

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

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NOTICE OF MEETING - MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE - 30 JANUARY 2019

A meeting of the Mapledurham Playing Fields Trustees Sub-Committee will be held on Wednesday, 30 January 2019 at 6.30 pm in the Council Chamber, Civic Offices, Reading. The Agenda for the meeting is set out below.

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1. DECLARATIONS OF INTEREST		
2. MINUTES		5 - 8
3. MINUTES OF THE MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE - 29 MAY 2018		9 - 20
4. PETITIONS AND QUESTIONS		
5. MAPLEDURHAM PAVILION UPDATE AND DRAFT ACCOUNTS	MAPLEDUR HAM	21 - 32
This report updates the Sub-Committee on the current operation of the playing fields, including the pavilion, and presents the 2017/18 draft accounts prior to submission to the Charity Commission.		
6. MAPLEDURHAM PLAYING FIELDS LANDSCAPE UPDATE	MAPLEDUR HAM	33 - 94
This report updates the Sub-Committee on matters relevant to the operation of the Mapledurham Playing Fields and the development of the Landscape Master Plan.		

Please note that this report was re-published on 25 January 2019 with a number of amendments.

CIVIC OFFICES 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.

7. THE HEIGHTS PRIMARY SCHOOL - NEW PLANNING APPLICATION UPDATE **MAPLEDURHAM** **95 - 100**

This report updates the Sub-Committee on the changes to the Education and Skills Funding Agency (ESFA) approved planning application for The Heights Primary School, which is scheduled to be considered by the Local Planning Authority's Planning Applications Committee on 6th February 2019.

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Present: Councillor D Edwards (Chair); Councillors Ayub, K Edwards and Warman.

Apologies: Councillor Woodward

6. MINUTES

The Minutes of the meeting of the Sub-Committee held on 20 June 2018 were agreed as a correct record and signed by the Chair.

7. MAPLEDURHAM MANAGEMENT COMMITTEE

Councillor Ballsdon presented, as Chair of the Mapledurham Playing Fields Management Committee, comments from the Management Committee regarding the officer reports submitted to this meeting of the Sub-Committee. She also made comments as the ward councillor for Mapledurham.

8. MAPLEDURHAM PAVILION

Further to Minute 5 of the Sub-Committee's meeting on 20 June 2018, the Head of Economic & Cultural Development and Valuation Adviser submitted a report updating the Sub-Committee on discussions with Warren District Residents Association (WADRA) regarding refurbishment works to bring the Mapledurham pavilion back into use, and seeking authority to enter into an agreement with WADRA to carry out the works subject to the final agreement of terms.

The report noted that a proposal from WADRA to carry out works to the pavilion had been considered and agreed at the meeting of 20 June 2018. Officers and members of WADRA/ Mapledurham Playing Fields Action Group had subsequently met on a number of occasions to ensure that the works proposed were fit for purpose and to minimise any 'wasted' expenditure in the event that the pavilion was fully refurbished in the future. Detailed Heads of Terms had been sent to WADRA and covered a number of issues including the revised cost of works, the proposal that the Trustees client the works for tax efficiency reasons and a revised specification.

The report explained that the main outstanding issue related to financial liability in the event that unexpected works were identified. It was hoped that this could be resolved shortly, and the report therefore recommended that the Head of Legal and Democratic Services, in consultation with the Chair of the Sub-Committee, Valuation Advisor and Leisure and Recreation Manager, be authorised to approve the final detailed terms.

A plan showing the proposed works was tabled at the meeting.

Resolved -

- (1) That progress to date be noted;**
- (2) That the Head of Legal and Democratic Services be authorised to agree the final terms of the proposed refurbishment, in consultation with the Chair of the Sub-Committee, the Valuation Advisor and the Leisure and Recreation Manager;**

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- (3) That the Head of Legal & Democratic Services be authorised to execute all legal documents that would be necessary to give effect to the above resolutions.

9. MAPLEDURHAM PLAYING FIELDS LANDSCAPE UPDATE REPORT

The Head of Economic and Cultural Development submitted a report giving an update on preparatory work for improvements at Mapledurham Playing Fields, including archaeological investigations and discussion with Caversham Trents FC on the proposed facilities.

The report explained that Oxford Archaeology had undertaken a series of archaeological investigations to inform the development of the Landscape Master Plan and planning application. A geophysical survey had been undertaken across the Playing Fields to identify features that might contain archaeology, and a series of trenches had been dug across the site to investigate the features identified in the geophysical survey. Most had been found to represent variations of natural geology, but various archaeological features including a large D-shaped Roman enclosure had been found. Further deep excavations had then been undertaken, at locations off the football pitches, to establish whether any Palaeolithic archaeology was present, but nothing of significance had been found. Archaeological investigations within the school site would be undertaken by the EFSA from November 2018 onwards.

The report stated that as a result of the investigations the Landscape Master Plan would be amended to protect the Roman archaeology found to the northwest corner of the sports fields, but that the full range of mitigation and enhancement previously reported was still believed to be deliverable within the budget identified. An updated Plan including the location of the children's play area, and the additions of lighting the central avenue and a small overflow 'grasscrete' carpark area to the north of the proposed school, as approved by the Sub-Committee at the previous meeting, would be submitted to a future meeting. The report set out a projected timetable for securing planning approval for the external works.

The report also noted that preparatory work had commenced on plans for the Pavilion, including dialogue with Caversham Trents FC, who had stated that match funding towards the provision of an artificial turf pitch and other improved facilities would be more beneficial to the club than the inclusion of additional changing rooms. It was therefore proposed that the refurbishment of the Pavilion retain the existing layout, and omit the additional changing rooms, with the cost savings to be allocated to a fund for match/contributory funding by the Trust or partner clubs for improvement to facilities on the playing fields such as an Artificial Turf Pitch.

The report also informed the Sub-Committee that Judicial Review Proceedings in regard of the Heights School planning permission had been commenced on 21 September 2018, and that a Judicial Review Hearing had been set for 20 November 2018. The planning application submission and contractor procurement for the external works would not take place until the outcome of the Judicial Review was known, and it was therefore possible that these could be delayed.

Resolved -

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- (1) That the work to date be noted;
- (2) That amendments to the Landscape Master Plan to protect the Roman archaeology be reported to a future meeting of the Sub-Committee;
- (3) That, following representations from Caversham Trents, the inclusion of two additional changing rooms be omitted from the proposed scheme and the monies saved be allocated to contributory/match funding for future grant applications by the Trust and its partners.

10. UPDATE ON THE ADVICE FROM THE CHARITY COMMISSION

Further to Minute 5 of the meeting held on 20 June 2018 the Head of Legal and Democratic Services submitted a report providing the Sub-Committee with an update on the steps taken to facilitate the grant of a Lease of part of the Recreation Ground to the Secretary of State, and an update on consultation with the Charity Commission in relation to the proposed grant of the Lease.

The report explained that, following the Sub-Committee's meeting on 20 June 2018, the Head of Legal & Democratic Services had instructed VWV (external solicitors advising the Council as trustee of the Charity) to write to the Charity Commission to notify them of the decisions taken by the Sub-Committee, and to seek their views and advice on the power of disposal exercisable by the Council (as trustee of the Charity) in order to grant the Lease. Having reviewed all of the material submitted to the Sub-Committee and the decisions taken at that meeting, the Commission had confirmed that they agreed that the Council (as trustee of the Charity) could rely upon the statutory power of disposal conferred by section 6 of the Trusts of Land and Appointment of Trustees Act 1996 (TLATA) in order to grant the Lease to the Secretary of State; and that they also agreed that the Council (as trustee of the Charity) had complied with the statutory requirement under section 121 of the Charities Act 2011, so that no further publication of the proposal to grant the Lease was required.

The Charity Commission had also advised that the Council (as trustee of the Charity) did not need the Commission's consent to grant the Lease and that the Commission would now close its regulatory authority case in relation to the Charity. The Commission would not be actively monitoring the implementation of the decision to grant the Lease but had suggested that the Sub-Committee might wish to notify them of any key developments and milestones. The Commission's advice meant that, subject to the points raised below, the Sub-Committee was now in a position (under charity law) to grant the Lease.

