29th May at which point I will also be able to answer any questions and record/receive comments. This will be the closing date for receipt of comments.

Alternatively please pass your comments back to me directly at Ben.Stanesby@reading.gov.uk by 9am on 30th May

Please can provide your group's comments on the following questions:

Q1A) Which of the options for the Pavilion should be pursued:

Q1B) What is the rationale for choosing this option or any other comments:

Q2 Which of the further options (see sections 16 and 17) should be pursued (please provide comments on options identified and why):

Q3 Any further comments

I should emphasise that the purpose of seeking your comments on the draft masterplan is to help inform the Trustees' thinking about the way in which the lease premium received from the ESFA could be applied to enhance recreational facilities at the Playing Fields if a decision is made to grant the lease. I am not seeking your comments on whether you agree or disagree with the ESFA proposal or think that some other approach is better. This aspect will be the subject of a different report.

Kind regards

Ben Stanesby

Leisure and Recreation Manager
South Reading Leisure Centre
Northumberland Ave
Reading RG2 8DF
0118 9373276 (ext 73276)

READING BOROUGH COUNCIL

REPORT BY HEAD OF LEGAL AND DEMOCRATIC SERVICES AND VALUATION ADVISER

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	20 JUNE 2018	AGENDA ITEM:	6
TITLE:	THE HEIGHTS PRIMARY SCHOOL - UPDATE FOLLOWING PLANNING COMMITTEE AND CONSULTATION ON MASTERPLAN		
LEAD COUNCILLORS:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BRUCE TINDALL CHRIS BROOKS	TEL:	0118 937 2594 0118 937 2602
JOB TITLE:	VALUATION ADVISER HEAD OF LEGAL AND DEMOCRATIC SERVICES	E-MAIL:	bruce.tindall@reading.gov.uk chris.brooks@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 Further to Minutes 7-9 of the Mapledurham Playing Fields Trustees Sub-Committee's meeting on 9 January 2018, this report updates the Trustees on:
 - The planning application which was considered by the Local Authority's Planning Applications Committee on 4 April 2018;
 - The Landscape Master Plan for the Mapledurham Playing Fields ('the Ground');
- 1.2 The Planning Applications Committee considered the planning application submitted by the Education & Schools Funding Agency (ESFA) at its meeting on 4 April 2018. This was the subject of an objection by Sport England, to the Secretary of State. The Committee resolved to grant permission, subject to:
 - the outcome of the Sport England call-in request to the Secretary of State;
 - planning permission to be dependent on the completion of a Section 106 legal agreement/unilateral undertaking to secure the Heads of Terms set out in the report, as amended by the Committee.
- 1.3 The Secretary of State gave notice, on 4 May 2018, that he would not be calling in the planning application.
- 1.4 This report must be read in conjunction with the report on tonight's agenda on the "Landscape Master Plan and Options Report" which you required to be produced at Minute 8 of your last meeting. This includes an evaluation of which of the three options identified at that meeting will best enhance the amenity value of the

Ground for the beneficiaries of the Ground. The three options are:

- The status quo
 - The proposal submitted by the ESFA to re-locate The Heights Free School (the School) to the Ground
 - The 'Fit4All' proposal made by the Mapledurham Playing Fields Foundation (MPFF)
- 1.5 The Landscape Master Plan is attached at Appendix A to the Options Report. This also gives details of consultation undertaken with the stakeholder groups identified at Minute 8 of your last meeting, and sets out and provides an officer comment on the responses received at Appendices D and F.
- 1.6 Having considered the Landscape Master Plan and Options Report, the consultation responses and the officer comments on them, in coming to a decision on whether the ESFA proposal offers the best option to enhance the amenity value of the Ground for the benefit of the Charity's beneficiaries, the Sub-Committee should also have regard to:
- a) The Heads of Terms for the lease with the Secretary of State, as reported to your meeting on 20 November 2016
<http://www.reading.gov.uk/media/6539/Item-6/pdf/item06.pdf>
 - b) The Property Report prepared by Bruton Knowles, reported to your meeting on 20 December 2016
<http://www.reading.gov.uk/media/6539/Item-6/pdf/item06.pdf>
 - c) The regulatory advice from the Charity Commission, reported to your meeting on 9 January 2018 and summarised in paras. 7.7 to 7.8 of Legal Implications below
http://www.reading.gov.uk/media/8120/Item-5-and-appendices/pdf/Item5_and_appendices.pdf
 - d) The Community Use Agreement with the Secretary of State for Housing, Communities & Local Government for the School's occupation of the Ground : this will be tabled to your meeting
- 1.7 Concerns have been expressed by some users of the Ground about the composition and role of the Mapledurham Playing Fields Management Committee. This report recommends that the officers institute a review the remit and membership of the Management Committee and report back to a future meeting.

2. RECOMMENDED ACTION

- 2.1 That the decision of the Local Planning Authority (LPA) to pass a resolution to grant planning consent for a new school at Mapledurham Playing Fields, subject to conditions; and the decision of the Secretary of State not to call in the determined planning application, be noted;
- 2.2 That the Landscape Master Plan and Options Report (including the Landscape Master Plan) be considered in the light of the consultation with stakeholder groups and the terms of the Community Use Agreement to be tabled at your

meeting and, in the light of this consideration, the Sub-Committee is asked to decide whether:

- 1) the ESFA proposal still offers the best option to enhance the amenity value of the Ground for the benefit of the Charity's beneficiaries and, if it does;
- 2) to enter into a unilateral undertaking to enable the Section 106 Agreement to be concluded, subject to heads of terms as envisaged by the Local Planning Authority;

2.3 That in the event that the Sub-Committee decides (in line with paragraph 2.2 above) that the ESFA proposal still offers the best option to enhance the amenity value of the Ground for the benefit of the Charity's beneficiaries, the Sub-Committee is asked to decide whether, taking into account the Heads of Terms for the proposed lease to the Secretary of State for Housing, Communities & Local Government, the Community Use Agreement and the Property Report, the terms of the disposal by way of lease to the ESFA are the best which are reasonably obtainable for the Charity.

2.4 That in the event that the Sub-Committee agrees (in line with paragraph 2.3 above) that the terms of the disposal by way of lease to the Secretary of State are the best which are reasonably obtainable for the Charity, the Head of Legal & Democratic Services be instructed to consult with the Charity Commission in relation to the basis for the proposed disposal to the ESFA and, after taking into account any regulatory advice or guidance the Commission may have to offer, be authorised to take all and any such steps as are required in order to facilitate such disposal.

2.5 That the Head of Legal & Democratic Services be instructed to review the remit and membership of the Management Committee and to report back to the Sub-Committee on the options that could be adopted in relation to the composition of the Management Committee.

3. POLICY CONTEXT

3.1 Reading Borough Council holds the Ground in its capacity as charity trustee (Trustee) of the Charity (the Charity). The Charity is registered with (and therefore regulated by) the Charity Commission. The charitable object of the Charity is:

"the provision and maintenance of a recreation ground for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions."

The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

3.2 The Sub-Committee has delegated authority, with the support of the Officers, to discharge Reading Borough Council's functions as charity trustee of the Charity. The Sub-Committee has a duty to make all decisions in what it considers to be the best interests of the Charity and in order to advance the object referred to above and any such decision must be in line with all relevant charity law and

other legal restrictions.

3.3 At its meeting on 11 October 2016 this Sub-Committee resolved, *inter alia*:

- (3) That notwithstanding this unsatisfactory circumstance, the Sub-Committee is satisfied that, in principle and without creating any binding legal commitment, the ESFA's revised offer is capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the amenity value of the Ground) and accordingly advises the ESFA that they are prepared to continue to discuss the revised proposal, subject to the ESFA:
 - (i) Clarifying the location of its 1.231 acre site at the earliest opportunity.
 - (ii) Seeking planning consent for its proposed development on the Ground in consultation with the Sub-Committee on the likely effect of the various design options upon the amenity value of the Ground, so that the planning application that is submitted is acceptable to the Sub-Committee.
- (4) That, subject to the ESFA carrying out the actions identified in resolution (3) above, the Sub-Committee shall:
 - (i) Obtain and consider a report from Bruton Knowles pursuant to section 117 Charities Act 2011, which should also address the amenity value of the Ground in respect of (and as a consequence of) the ESFA proposal (including in particular any enhancements of the amenity value attributable to the ESFA proposal)
 - (ii) Consult with the public and the Charity's Management Committee on the basis set out in section 8 of the report.
 - (iii) Consult with the Charity Commission on the basis set out in section 8 of this report.