The report also explained that, following the Sub-Committee's decision at the previous meeting, the Head of Legal & Democratic Services had engaged with the Education and Skills Funding Agency (ESFA) in order to seek to agree the arrangements for the grant of the Lease. It was proposed that, subject to the outcome of a judicial review, officers be authorised to take the following steps:

- An Agreement for Lease (AFL) and form of Lease should be negotiated and agreed with the ESFA; the Lease to be substantially in the form of the draft lease previously approved by the Sub-Committee and in line with the non-legally binding heads of terms previously entered into with the ESFA;

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- The AFL should be entered into as soon as possible, but the grant of the Lease be subject to the judicial review proceedings having been completed and the review being unsuccessful;
- A Community Use Agreement for use of the Free School's facilities to be entered into with the School and the agreed form annexed to the AFL;
- The AFL and Lease should be entered into by the Council as Charity trustee of the Charity in reliance on the general power conferred by TLATA to dispose of land;
- The premium of £1.36m due from the Secretary of State in respect of the grant of the Lease to be paid on completion of the Lease;
- Provisions to be agreed with the ESFA in relation to the consequences of any legal challenge being brought in relation to the entry into the AFL and/or the grant of the Lease.

Resolved -

- (1) That the Head of Legal and Democratic Services be authorised to:**
 - a) Negotiate and agree the terms of the agreement for lease ('AFL'), community use agreement ('CUA') and Lease on the basis proposed in Section 4;**
 - b) Arrange for the AFL to be entered into by the Council as trustee of the Charity;**
 - c) Arrange, subject to the resolution of the judicial review proceedings on a basis which it was considered enabled the Council as trustee of the Charity to properly grant the Lease, for the Lease and CUA to be entered into by the Council as trustee of the Charity;**
 - d) Take all other such steps as considered to be reasonably necessary to implement the decisions taken by the Sub-Committee on 20 June 2018;**
 - e) Report to the Charity Commission on such milestones and other developments as considered appropriate.**
- (2) That a report be submitted to the next meeting of the Sub-Committee on the completion of the AFL, CUA and Lease and on any other issues it was considered should be brought to the attention of the Sub-Committee.**

(The meeting started at 6.30 pm and finished at 6.49 pm).

READING BOROUGH COUNCIL

MAPLEDURHAM PLAYING FIELDS MANAGEMENT COMMITTEE

MINUTES OF THE MEETING HELD ON 29 MAY 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 C Brooks	Head of Legal & Democratic Services
Mr S Brown	Caversham Trents Football Club
Mr K Macrae	Friends of Mapledurham Playing Fields
Mr D Mander	Caversham Trents Football Club
Ms E Miles	Mapledurham Playing Fields Foundation & Warren & District Residents' Association
Mr B O'Neill	Local Resident
Ms N Simpson	Committee Administrator
Mr B Stanesby	Leisure & Recreation Manager

1. MINUTES & MATTERS ARISING

The Minutes of the meeting held on 3 January 2018 were confirmed as a correct record, subject to replacing "more than 5%" with "a net area of at least 10%" in paragraph 8 of Minute 3, to read:

"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 a net area of at least 10% of the trust's area and that he thought that this would therefore require revision of the charity scheme and involvement of the CC."

Further to Minute 3 (2), Chris Brooks said that he had yet to 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 he would report back to the next meeting.

AGREED: That the position be noted.

2. PROPOSAL TO REPAIR MAPLEDURHAM PAVILION

Ben Stanesby submitted a report on a proposal to undertake structural repairs to the pavilion received from the Mapledurham Playing Fields Action Group (MPFAG). The report also identified how the notice board at the entrance to Mapledurham Playing Fields was managed.

The report explained that an outline proposal to undertake structural repairs to the pavilion at no cost to the Charity had been received from MPFAG on 17 April 2018. Plans and elevations for the proposal were appended to the report.

The proposed work included:

- a) Replacing the front entrance, side kitchen & rear fire doors.
- b) Rebuilding southern external hall & store wall and boarded windows using fibre grain cladding.
- c) Replacing and upgrading corroded steel work, including bracing in existing hall truss roof & steel post support structure.
- d) Existing ceilings removed and replaced in the store and hall, with new suspended ceiling system and lighting grid as described. Store ceiling to be insulated as described.
- e) Existing sills and fascias to be inspected and locally repaired.
- f) Patch repairs to the flat roofs by others as described.
- g) Relaying the terrace.

Discussions between the Council's Corporate Property Manager and MPFAG's architect had been ongoing at the time of writing the report to determine the extent of work required to make the building serviceable. An initial estimate of approximately £35K including VAT had been made for the work. This excluded some items such as roof repairs and glazing and the scope of work was still to be explored. The costs of repairing the pavilion were therefore still to be fully established.

A meeting was scheduled for the morning of 29 May 2018 to confirm more details of the proposal, which was likely to include:

- a) Confirmation of funding sources.
- b) Conditions associated with funding/work.
- c) Who the Trustees had a formal agreement with.
- d) How the work would be managed/overseen.
- e) How the Trustees would be indemnified.

Ben Stanesby reported at the meeting that the meeting between officers and MPFAG had been held earlier in the day in order to clarify these issues, and he was expecting a letter of confirmation from WADRA about what conditions they would require in order to release funds to pay for the proposal for partial repair of the pavilion to allow it to re-open. He said that he understood this was likely to include a guarantee that the pavilion would continue to operate in the long term. It had been noted at the meeting earlier in the day that the proposal would allow the pavilion to be brought back into use without any cost to the Trustee and that the proposal would be considered at the Trustees Sub-Committee on 20 June 2018.

Robin Bentham confirmed at the meeting that WADRA had modified its original position that it would only release its funds if the school proposal did not go forward, as it was felt important to get the pavilion back into operation as soon as possible, and exact details about the conditions for release of the WADRA money were being developed.

Ben Stanesby said that it was not yet known whether the repair works might cause any problems with future refurbishment works on the pavilion, and explained that the intention was to make progress on both the MPFAG proposal and the ESFA proposal, so that, as soon as a strategic decision had been made, the necessary work could be carried out to quantify assurances for MPFAG and WADRA and, if it was feasible, works could be undertaken to the pavilion to enable it to reopen as soon as possible.

The meeting agreed that everyone wanted the pavilion to be re-opened as soon as possible, but it was noted that any works needed to be done prudently to avoid wasting money.

Further to Minute 6 (a) of the previous meeting, the report explained that, from time to time the notice board at the entrance to the playing fields became over full with old and out of date notices or excessive advertisements being attached to it. There might also be occasions when inappropriate notices were added to the board.

It stated that members of the management committee, officers of clubs (and associations) and council employees regularly passed the notice board. The most effective method of managing the notice board would be for these people to keep an eye on the board removing old or inappropriate notices, following a common sense approach. If there was a lack of space, priority on the board should be given to information about activity taking place within the Ground and/or in the Pavilion and other community information relating to the neighbourhood. Any concerns should be reported to the Leisure and Recreation Team.

AGREED:

- (1) That the report be noted;
- (2) That the proposal from Mapledurham Playing Fields Action Group be noted and officers continue to work with MPFAG and WADRA to identify the scope and detail of the proposal and report to the Mapledurham Playing Fields Trustees Sub-Committee and back to the Management Committee;
- (3) That members of the Management Committee or key stake holders monitor the condition of the notice board and address any concerns to the Leisure and Recreation Team.

3. MAPLEDURHAM PLAYING FIELDS LANDSCAPE MASTERPLAN & DRAFT OPTIONS REPORT

Ben Stanesby submitted a report with, attached, a draft report being prepared for submission to the Mapledurham Playing Fields Trustees Sub-Committee meeting on

20 June 2018, which presented a Landscape Masterplan for the Playing Fields and an evaluation of the impact on the amenity value of the Ground of three possible options for the future. The draft Master Plan and Draft Options report were being presented to the Management Committee for feedback, to be fed into the Sub-Committee meeting on 20 June 2018.

The draft report explained that the Trustees Sub-Committee meeting on 9 January 2018 (Minute 8 refers) had instructed the officers advising the Trustees:

- (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, enabled 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).

In this connection, the draft report explained that the three options were:

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

It also explained that:

- (1) The Sub-Committee had previously concluded that, in principle, the ESFA proposal was capable of enhancing the amenity value of the Ground and that, if finally accepted by the Sub-Committee, would make available a lease premium of £1.36M from the ESFA which could be applied for the improvement and enhancement of the Ground; and
- (2) The Council's Planning Applications Committee had 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 being relocated to the Ground. This additional £375k was payable by the ESFA in addition to the lease premium identified above and had to be applied to pay for the works of mitigation identified by the Planning Applications Committee.