3.4 At its meeting on 20 December 2016, the re-named Sub-Committee resolved, *inter alia*:

- (4) That, taking into account the Property Report, the Amenity Report and the legal advice and other information set out in the report, the ESFA's offer is, subject to contract, capable of being in the best interests of the Charity (i.e. considered to be capable of enhancing the amenity value of the ground) and should therefore be pursued in line with the Heads of Terms;
- (6) That the Head of Legal and Democratic Services be instructed to:
 - (i) implement a consultation with the Charity's beneficiaries and Management Committee, as anticipated by the heads of Terms;
 - (ii) consult with the Charity Commission, as anticipated in the Heads of Terms;

3.5 At its meeting on 21 June 2017 the Sub-Committee resolved as follows:

- (1) That the Sub-Committee notes and accepts the officer comments on the Planning Statement [appended], set out in para 4.4 of the report, regarding the Planning Application and Planning Statement and their likely effect upon the amenity value of the Ground, and agrees that subject to those matters being addressed, the Planning Application which is proposed to be submitted by the ESFA is acceptable to the Sub-Committee;
- (2) That the comments on the public consultation document at [Appendix 1 to this report] be noted and that officers be authorised to progress the consultation, subject to the final document being agreed by members of the Sub-Committee via e-mail communication.
- (3) That it be noted that the legal challenge referred to in paragraph 1.3 of the report had been unsuccessful and that the Complainant had agreed to pay the Council's legal costs.
- (4) That the outcome of a complaint made to the Charity Commission in respect of the Council's role as Trustee of the Charity (as referred to in paragraphs 1.3 and 8.8 of the report) be noted.

3.6 In relation to the above extracts from the Minutes of the Sub-Committee, please note that the former Education Funding Agency has recently been re-named the Education & Skills Funding Agency ("ESFA"). The references above to the ESFA refer to it in its previous nomenclature.

3.7 At its meeting on 9 January 2018 the Sub-Committee resolved as follows:

Minute 7:

- (1) That the Consultation Document, Mapledurham Playing Fields Consultation: Have Your Say, attached to the report at Appendix 1, and the process and timetable for the consultation exercise with the Beneficiaries of the Trust, undertaken over the summer of 2017, be noted; and the high level of response be welcomed;
- (2) That the methodology used for the evaluation of the responses, attached to the report at Appendix 2, be endorsed;
- (3) That the analysis of the consultation responses, attached to the report at Appendices 3 and 4, be received and considered, in particular the fact that over four-fifths of the Beneficiaries who responded believed that investing the £1.36M lease premium from the ESFA into the Ground would improve the amenity value of the Playing Fields even with the loss of open space to the proposed school;
- (4) That the equality impact assessment, attached to the report at Appendix 5, be received, and its conclusion be noted that the proposal would not have a negative impact on any of the groups protected by the Equality Act 2010, subject to the implementation of some mitigation measures;

- (5) That the regulatory advice of the Charity Commission, set out in a separate report to this Sub-Committee, be considered.

Minute 8:

- (1) That the Officers advising the Sub-Committee be instructed:
- i) to prepare a “masterplan” for the Recreation Ground which identified on an indicative basis how the ESFA lease premium could be applied if the ESFA proposal were to be accepted (in line with the Charity Commission's guidance on this); and
 - ii) to prepare an options report, which taking into account the masterplan, enabled the Sub-Committee to evaluate the impact of the three options on the amenity value of the Ground for beneficiaries of the Charity.
- (2) That with regard to the above, the Officers should:
- i) consult with the Mapledurham Playing Fields Management Committee on the outcome of the public consultation exercise, the options report and the masterplan;
 - ii) engage with the ESFA in relation to the master plan, the Community Use Agreement, any section 106 requirements and any planning mitigation;
 - iii) engage with the Caversham Trents Football Club on the level of sports provision and the playing pitch strategy that could be included in the masterplan;
 - iv) engage with the trustees of the Mapledurham Playing Fields Foundation in relation to that part of the options report which addressed the Fit4All proposal;
 - v) engage with such other stakeholders as the Officers may consider appropriate.
- (3) That a further meeting of this Sub-Committee be held in February 2018 to consider the master plan and options report, subject to engaging with the bodies identified above, whose views should be reported to the next meeting of the Sub-Committee.

Minute 9

- (1) That Officers produce a costed landscape master plan to enable consideration and evaluation of the ESFA proposal;
- (2) That Officers engage with Caversham Trents Football Club, the ESFA, the Mapledurham Playing Fields Management Committee and other relevant stakeholders in relation to the master plan.

4. PLANNING APPLICATION

- 4.1 The ESFA submitted their Planning Application and associated documentation to the Local Planning Authority (LPA) in June 2017. This application was considered by Planning Application Committee at its meeting on 4 April 2018 and was granted subject to the signing of a S106 Agreement.

- 4.2 One of the major concerns related to mitigation: i.e. to ensure that the removal of 1.231 acres from the Playing Fields for education use did not detrimentally affect the provision of sport on the playing field. An objection to the mitigation measures was submitted by Sport England.
- 4.3 Notwithstanding the objection, consent was granted by the LPA subject to ESFA contributing £375k for the mitigation. Please note that this £375k is in addition to the £1.36m which has already been agreed by this Sub Committee. (Note para 4.4 of the report to Sub-Committee on 9 January 2018, which confirmed this). However for the planning consent to be granted, two issues need to be resolved:
- a) the Secretary of State needed to advise whether the objection from Sport England can be overruled;
 - b) to enable the £375k to be spent it will be necessary for a S106 agreement to be entered into and this will need to be entered into via a Unilateral Undertaking by the Trustees.
- 4.4 The Secretary of State gave notice, on 4 May 2018 that he would not be calling in the LPA's determination of the ESFA planning application. This overruled the objection from Sport England as the LPA could now implement its decision to grant consent.
- 4.5 The members of the Sub-Committee are therefore asked to decide, subject to your consideration of the Landscape Master Plan and Options Report (including the Landscape Master Plan) and the consultation on it, whether you are prepared to enter into the Unilateral Undertaking to enable the planning consent to be granted; and, subject to consulting with the Charity Commission, to enter into an agreement with the ESFA to lease the area of 1.231 acres of the Ground, previously identified, for the construction of a new school building for the School to enable it to relocate to the Ground. The relevant considerations are set out in more detail below.

5. LANDSCAPE MASTER PLAN AND CONSULTATIONS

- 5.1 Following on from the last Sub-Committee meeting and the determination of the Planning application by the LPA, a Landscape Master Plan has been prepared, as described in and attached to the accompanying report on tonight's agenda.
- 5.2 The Landscape Master Plan could not be finalised until after the planning application had been determined as that process established the views of the LPA regarding the level of mitigation required if the school was to be constructed. The Master Plan takes into account the wishes of the beneficiaries following the public consultation exercise which was undertaken last year, the outcomes of which were noted at the 9 January 2018 Sub-Committee meeting.
- 5.3 Members of the Sub-Committee will be aware that the £1.36m consideration which is to be paid by ESFA to the Trustees is for the improvement of the Ground, whilst the additional £375k sum agreed by the LPA is for mitigating the impact of the School's relocation to the Ground. It therefore makes sense for the Sub-Committee to consider the Landscape Master Plan, taking into account mitigation as well as improvement, to ensure that any monies which are spent provide best value and

provide the best outturn.