The following documents were attached to the draft report:

- | | |
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| Appendix A: | Landscape Master Plan - Mapledurham Playing Fields |
| Appendix B: | Report on Results of Mapledurham Playing Fields public consultation, <i>Have your Say</i> , Summer 2017 (including the Mapledurham Playing Fields Foundation (“MPFF”) ‘Fit4All’ proposal (at Appendix 6)) |

Appendix C: Equality Impact Assessment

In the light of the Planning Applications Committee's decision to grant permission for The Heights Free School envisaged by the ESFA proposal, the ESFA proposal included both a £1.36M consideration payment to improve and enhance the Ground, and a £375k payment for the mitigation of the development of The Heights Free School. Therefore, a total of £1.735M was available to the Sub-Committee for mitigation and improvement works.

The Landscape Master Plan provided more details of the mitigation and improvement works, including costs.

The draft report stated that the Landscape Master Plan had been shared, on 14 May 2018, with organisations who historically had used the Ground, including the Pavilion. These included: the Warren & District Residents' Association, Caversham Trents Football Club, Mapledurham Lawn Tennis Club, 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. It also stated that the plan had been presented to the Management Committee on 29 May 2018, and that the feedback from this round of consultation would be reported to the Sub-Committee meeting.

In paragraph 5, the draft report considered each of the three options for the future of the Ground - the ESFA Proposal for relocation of the Heights Free School, the Status Quo and the Fit4All Proposal - and made an assessment as to which would best enhance the amenity value of the Ground for the beneficiaries of the Charity.

The Landscape Master Plan had been drawn up with direct reference to the results of the *Have Your Say* public consultation exercise, undertaken with beneficiaries in summer 2017, and had itself been the subject of consultation with stakeholders and partners, as described above. The proposals in the Landscape Master Plan had been 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 was 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. That decision would be addressed in another report to the Sub-Committee.

The draft report asked the Sub-Committee to consider which of the options for the future of the Ground it considered was in the best interests of the Charity and its beneficiaries, having regard to the Charity Commission's regulatory advice dated 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.

If the Sub-Committee concluded that the ESFA proposal continued to be the preferred option for the Ground in the best interests of the Charity then the draft report also asked the Sub-Committee to:

- (1) agree the mitigation works to the Ground to be funded through the £375k Section 106 agreement (set out in paragraph 4.2 of the draft report);
- (2) agree the improvements and enhancements to the Ground to be funded through the £1.36M consideration payment from the ESFA (set out in paragraph 4.8); including one of two options to improve the Mapledurham Pavilion (set out in paragraph 4.9);
- (3) agree the commencement of preparatory work (set out in paragraph 4.14) to facilitate a timely implementation of the mitigation and improvement works before the school moved to its site in the Grounds in September 2020; and
- (4) note that these mitigation and improvement works would require the closure of large sections of the Grounds for the duration of the works.

Paragraph 4.2 of the draft report stated that the Landscape Master Plan identified a series of mitigation works that were required to be undertaken to offset the negative impact of the development of The Heights Free School at the Ground. These mitigation measures were to be undertaken by Reading Borough Council, funded from the £375k Section 106 planning gain arising from the relocation of the School.

These included:

- 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 re-provided.
- 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.
- 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.

Paragraph 4.8 of the draft report stated that the following enhancements had been identified to be undertaken as a core improvement within the landscape plan, reflecting the results of the consultation, in the total sum of £286k:

1. Extending drainage across the whole of the western sports turf area (Pitch 1) (£94k).
2. Extended play area (£25k).
3. Formalised boundary treatment on Hewett Avenue (£12k).
4. Additional benches (£11k).
5. Fitness trail (£18k).
6. Entrance improvements (ground reinforcement, signage, gate posts) (£5k).
7. Tree planting (5 specimen trees) (£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)

The draft report stated that the option to provide a floodlit artificial turf pitch (ATP), while supported, also attracted slightly more negative comments. This option would need further consideration in the future and was beyond funds currently available.

Paragraph 4.9 of the draft report stated that there were two options for improving the Mapledurham Pavilion.

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 would require both planning permission and building control applications.

The avenue of trees running through the Ground might be extended to the main car park. The School hall would provide facilities for the larger events that were occasionally run within the Pavilion.

The estimated cost was £925k.

OPTION B:

Refurbish the Pavilion throughout, retaining existing layout and therefore only requiring a building control application. Previous proposals had identified undertaking work to areas requiring most work and returning to undertake further refurbishments subsequently. The proposed option would deliver a Pavilion as close to “as new” as possible, providing the associated benefits in the costs of maintenance. These costs had been produced by external quantity surveyors.

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

The estimated cost was £825k.

Paragraph 4.12 of the draft report explained that, depending on which option for the Pavilion was chosen, £104k (Option A) or £204k (Option B) would be left for further improvements/enhancements. The Landscape Master Plan identified a number of options as to how these funds could be utilised:

- 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. Possible options to provide 12 additional spaces:

- (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 would allow further funding to be levered into improving facilities.

Ben Stanesby gave a presentation on the masterplan, giving more explanation of the options set out above.

Steve Brown, Club Secretary for Caversham Trents FC (CTFC), addressed the Management Committee, highlighting key points from the CTFC's response to the consultation proposal (set out in an appendix to the Users' Report - see Minute 4 below), and the points made included:

- The CTFC Committee objected to the school proposal because it failed to deliver an ATP to mitigate the loss of pitches and/or substantially enhance the amenity value of the playing fields, and this objection had been backed by members in a vote.
- Fit4All should be pursued, but if a school was to be built, then Option B should be pursued.
- Extension of the car park should be a priority.

Nigel Stanbrook went through the comments of users on the draft Landscape Masterplan, which were detailed in the appendices to the Users' Report (see Minute 4 below). He stressed the importance of the users' comments being considered by the Sub-Committee and Ben Stanesby said that it was intended to attach all the responses from stakeholders in full to the Sub-Committee report and address them in the report. Nigel Stanbrook summarised some of the users' comments and noted certain points, including:

- Elisa Miles had made extensive detailed comments on the masterplan in her response.
- WADRA comments: The plan created disruption and dislocation of the recreational activities for a protracted period; it was missing information about the school's hours and days of operation; the planting plans omitted mitigation for the loss of the 100 or so mature trees; the pavilion should remain the focal point and not be hemmed in by the playground; the plan did not offer a scale of magnitude for how well the issues were mitigated or enhanced.

- CTFC comments: Sport England said the proposal did not currently adequately meet the exceptions set out in Sport England's policy; there shouldn't be any fencing of pitches outside the school grounds.
- FOMPF comments: The revised layout of football pitches had a devastating impact on the mature trees and the landscape plan sacrificed mature trees. The avenues should be native trees, not ornamental, and there were no indicative costs for the avenue or additional planting. They did not want additional planting in The Clumps, and they wanted to create a woodland area in the oval on their plan.
- MPFAG comments: They opposed the school plan and, without a business plan, how could they judge its sustainability? There was no mention of a Deed of Dedication and where was the compensatory land? They had concerns for the car park management and how this would be operated. Their view was that the plan was almost entirely mitigation and not enhancements for the users.
- MPFF comments: They felt that whether or not to accept the proposal to build the school could not properly be decided until the Community Use Agreement had been proffered and ratified.

The recommendations to the Management Committee within the covering report were:

- 2.1 That the Management Committee should consider whether the Landscape mitigations and core enhancements were appropriate (as identified in section 2.2 (2) and 2.2(3) of the accompanying draft options report).
- 2.2 That the Management Committee should consider which of the two options for the pavilion and further enhancements should be preferred (as identified at section 2.2(4) of the accompanying draft options report).
- 2.3 Following consideration of these items (2.1 and 2.2 above), the Management Committee should consider which of the three options: the ESFA proposal and accompanying Landscape Plan, the Fit4All proposal or the status quo should be preferred (set out in section 2.1 of the draft options report).

The Management Committee discussed the recommendations and the members expressed their views.