- 5.4 The accompanying report includes an evaluation of the three options to enhance the amenity value of the Ground for the beneficiaries of the Charity, identified in para 1.4 above.
- 5.5 The Landscape Master Plan has been the subject to consultation with stakeholders in the Ground, to whom it was circulated for comment on 14 May 2018. More details are given in the accompanying report and its attachments, which include the results of the consultation exercise and officer comments on them.
- 5.6 The Landscape Master Plan includes costed proposals for the mitigation and enhancement / improvement works proposed in it, including provision for future maintenance.
- 5.7 A fundamental part of the ESFA proposal is the Community Use Agreement which will give beneficiaries the right to use the new MUGA, Hall and School car park outside of School hours. The Community Use Agreement will also give the ESFA the right to use the existing car park as well as the football pitches during school hours. The current proposals (which are still subject to some negotiation) will be tabled at your meeting. These identify when facilities will be made available, together with the principles that will apply to charging for the use of facilities.
- 5.8 Members of the Sub-Committee are asked to consider the Landscape Master Plan Options Report (including the Landscape Master Plan and the content of the Community Use Agreement; and if, in the light of this consideration, you determine that the ESFA proposal continues to offer the best option to enhance the amenity value of the Ground for the benefit of the Charity's beneficiaries, then members of the Sub-Committee are invited to instruct Officers:
- 1) to enter into a unilateral undertaking to enable the Section 106 Agreement to be concluded, subject to heads of terms as envisaged by the Local Planning Authority;
 - 2) to consult with the Charity Commission in relation to the basis of the proposed disposal to the Secretary of State and, after taking into account any regulatory advice or guidance the Commission may have to offer, take such steps as are required in order to facilitate such disposal.
- 5.9 In taking a decision to dispose of part of the Ground to the Secretary of State for the School, you must also have regard to the Legal Implications set out in paragraph 7 below and, in particular, the specific requirement under the Charities Act 2011 (Section 117) which means that the Sub-Committee as Trustee cannot decide to enter into any legally binding agreement to sell or dispose of part of the Ground without having first obtained a report on the proposed disposition from a qualified surveyor and that, having considered that report, being satisfied that the terms of the sale or disposal are the best which are reasonably obtainable for the Charity. The Sub-Committee has previously taken into account the advice set out in the Property Report prepared by Bruton Knowles (and referred to in paragraph 7.3) and concluded that the ESFA's offer was, subject to contract, capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the amenity value of the Ground). In taking any decision to dispose of part of the Ground to the Secretary of State in line with the ESFA proposal, the Sub-Committee is therefore

asked to decide whether, taking into account the heads of terms for the proposed lease to the Secretary of State, the Community Use Agreement and the Property Report, the terms of the disposal by way of lease to the Secretary of State are the best which are reasonably obtainable for the Charity.

- 5.10 Concerns have been expressed by some current users of the Ground regarding the composition and role of the Management Committee. It currently has 3 Borough Councillors, a representative from the users and one from the Parish of Mapledurham. Concern has been expressed that the membership should be expanded to widen the representation of users. It is considered that this is a reasonable request and that further work should be undertaken to review the membership and also investigate further the legal process for amending the membership. It is recommended that Officers are instructed to review the remit and membership of the Management Committee and to report back to the Sub-Committee on the options that could be adopted in relation to a reconstitution of the Management Committee.

6. EQUALITY IMPACT ASSESSMENT -

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.1 In this regard you must consider whether the decision will or could have a differential impact on: racial groups; gender; people with disabilities; people of a particular sexual orientation; people due to their age; people due to their religious belief.
- 6.3 An equality impact assessment was considered by the Sub-Committee on 9 January 2018. This concluded that the proposal will not have a negative impact on any of the groups protected by the Equality Act 2010 subject to implementation of some mitigation measures, details of which are set out in the Landscape Master Plan and the options report elsewhere on tonight's agenda together with an updated EIA. An updated EIA is attached to the Options report.

7. LEGAL IMPLICATIONS

- 7.1 The Sub-Committee has been delegated the power to consider the ESFA, MPFF and status quo options by the Council acting in its capacity as sole corporate Trustee of the Charity.
- 7.2 The principal duty owed by the Council (and therefore the Sub-Committee) in relation to consideration of the options referred to above is to decide whether (and to what extent) they are in the best interests of the Charity and its beneficiaries. Because the Ground is held "in specie" for the purposes of recreational use by the Charity's beneficiaries, the duty owed in relation to a

decision to dispose of part of the ground by way of a lease for use by a school or (as the case may be) by MPFF is effectively to decide whether or not the relevant proposal will (or will not) enhance the amenity value of the Ground for the Charity's beneficiaries and to what extent each proposal will enhance such value, taking into account (in the case of the ESFA proposal) both the loss of amenity value for the beneficiaries attributable to the disposal of part of the Ground to be used by the school, and whether the ESFA proposal (and in particular the price it has offered) will enable the amenity value of the part of the Ground which is not sold for the purposes of the school to be enhanced.