Recommendation 2.1 - Whether the Landscape mitigation and core enhancement works set out in para 4.2 of the masterplan report and improvement and enhancement works set out in para 4.8 of the masterplan report were appropriate:

- Hopper - The mitigation works in para 4.2 were ok, except he did not support the liquidamber trees, as FOMPF preferred native species. He had no problem with the ten enhancements in para 4.8.
- Stevens - The mitigation works seemed acceptable, rather than "appropriate".

- Stanbrook - He said that some Users views were that there should have been more items included in the mitigations rather than enhancements or further enhancements, so these points should be made to the Sub-Committee.

The Management Committee therefore did not have a joint view to present to the Sub-Committee on these, as the members of the Management Committee had differing views.

Recommendation 2.2 - Which of the Options A and B for the pavilion in para 4.9 of the masterplan report should be preferred and then which further enhancements in para 4.12 should be preferred.

There were mixed views from members of the Committee:

- Hopper - Thought Option B was preferable to Option A. It was cheaper, therefore additional benefits were possible. He wanted the hall to stay the same size and on the same footprint.
- Stanbrook - Preferred Option B, plus other options if they were available on re-opening the pavilion.
- Knee-Robinson - Thought Option A was preferable as it gave more options in future and more space, so was better for future use.
- Stevens - Thought Option B was preferable but did not see why they had to choose, as both looked possible - he was undecided.
- Ballsdon - She would like to see the hall being the same size and would like to see modern provision, but wanted to avoid it being a short term fix - she was undecided.

However, all wanted to have at least the same size hall in the pavilion, make the best use of the available money, and reopen the pavilion as soon as viable, but not just as a short term fix.

The Committee noted all the further enhancement possibilities in para 4.12, but Councillor Ballsdon noted that the extension of the car park into the area north of the school site would be welcomed by CTFC, but the residents living there did not share that opinion, Keith Knee-Robinson did not support the lighting, and Nigel Stanbrook said that users felt there should be more items included as mitigation, rather than enhancements or further enhancements. The Management Committee therefore did not have a joint view to present to the Sub-Committee on these, as the members of the Management Committee had differing views on Options A & B.

Which of the 3 options - either the ESFA proposal & landscape plan, the Fit4All proposal or the status quo - should be preferred:

Status Quo - It was agreed that none of the Committee supported this.

Fit4All proposal:

- Stanbrook - This would satisfy and meet the Users' requests without the school, and the users would prefer it.
- Knee-Robinson - He supported this with caveats as he did not think the proposal was right for the future.
- Stevens - He did not think the Management Committee should pre-empt the Sub-Committee's decision.
- Hopper - He did not support the Fit4All proposal, as officers had identified significant issues with the proposal in terms of ongoing viability.
- Ballsdon - She did not support the Fit4All proposal as it "did not stack up".

ESFA proposal:

- Stevens - He did not think the Management Committee should pre-empt the Sub-Committee's decision.
- Hopper - He supported the ESFA proposal, with money available for the playing fields in the long term.
- Ballsdon - She supported the Sub-Committee going with the ESFA proposal.

Regarding the landscape masterplan:

- Keith Knee-Robinson suggested that the security of the site, especially at night time, should be considered. Currently the car park was often used up until 2am and vandalism of the pavilion had been carried out at that time. It would be sensible to secure the site with a barrier or gate, as at Albert Road recreation ground. Ben Stanesby said that he would give this consideration for inclusion in the Sub-Committee report.
- The meeting considered the position of the playground, and it was suggested that it could be moved further to the east than shown on the plan, to prevent reduction of the view from the pavilion, as long as it did not impinge on the footpath or cause noise problems to people living to the east of the playing fields. Ben Stanesby indicated that the playground could probably be moved further east and this would be considered.
- Concern was expressed about the possible impact of roots from the proposed tree-lined path on the nearby football pitches

AGREED:

- (1) That the reports, and the fact that the Management Committee did not have an overall joint view to present to the Sub-Committee on the masterplan and draft options report, be noted;
- (2) That the differing views of the members of the Management Committee, as set out in the points above, be recorded, and

considered by officers as they took work forward and finalised the masterplan for submission to the Sub-Committee;

- (3) That Councillor Ballsdon address the Mapledurham Playing Fields Trustees Sub-Committee meeting on 20 June 2018 as Chairman of the Management Committee, presenting the views of the members of the Management Committee on the report.

4. MAPLEDURHAM PLAYING FIELDS USERS REPORT

Nigel Stanbrook tabled a report on behalf of Users of Mapledurham Playing Fields and Pavilion. The report had appended detailed responses to the draft Landscape Master Plan, which formed part of the users' report, from Robin Bentham (WADRA), Elisa Miles (WADRA & Mapledurham Playing Fields Foundation), Steve Brown (Caversham Treants Football Club), Steve Ayers (Friends of Mapledurham Playing Fields), Gordon Watt (Mapledurham Playing Fields Foundation) and Martin Brommell (MPFAG), which had also been considered in the agenda item on the master plan above.

The report also stated that the toddlers' playground needed clearing of weeds and long grass and Ben Stanesby said that he would investigate.

AGREED:

- (1) That the report be noted;
- (2) That Ben Stanesby investigate the situation with regard to clearing the toddlers' playground of grass and weeds.

5. DATE AND TIME OF NEXT MEETING

AGREED: That the next meeting be organised by email when needed.

(The meeting started at 6.30pm and finished at 9.05pm)

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	30 JANUARY 2019		
TITLE:	MAPLEDURHAM PAVILION UPDATE AND DRAFT ACCOUNTS		
LEAD COUNCILLOR:	COUNCILLOR HACKER	PORTFOLIO:	CULTURE, SPORT AND CONSUMER SERVICES
SERVICE:	ECONOMIC AND CULTURAL DEVELOPMENT	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 To update the Sub-Committee on the current operation of the playing fields, including the pavilion.
- 1.2 To present last year's draft accounts prior to submission to the Charity Commission.

2. RECOMMENDED ACTION

- 2.1 That the Sub-Committee notes the current position.
- 2.2 That the draft accounts are audited by the Council's Accountancy team prior to submission to the Charity Commission.

3. POLICY CONTEXT

- 3.1 Reading Borough Council holds The Trust Land in its capacity as Charity Trustee. The 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."
- 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. This duty applies in respect of the Sub-committee's consideration of the proposal submitted by the EFA.

4. THE PROPOSAL

Pavilion

- 4.1 Mapledurham pavilion hall remains closed following a structural survey which identified significant deterioration requiring additional supports to stabilise the building. The changing rooms and tennis facilities are still in use.
- 4.2 The pavilion continues to be checked by Council Leisure staff as part of standard parks pavilions checks. Regular operational tasks relating to water testing & flushing and cleaning are also completed by relevant Council departments.
- 4.3 Major repair is being funded and scoped by Warren and District Residents Association (WDRA). The building works to the main hall are nearing completion with a view to re-establishing access to and use of the pavilion hall from February 2019 onwards.
- 4.4 The building works were overseen by The Day Tanner Partnership at no charge on behalf of WADRA with the Council undertaking an administrative function.
- 4.5 The building works have taken longer to complete than anticipated as more work was required than originally anticipated. This is not unusual for repairs to a building which is in a poor state of repair. This included elements such as asbestos removal and replacement of some fixed electrical wiring.
- 4.6 While the building works at the time of writing the report are ongoing the works included are as follows:
- Replacement of steel structure to south elevation of building
 - New southern façade and internal wall facing
 - Partial ceiling replacement works in main hall and large meeting room
 - Asbestos removal from areas being disturbed
 - Some fixed wiring replacement to areas disturbed by works
 - Making good floors in main hall
 - New entrance and fire doors along with locks
 - Redecoration of large sections of the hall exterior

Playing Fields

- 4.7 A management agreement for the football pitches onsite continues to be in place with Caversham Treants Football Club (the Club). The Council's Leisure & Recreation Service have a good working relationship with the Club and maintains regular dialogue to ensure issues addressed or actions completed relating to their use of football pitches as or when required.
- 4.8 As in previous years, the car park at Mapledurham is on the list of recycling sites for Christmas Trees and collections were available onsite between 2nd and 19th January 2019.