- 7.3 The Sub-Committee, at its meeting on 20 December 2016, and having taken into account the Property Report, the Amenity Report and the legal advice and other information presented to you at that meeting, took the decision that the ESFA's offer was, subject to contract, capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the amenity value of the Ground) and should therefore be pursued in line with the Heads of Terms, subject to the ESFA providing an additional undertaking in respect of the Charity's costs which the Sub-Committee noted had been agreed for up to £35,000.
- 7.4 There is a specific requirement under the Charities Act 2011 (Section 117) which means that the Sub-Committee as Trustee cannot decide to enter into any legally binding agreement to sell or dispose of part of the Ground without having first either obtained the consent of the Charity Commission or having obtained a report on the proposed disposition from a qualified surveyor and that, having considered that report, being satisfied that the terms of the sale or disposal are the best which are reasonably obtainable for the Charity. The Property Report considered at your meeting on 20 December 2016 addressed this requirement in respect of the ESFA proposal, as well as addressing the amenity value of the part of the Ground which would not be purchased by the ESFA, taking into account the proceeds of disposal available to the Charity. The Sub-Committee should note that, for the reasons set out in the Property Report, the authors Bruton Knowles did not advise that the grant of a lease in line with the Heads of Terms should be advertised.
- 7.5 There is also a specific requirement under the Charities Act 2011 (Section 121) in relation to "specie" land that any proposal to dispose of it must be notified and any representations received in response are considered. This requirement applies to the Charity. Any disposal of the Ground must therefore be subject to this process of consultation, which took place in Summer 2017.
- 7.6 The Sub-Committee should also take into account that the Council (as Trustee) does not have an express power to sell any part of the Ground under the scheme of the Charity Commission which regulates the Charity. A further scheme may be required unless the statutory power of disposal under the Trusts of Land (Appointment of Trustees) Act 1996 is available. The Charity Commission will need to be consulted in relation to the disposal of all or part of the Ground. It is therefore proposed that, if the Sub-Committee decides that the ESFA proposal continues to be in the best interests of the Charity and its beneficiaries, the Commission will be consulted prior to any disposal of part of the Ground to the ESFA.

Charity Commission Regulatory Advice

- 7.7 The Charity Commission wrote to the legal advisors to the Council (acting as Trustee) on 9 March 2017, concluding as follows:

“The transfer proposal relates to an offer by ESFA to have transferred to it a parcel of land currently held in trust (1.231 acres of the 27 acre site, which represents 4% or thereabouts of the whole) under a lease for a term of 125 years in order to build a free school. The ESFA land, if transferred, will not be available to further the objects of the Charity. Under the proposal, however, the Charity stands to obtain a significant amount of money (in the order of £1,360,000) which could be used to enable it to further its objects, in return for the loss of a relatively small area of its land. We are therefore satisfied that the decision to explore the proposal is a decision that a reasonable body of trustees might make.”

- 7.8 A meeting with the Charity Commission was held, at its request, following the conclusion of the consultation exercise, on 10 November 2017. The Charity Commission subsequently wrote to the Council as Trustee with regulatory advice, as reported to the Sub-Committee on 9 January 2018. The summary of that advice, as given in the report to the January Sub-Committee, is set out below:

- (1) The Charity Commission is satisfied that the trusteeship of the Charity has been properly delegated by full Council, through the Policy Committee, to the Sub-Committee. Therefore the Sub-Committee has delegated authority to make a decision on the options referred to above.
- (2) The Charity Commission is satisfied that the Trustee has addressed all of the elements of decision-making, in terms of:
 - Identifying and informing itself on factors relevant to making a decision, including holding a detailed public consultation exercise
 - Identifying and not considering factors that are irrelevant
 - Identifying and mitigating potential conflicts of interest
- (3) The Charity Commission is satisfied that the Sub-Committee has undertaken a proper process of preparing to make a decision. It is also satisfied that the three options identified above are within the range of decisions a reasonable trustee could take.
- (4) In terms of relevant factors, the Charity Commission has advised that the Trustee needs to carry out further consideration of ‘impact’ of the options, in order to make a fully informed decision that both recognises and weights relevant factors. This is to establish both whether each option represents a net benefit to the Charity, or has a negative impact (so that the Sub-Committee is able to “weigh” them) and to assess whether the net effect on the use of the land for recreational purposes is so limited in terms of loss of amenity, or represents a net gain in amenity, to enable the Sub-Committee to properly exercise the power available to it under Section 6 of the Trusts of Land and Appointment of Trustees Act 1996. In response to this advice, the Sub Committee previously decided to instruct the preparation of the Landscape Master Plan and the Landscape Master Plan and Options Report which appears elsewhere on the agenda for this meeting.
- (5) For the avoidance of doubt, the Charity Commission letter makes clear that this

includes the option of disposal to the ESFA, subject to the Sub-Committee gathering further information to inform itself more fully on the impact of this option. The Commission has stated that there would have to be a very significant, and so far unidentified, negative impact from this option to change the conclusion that this appears to be a reasonable option to consider.

(6) The Charity Commission letter explains in more detail its thinking about the consideration of impact. It accepted that the Sub-Committee had identified and was aware of most of the negative impacts associated with the ESFA proposal. Some impacts were still to be quantified as they were contingent on what was put into the Community Use Agreement and its associated heads of terms. The Charity Commission also identified that the Sub-Committee did not yet have a clear plan for the use of the £1.36M premium for the lease that has been offered by the ESFA. The Charity Commission advised that the Sub-Committee should develop a clear indicative plan based on what it was aiming to achieve, in terms both of tangible facilities and actions and reasonable projections of consequent recreational usage by beneficiaries of the Charity. The Commission advised that this need not equate to a full "business plan", with full costings for implementation, but a scoping exercise to evaluate one, or possibly more, set of options for using the premium in terms of the recreational benefits that might be achieved. This advice is reflected in the Sub Committee's instruction to prepare the Landscape Master Plan and the Landscape Master Plan and Options Report which appear elsewhere on the agenda for this meeting.

(7) In conclusion, the Charity Commission letter stated that, at that stage, it could not offer a view on whether the Trustee is able to rely on Section 6 of the 1996 Act to grant a lease to the ESFA, if that is the decision ultimately taken by the Sub-Committee. If this power cannot be used, then the Sub-Committee would need to apply to the Charity Commission to make a disposal: this would be by means of a scheme under Section 62 of the Charities Act 2011. But the Charity Commission advised that, provided the Sub-Committee has completed the process of decision making to confirm and demonstrate that the ability to implement the ESFA proposal is in the interests of the Charity, then the Commission was likely to give the authority requested.

Conflict of Interest

7.9 The Charity Commission has also previously received and considered a complaint made to them about the Council's approach to managing its conflicts of interest on the prospective transfer of part of the Ground to the ESFA, including the establishment of this Sub-Committee to manage the conflict. As officers understand it, the argument put to the Charity Commission was that the Council as Trustee of the Charity is unable to make a valid decision because the inherent conflict is so pervasive that it is impossible for the Trustee to make an un-conflicted decision. On this matter, the Charity Commission, in its letter of 9 March 2017, concluded as follows:

"Having considered the available information, we do not agree that the conflicts of interest are so persuasive [sic] that they cannot be managed. You have provided evidence to indicate that the Trustee has taken appropriate steps to manage the conflict" [Please note that this was subject to a point made about Councillor Edwards also being a member of the Council's Adult Social Care, Children's Services and Education Committee. Councillor Edwards stepped down from that Committee from 27

January 2017].

The Commission is of the view that the subcommittee can make a delegated decision that will be a valid decision if they ensure they act in accordance with their legal duties to take into account all relevant matters, including appropriate professional advice (including legal and chartered surveyor advice), and to also bear in mind the responses to public consultation and any issues or steps that arise as a consequence. In addition all irrelevant matters must be ignored.”