Accounts

- 4.9 The draft accounts for 2017/18 are contained in section 9 of this report. Following review by the Management Committee on 23 January 2019, these are being presented to the Trustees Sub-Committee. Subsequent auditing by the Accountancy

Team will be completed and these will then be submitted to the Charity Commission.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Leisure and Recreation services are a key contributor to producing a sustainable environment and economy within the Borough and to meeting the 2015-18 Corporate Plan objective for “Keeping the town clean, safe, green and active.”

5.2 Equal Opportunities:

5.2.1 Being mostly free to use and open every day, parks are particularly important to people with limited income and limited open space at home. There is little barrier to use, whether by ethnic origin, social background, physical or financial means. Consequently, parks and open spaces in general are the most frequently used Council service by choice.

5.2.2 Enhancements to the town’s leisure facilities will encourage greater and safer use by the local community. Access to improved local facilities is essential in order to provide everyone with an opportunity to improve their quality of life.

5.3 Sustainability Implications:

5.3.1 Parks and open spaces are a key contributor to a sustainable and healthy environment whilst encouraging an active and healthy lifestyle of those participating.

5.3.2 Well-designed and well-maintained public open spaces and leisure facilities contribute to social well-being and help reduce the fear of crime.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 A number of works are undertaken by the Parks Team. Where this will have an impact on, or over-lap with activities of particular community based groups, the Parks Team will liaise with those potentially affected.

7. EQUALITY IMPACT ASSESSMENT

7.1 Under the Equality Act 2010, Section 149, a public authority 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. Approval of the decisions to carry out any of the improvement work will not have a differential impact on any of the above.

7.2 An Equality Impact Assessment will be considered before any works are undertaken.

8. LEGAL IMPLICATIONS

8.1 The Council has powers to provide and maintain recreational facilities within its area under Section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

9. FINANCIAL IMPLICATIONS

9.1 The costs of day to day repairs and assessment of options is being funded through the Council's revenue budget.

9.2 The draft accounts for 2017/18 are as follows

Mapledurham Playing Fields			
Income and Expenditure Account			
Year Ended 31st March 2018		2017/18	2016/17
Expenditure			
Grounds Maintenance	Scheduled	21,726	21,124
	Playground works	51	50
	Consultation posters	27	0
Building Maintenance	Programmed	480	572
	Reactive Repairs	3,492	1,432
	Site survey & inspections	1,250	0
	Insurance	379	377
Utilities	Water	229	188
	Electricity	446	327
	Gas	877	770
Cleaning	Building Cleaning	660	3,169
	Football renovations & supplies	4,526	3,967
	Commercial Waste Collection	815	815
Rates	NNDR	426	442
	Total	35,383	33,233
Income			
	Football Renovations & Supplies	2,610	2,000
	Parish Income	125	125
	Building Hire	0	-54
	Tennis Lease	1,581	1,265
	Total	4,316	3,336
	Net Subsidy from Reading Borough Council	31,067	29,897

In summary the Council spent £35,383 and received income of £4,316. Therefore the Council subsidised recreational activities at the Playing fields in the sum of £31,067. This was an increase on the 2016/17 financial year when the net subsidy was £29,897.

Detailed information identifying areas of income and expenditure are identified in Appendix 1 - Mapledurham Transaction Summary 2017 18

9.3 The costs of the pavilion hall repair have been met by WADRA

9.4 The balance in the Trust's just giving account at the end of 2017/18 was £2,255.

10. BACKGROUND PAPERS

10.1 Reading Borough Council revenue accounts

**Mapledurham Playing Fields
Income and Expenditure Account
Year Ended 31st March 2018**

2017/18

2016/17

Expenditure			
Grounds Maintenance	Scheduled	21,726	21,124
	Playground works	51	50
	Consultation posters	27	0
Building Maintenance	Programmed	480	572
	Reactive Repairs	3,492	1,432
	Site survey & inspections	1,250	0
	Insurance	379	377
Utilities	Water	229	188
	Electricity	446	327
	Gas	877	770
Cleaning	Building Cleaning	660	3,169
	Football renovations & supplies	4,526	3,967
	Commercial Waste Collection	815	815
Rates	NNDR	426	442
	Total	35,383	33,233

Income			
	Football Renovations & Supplies	2,610	2,000
	Parish Income	125	125
	Building Hire	0	-54
	Tennis Lease	1,581	1,265
	Total	4,316	3,336

Net Subsidy from Reading Borough Council

31,067

29,897

Revenue Account Extract

Period	Full Account Code	Debit														
Jul-17-18	4. R-1302-4230-000000-00	1302 4230 000000	27.00	Payables	Purchase Invoices							20 x Encapsulated A3 Mapledurham consultation posters total cost £27.00 20 x Encapsulated A3 Mapledurham consultation posters total cost £27.00	OSPEC PRINTING LTD	31/07/17	2,018.	31/07/17
Consultation posters		27.00	27.00													
Sep-17-18	6. R-1302-2301-1302BN-00	1302 2301 1302BN	815.36	Spreadsheet	Standard	DENS 17-18 TST 026 RHStandard	DENS Mid month journal for September 2017	Refuse Collection Recharge April 17- March18. Mapledurham Playing Fields 1x 1100L @ £15.68						18/09/17	2,018.	18/09/17
Commercial Waste		815.36	815.36													
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	61.60	Spreadsheet	Standard	AC TST SH 187Standard	Castle Water August 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB						26/02/18	2,018.	26/02/18
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	39.89	Spreadsheet	Standard	AC TST SH 189Standard	Castle Water October 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB						26/02/18	2,018.	26/02/18
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	19.80	Spreadsheet	Standard	AC TST SH 190Standard	Castle Water November 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB						26/02/18	2,018.	26/02/18
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	25.95	Spreadsheet	Standard	AC TST SH 191Standard	Castle Water December 2017 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB						26/02/18	2,018.	26/02/18
Feb-17-18	11. R-1302-2450-1302BN-00	1302 2450 1302BN	24.65	Spreadsheet	Standard	AC TST SH 192Standard	Castle Water January 2018 Bill	129,UPPER WOODCOTE RD,UPPER WOODCOTE CAVERSHAM,READING,RG4 7LB						26/02/18	2,018.	26/02/18
Adj-17-18	13. R-1302-2450-1302BN-00	1302 2450 1302BN	21.39	Spreadsheet	Standard	AC TST AF 381Standard	Castle Water Feb & March bill reallocation	129UPPER WOODCOTE RDUPPER WOODCOTE CAVERSHAMRG4 7LB						31/03/18	2,018.	02/05/18
Adj-17-18	13. R-1302-2450-1302BN-00	1302 2450 1302BN	22.41	Spreadsheet	Standard	AC TST AF 381Standard	Castle Water Feb & March bill reallocation	129UPPER WOODCOTE RDUPPER WOODCOTE CAVERSHAMRG4 7LB						31/03/18	2,018.	02/05/18
Adj-17-18	13. R-1302-2450-1302BN-00	1302 2450 1302BN	13.14	Spreadsheet	Sundry Creditor/Debtor	AC TST AF 008Sundry Creditor/Debtor	Miscellaneous Water accruals to 31/3/18 - Castle Water	Castle Water accrual to 31/3/18 - 129UPPER WOODCOTE RDRG4 7LB						31/03/18	2,018.	09/05/18

Water Total

228.83

228.83

Adj-17-18	13.	R-1302-2400-1302BN-00	1302	2400	1302BN	31.51	Spreadsheet	Standard	TEAM 17-18 BG 039Standard	British Gas March Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 01-03-2018 To 28-03-2018 15623	31/03/18	2,018.	14/05/18
May-17-18	2.	R-1302-2400-1302BN-00	1302	2400	1302BN	29.12	Spreadsheet	Standard	TEAM 17-18 BG 003Standard	British Gas April Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-03-2017 To 01-04-2017 12757 12751	24/05/17	2,018.	24/05/17
May-17-18	2.	R-1302-2400-1302BN-00	1302	2400	1302BN	28.11	Spreadsheet	Standard	TEAM 17-18 BG 003Standard	British Gas April Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-04-2017 To 01-05-2017 12936	24/05/17	2,018.	24/05/17
Jun-17-18	3.	R-1302-2400-1302BN-00	1302	2400	1302BN	32.13	Spreadsheet	Standard	TEAM 17-18 BG 007Standard	British Gas May Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-05-2017 To 01-06-2017 13149	15/06/17	2,018.	15/06/17
Jul-17-18	4.	R-1302-2400-1302BN-00	1302	2400	1302BN	32.55	Spreadsheet	Standard	TEAM 17-18 BG 008Standard	British Gas June Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 02-06-2017 To 28-06-2017 13376	20/07/17	2,018.	20/07/17
Mar-17-18	12.	R-1302-2400-1302BN-00	1302	2400	1302BN	42.78	Spreadsheet	Standard	TEAM 17-18 BG 036Standard	British Gas February Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-01-2018 To 28-02-2018 15408	20/03/18	2,018.	20/03/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	34.92	Spreadsheet	Standard	TEAM 17-18 BG 023Standard	British Gas July Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-06-2017 To 28-07-2017 13617	27/02/18	2,018.	05/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	34.43	Spreadsheet	Standard	TEAM 17-18 BG 027Standard	British Gas August Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-07-2017 To 28-08-2017 13851	12/02/18	2,018.	18/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	33.45	Spreadsheet	Standard	TEAM 17-18 BG 029Standard	British Gas September Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-08-2017 To 28-09-2017 14076	13/02/18	2,018.	13/02/18
Mar-17-18	12.	R-1302-2400-1302BN-00	1302	2400	1302BN	33.17	Spreadsheet	Standard	TEAM 17-18 BG 024Standard	British Gas October Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-09-2017 To 28-10-2017 14301	09/03/18	2,018.	08/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	43.44	Spreadsheet	Standard	TEAM 17-18 BG 025Standard	British Gas November Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-10-2017 To 28-11-2017 14617	12/02/18	2,018.	08/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	36.68	Spreadsheet	Standard	TEAM 17-18 BG 028Standard	British Gas December Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-11-2017 To 28-12-2017 14874	12/02/18	2,018.	18/01/18
Feb-17-18	11.	R-1302-2400-1302BN-00	1302	2400	1302BN	33.34	Spreadsheet	Standard	TEAM 17-18 BG 030Standard	British Gas January Consumption	MAPLEDURHAM PAVILION Site Bill Reference Number: 601296108 MPAN: 038011272000010407306 29-12-2017 To 28-01-2018 15098	13/02/18	2,018.	13/02/18

Electricity Total

445.63

445.63

May-17-18	2.	R-1302-2401-1302BN-00	1302	2401	1302BN	69.42	Spreadsheet	Standard	TEAM 17-18 CR 002Standard	Corona April Consumption	MAPLEDURHAM PAVILION Bill Number:12038939MPR No -3987304306 01-04-2017 To 01-05-2017 6981 E	24/05/17	2,018.	24/05/17
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Oct-17-18		7.	R-1302-2000-000000-00	1302	2000	000000	1,250.00	Payables	Purchase Invoices			Carry out structural survey and report on the condition proposals and costings of the building structure of Mapledurham Pavilion as per email Quotation dated 21-11-16 in the sum of £1250.00 Carry out structural survey and report on the condition proposals and costings of the building structure of Mapledurham Pavilion as per email Quotation dated 21-11-16 in the sum of £1250.00	KRP CONSULTING ENGINEERS LTD	20/10/17	2,018.	20/10/17
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Site survey & inspections		1,250.00															1,250.00
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Nov-17-18		8.	R-1302-2501-000000-00	1302	2501	000000	426.31	Cash Receipting	Cash Receipting	Cash Receipting 28-Nov-2017Cash Receipting	Journal Import 334975:	28/11/17 MOP 17 Trans 99999C760779 Orig Trans VAT PARK 129 UPPER W		28/11/17	2,018.	29/11/17
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Business rates (NNDR)		426.31															426.31
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Mar-17-18		12.	R-1302-6306-000000-00	1302	6306	000000	378.58	Spreadsheet	Standard	AC INS DC 002Standard	Corporate Property Insurance Recharges 2017-18	PARKS - MAPLEDURHAM PAVILION - 129 WOODCOTE ROAD		20/03/18	2,018.	20/03/18
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Insurance		378.58															378.58
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Jul-17-18		4.	R-1306-5400-1306TA-00	1306	5400	1306TA	400.00	Payables	Purchase Invoices			BH - Proposal for the Supply & Application of a Selective Herbicide to Football Pitches atMapledurham on code R-1306-5400-1306TA-00 BH - Proposal for the Supply & Application of a Selective Herbicide to Football Pitches atMapledurham on code R-1306-5400-1306TA-00	WEED MANAGEMENT LTD	03/07/17		03/07/17
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Football maintenance		400.00															400.00
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Adj-17-18		13.	R-1306-2000-000000-00	1306	2000	000000	1,252.00	Spreadsheet	Standard	AC TST RH 173Standard	Highways and Drainage Internal Billing between October 17 to January 18	JN HI172, Andy Gillespie-Parks, Mapledurham Car Park-Fill Potholes		31/03/18	2,018.	22/05/18
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Driveway Repairs																	1,252.00
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Revenue Account Extract -Income

Period	Full Account Code	Debit (£)	Credit (£)	Journal Name	Journal Description	Line Description	Accounting Date	GL Transfer Date
Mar-17-18	12. R-1306-8175-000000-00	0.00	2,000.00	Debtors	Debtors	Debtors 22-Mar-2018Debtors	Journal Import 361289: ENCA 3194845 CAVERSHAM TRENTS 9680573 INV 21-Mar-2018	21/03/18 22/03/18
Aug-17-18	5. R-1306-8504-1306C2-00	0.00	60.00	Debtors	Debtors	Debtors 23-Aug-2017Debtors	Journal Import 312372: ENCA 3194845 CAVERSHAM TRENTS 9454275 INV 22-Aug-2017	22/08/17 23/08/17
Oct-17-18	7. R-1306-8504-1306C2-00	0.00	75.00	Debtors	Debtors	Debtors 14-Oct-2017Debtors	Journal Import 324626: ENCA 3194845 CAVERSHAM TRENTS 9501791 INV 13-Oct-2017	13/10/17 16/10/17
Dec-17-18	9. R-1306-8504-1306C2-00	0.00	186.00	Debtors	Debtors	Debtors 06-Dec-2017Debtors	Journal Import 336792: ENCA 3194845 CAVERSHAM TRENTS 9558896 INV 05-Dec-2017	05/12/17 06/12/17
Mar-17-18	12. R-1306-8504-1306C2-00	0.00	288.75	Debtors	Debtors	Debtors 30-Mar-2018Debtors	Journal Import 364395: ENCA 3194845 CAVERSHAM TRENTS 9691151 INV 29-Mar-2018	29/03/18 03/04/18
Contribution to football maintenance		2,609.75						
Apr-17-18	1. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 11-Apr-2017Debtors	Journal Import 279866: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9294231	10/04/17 11/04/17
Jun-17-18	3. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 28-Jun-2017Debtors	Journal Import 299597: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9379402	27/06/17 28/06/17
Oct-17-18	7. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 03-Oct-2017Debtors	Journal Import 321620: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9490556	02/10/17 03/10/17
Dec-17-18	9. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 22-Dec-2017Debtors	Journal Import 340757: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9578892	21/12/17 22/12/17
Mar-17-18	12. R-1302-8504-130208-00	0.00	316.26	Debtors	Debtors	Debtors 27-Mar-2018Debtors	Journal Import 362818: CRES 3167186 MAPLEDURHAM LAWN TENNIS CLUB 9684032	26/03/18 27/03/18
Tennis Club		1,581.30						1,581.30

Apr-17-18		1. R-1302-8504-1302BN-00	1302	8504	1302BN	00		125.00	Manual	Manual	MAPLEDURHAM PARISH COUNCIL CONTRIBUTION TOWARDS MAPLEDURHAM PLAYING FIELDS 2016/17	MAPLEDURHAM PARISH COUNCIL CONTRIBUTION TOWARDS MAPLEDURHAM PLAYING FIELDS 2016/17		11/04/17	11/04/17
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Mapledurham Parish Council		125.00						125.00							
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Cost of maintaining pitches