Obligations as Trustee

7.10 In reaching any decision in relation to the Charity, the members of the Sub-Committee when performing the Council’s function as Trustee have a number of obligations:

- (1) You must act in good faith and exclusively in the interests of the Charity i.e. in a way which you honestly believe to be in the Charity’s best interests.
- (2) You must act within your powers (further consultation with the Charity Commission will be required if the Sub-Committee decides to authorise any disposal of land at the Ground to the ESFA).
- (3) You must ensure that you have any legal, property or other advice you consider is required in order to inform and support your decision-making. The Sub-Committee should also consider whether there is any other or further advice you believe is required before making a decision.
- (4) You must ensure that you are adequately and properly informed and have all relevant information.
- (5) You must ensure that you take into account all relevant factors. Such factors will only relate to the Charity and its ability to advance its charitable, recreational object. Such relevant factors include:
 - The risks associated with the ESFA proposal and, in particular, whether a decision to dispose of part of the Ground will negatively impact on the Charity’s ability to advance its charitable, recreational object.
 - The benefits associated with the ESFA proposal and, in particular, whether a decision to dispose of part of the Ground will positively impact on the Charity’s ability to advance its charitable, recreational object (and, if so, whether this outweighs any negative impact and can be justified in the best interests of the Charity).
 - Whether progressing the ESFA’s proposal will incur any cost for the Charity.
 - The Charity Commission’s guidance on public benefit, which is relevant to decisions taken by charity trustees:

<https://www.gov.uk/government/publications/public-benefit-the-public-benefit-requirement-pb1/public-benefit-the-public-benefit-requirement>

- (6) The same relevant factors will apply in relation to the consideration of the

other options (being maintaining the status quo and the Fit4All proposal) that the Sub- Committee are asked to consider at the meeting.

- (7) You must not take into account any irrelevant factors. In particular, the Sub-Committee must not take into account the interests of the Council as local education authority or planning authority, nor any interest that the public will or may have in the provision of education to local children (including the results of the public consultation previously carried out the Council as local education authority at the behest of the ESFA).
 - (8) You must manage conflicts of interest. The Sub-Committee has been established with delegated powers in order to manage the potential conflicts of duty that may otherwise arise for members and officers of the Council in relation to the Charity and the ESFA's proposal. Any role played by any member of the Sub- Committee which may relate to the Charity in any other respect or may conflict with their role as a member of the Sub-Committee should be declared at the outset of the Sub-Committee meeting.
 - (9) You must make a decision that falls within the range of decisions a reasonable trustee body could make. This is in line with the Charity Commission's guidance on decision-making.
 - (10) You should take into account the view expressed by the Commission referred to in paragraph 7.9 above.
- 7.11 Each of these considerations is set out in more detail in the Charity Commission's guidance on decision-making by charity trustees (CC27). This makes it clear that some of these factors are inter-related e.g. a member of the Sub-Committee who takes into account the interests of the Council as local education authority is unlikely to be acting in good faith and solely and exclusively in the best interests of the Charity. The Commission's guidance is available here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/476870/CC27.pdf

7.13 Disposal

- 7.13.1 Should, having considered the position in the light of the legal advice set out above, the Sub Committee wish to proceed with a disposal to the EFSA in accordance with the previously agreed heads of terms then it is recommended that the Sub Committee should authorise the Officers to consult with the Charity Commission in relation to the basis for the proposed disposal to the ESFA and, after taking into account any regulatory advice or guidance the Commission may have to offer, take all and any such steps as are required in order to facilitate such disposal.

8. FINANCIAL IMPLICATIONS

- 8.1 The financial implications of the options open to the Sub-Committee in relation to the Ground must be taken into account by the Sub-Committee when they are in a position to review the options report and Landscape Master Plan, elsewhere on tonight's agenda.

9. BACKGROUND PAPERS

The documents to which the Sub-Committee should refer, and which have been relied upon in the preparation of this report, are noted in paras. 1.5 and 1.6 above. They are either attached to reports to tonight's meeting, or are already published on the Council's website and hyperlinks have been provided to them and hard copies will be available at your meeting.