RPI = 1.03 1.028

Expense	Season cost	2016/17	2017/18	
Whitening	£ 350.00	£ -	£ -	
pitch marker	£ 100.00	£ -	£ -	
	£ 3,200.00	£ -	£ -	
		£ -	£ -	
Renovatio Top Dressing	£ 405.00	£ 75.96	£ 121.88	actual cost based on 5 pitches
Grass seeding	£ 504.00	£ 1,212.12	£ 1,246.61	actual cost based on 5 pitches
				weed/feed: actual cost based on
				5 pitches + additional weed &
fertilizer	£ 111.00	£ 510.00	£ 924.51	feed at end of season
labour cost	£ 300.00	£ 591.01	£ 607.83	annual inflated cost
Herbicide	£ 144.00	£ -	£ -	see 'fertiliser' above
	£ 2,064.00	£ -	£ -	
		£ -	£ -	
Goal Posts	£ 786.00	£ 1,577.56	£ 1,624.89	annual inflated cost
Total	£ 6,400.00	£ 3,967	£ 4,526	

READING BOROUGH COUNCIL

REPORT BY HEAD OF ECONOMIC & CULTURAL DEVELOPMENT

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	30 JANUARY 2018		
TITLE:	MAPLEDURHAM PLAYING FIELDS LANDSCAPE UPDATE (amended 25/1/19)		
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 This report updates the Sub-Committee on the following matters relevant to the operation of the Mapledurham Playing Fields and the development of the Landscape Master Plan:

- Work to Pavilion
- Tennis Club Planning Application
- Archaeological; Investigation
- Playing Field Archaeology and Grading
- Football
- Play Area
- Access
- Trees, Tree Removal and Bird Nesting

1.2 At the last Trustees' Sub-committee on 22 October 2018, it was reported that Roman archaeology being found in the north west of the site would require the Landscape Master Plan to be amended. This report identifies the changes proposed to the original plan, which will form the basis of a planning application to be submitted in February 2019.

1.3 The report specifically brings to the attention of the Sub-committee:

- a) the work to the Pavilion funded by Warren and District Residents Association (WADRA) and thanks them for their support;
- b) a planning application from the Mapledurham Tennis Club to extend floodlighting to the two remaining unlit tennis courts;

1.4 The original Landscape Master Plan adopted by the Sub-Committee at the meeting on 20 June 2018 is attached at Appendix A.

2. RECOMMENDATION

2.1 That the Landscape Master Plan be amended to:

- Move the sport pitch drainage to the eastern side of the axial footpath (see para. 4.4.2)
- Adopt the proposed design for the children's play area and locate it to the south of The Heights School, (option E in para. 4.6); if this location cannot be implemented to site the play area to the south of the pavilion (option B in para. 4.6)
- Retain the Lombardy poplars point as per para. 4.8

2.2 That the enhancements identified within the Plan be funded from the £1.36m premium from the ESFA.

2.3 That the amended Landscape Master Plan be used as a basis to submit a planning application in February 2019.

2.4 That the works to the Pavilion be noted, and WADRA thanked for their support (see para. 4.1).

2.5 That the Tennis Club Planning application be noted (see para. 4.2).

2.6 That 16 trees around the play area and within the line of Lombardy Poplars be removed in February 2019 as identified in para. 4.10 to facilitate the start of construction of the new The Heights School on the site.

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 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.

4. CURRENT POSITION

4.1 Work to Pavilion

4.1.1 The work undertaken on behalf of WADRA to the pavilion was due to be completed in January 2019. This consists of:

- Replacement of structural steel work to southern hall wall;

- Replacement of affected wall skins (internal and external);
- Repairs to external faces of western wall;
- Making good all areas impacted by these works.

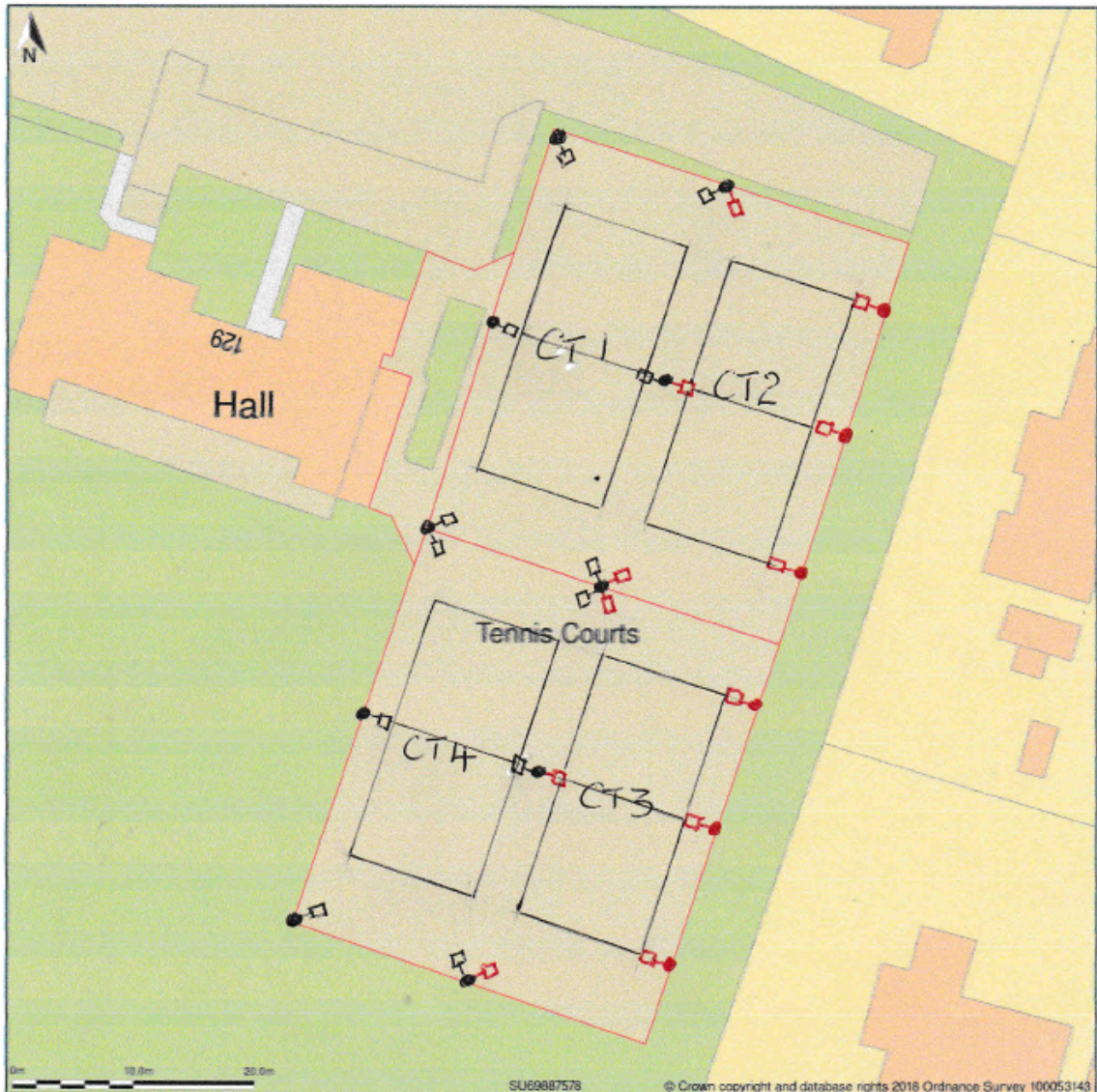
4.1.2 The pavilion is due to reopen in February. More detail is provided in the Mapledurham Pavilion Update and Draft Accounts report.

4.2 Tennis Club Planning Application

4.2.1 Mapledurham Lawn Tennis Club is applying for planning permission to floodlight the remaining 2 unlit courts of their total 4 courts. Two courts are already floodlit and no complaints have been received about the use of the tennis courts in the last 2 years.

4.2.2 The proposal is to install 6 new lighting columns - 6.7m high mounted LED floodlight panels. A further 6 floodlighting panels to be added to 5 of the existing panels. Additional lighting will allow increased use of the facilities outside peak times, complementing the objects of the trust.

4.2.3 The 2 courts proposed to be illuminated are those closest to properties in Knowle Close (See plan below). The club are proposing that the lighting may be used until 10pm each evening in line with the hours of use of the courts that are already lit.



Block Plan shows area bounded by: 469641.66, 175739.94 469931.66, 175829.94 (at a scale of 1:500), OSGridRef: SU69887578. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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KEY: EXISTING COLUMNS ● PROPOSED COLUMNS ●
 EXISTING LIGHTS ◻ PROPOSED LIGHTS ◻

4.2.4 While the increased use is in line with the objects of the trust there may be an impact on the adjacent properties. A consultation will be undertaken as part of the planning process and an evaluation of the impact of the development undertaken. It would be appropriate to use the consideration of the planning committee to inform the trustees in coming to a decision on whether to agree the increased floodlighting on its playing fields.

4.3 Archaeological investigation (EFSA)

4.3.1 The EFSA undertook archaeological and structural soil tests over the 2 weeks leading up to Christmas within the area they propose to lease. This coincided with an extremely wet period of weather resulting in the ground becoming very churned up and boggy. Much of the area has been turfed but ongoing renovation work by the ESFA is being undertaken to bring the area into a usable condition as soon as possible. This will however be dependent upon weather conditions supporting grass growth.

4.3.2 It should be noted that it had been reported that ground reinforcement (to support vehicle use) had been installed in this area of the field. However Council officers have no knowledge or record of such structures. Given the confidence in the reports of their presence extra care was undertaken when excavating the area. No evidence of any ground reinforcement was found which would have been evident during a careful archaeological investigation and inspection by Council officers.

4.4 Playing Field Archaeology and Playing Field Grading

4.4.1 The archaeological surveys undertaken by the Council in 2018 identified towards the north-west side of the Playing Fields a large D-shaped Roman enclosure. In the area within the enclosure 2 post holes measuring 0.45-0.48m in diameter were found and contained later Iron Age pottery. The enclosure ditches also contained pottery dating from the 1st-2nd Century and were dated later than the post holes. The presence of a samian ware mortarium fragment suggests a date c.AD 170. The D-shaped enclosure may have been associated with several phases of occupation and potential industrial activity. In 1998 similar Roman features were discovered approximately 250m northwest of the site and rectangular cropmarks suggest this area could be part of a substantial late Iron Age / Roman rural settlement.

4.4.2 To protect this archaeology the area of the playing fields to the east of the axial path it is now proposed that it should not be graded or drained. This would also allow the mature Lombardy Poplar trees and their strong landscape features to be retained, see plan below of hatched area of archaeology and plan of proposed re-profiled and drained sports area.





4.4.3 Lombardy Poplars are relatively short lived. At around 40 to 50 years these trees start shedding branches and are very likely to be blown over in high winds, each successive tree lost exposing neighbouring trees creating a domino effect. Poplars also have spreading invasive roots that negatively impact on sports turf. One tree has been lost in recent years. As the Lombardy start to fail it is planned to replace this entire line of trees (as they reach the end of life) with a line of 10 fastigate (tall thin columnar) oaks.

4.4.4 In addition, four poplars have been planted in recent years which will in time over hang the playing pitches. These will be removed along with the trees around the play area. These are young trees and as they mature will overhang the sports pitches.

4.4.5 Maintenance work to the west boundary trees and shrubbery will also be undertaken. This will include raining the crowns of trees and removing undergrowth encroaching into the main playing fields.

4.5 Football

4.5.1 The consequence of draining the area to the east of the axial path rather than the west will necessitate a slight alteration of the pitch configuration and change the capacity of the playing fields to host football.

4.5.2 The previous proposed pitch configuration provided

- 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)

4.5.3 This accommodated 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

4.5.4 The landscape plan identified the following need for football pitches:

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 61mv43m					2

4.5.5 In addition to the demand identified above, it was 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 in the amended plan is:

Pitch size including run off	Pitches provided		
	Good	Standard	Total
Adult U17/18 11v11 106mx70m	1	1	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 61mv43m	1	1	2

4.5.6 This provides an overall increase in capacity for football over existing arrangements. There is considerable flexibility to move pitches between the drained and non-drained sports turf areas.

4.5.7 The opportunity subsequently to build an artificial turf pitch (an aspiration of Caversham Trents F.C.) is not constrained by these alterations.

4.5.8 The pitches to the west of the axial path will be improved by top dressing the surface of the pitches and filling any low points.

4.5.9 The total area planned to be drained is unchanged and therefore the budget cost of enhancements to the Trust remains unchanged.

4.6 Play Area

4.6.1 The Landscape Master Plan identified moving the play area close to the pavilion but acknowledged that further consideration of exact location was required.

4.6.2 Three areas (Options A, B, and C) have been considered in detail. Two suggestions were made through the Mapledurham Playing Fields Management Committee on 23 January 2019 and have been briefly evaluated. Some further evaluation is required including detailed measuring on site.

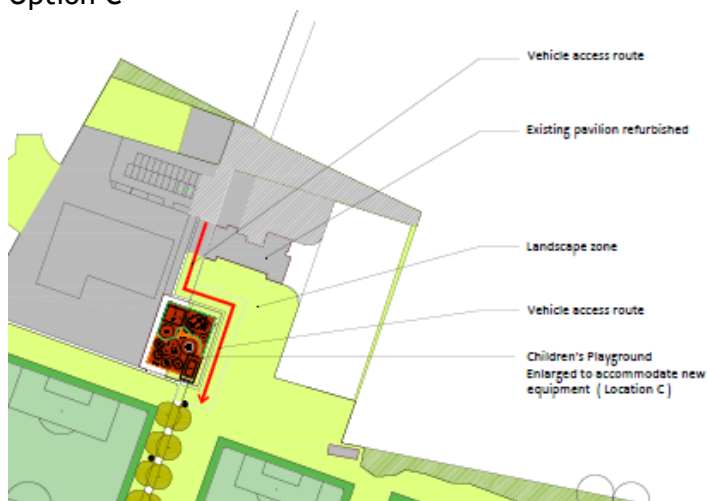
Option A



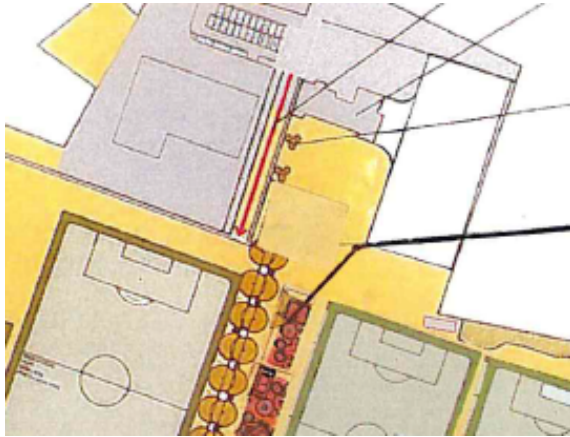
Option B



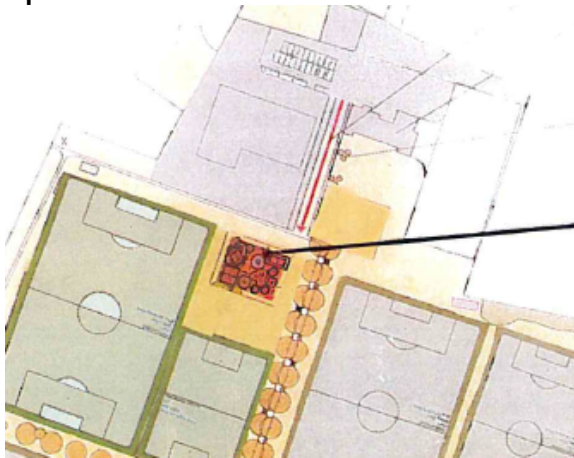
Option C



Option D



Option E



4.6.3 The following advantages and disadvantages have been identified:

Option A

Advantages

- a) Maintains open views from the pavilion into and across the fields. (WADRA have expressed strong concerns that not having this will limit the ability to host wedding and other similar activities in the pavilion).
- b) Can utilise the space behind the pavilion for formal play/activities
- c) During events a continuous and interrupted piece of open space flows from the pavilion into the playing fields providing uninterrupted event space

Disadvantages

- a) A minimum recommended distance (buffer zone) from a large play area (NEAP) to the nearest property boundary is 30m. This standard is identified by Fields in Trust and adopted by the Council. This buffer zone is not achieved using location A. There is a risk that if noise nuisance were encountered the play area would need to be moved.
- b) Negative evaluation by environmental health (noise) during the planning process is

expected.

- c) There is a risk of the play area being used by young people in late evenings resulting in disturbance to neighbouring properties if youths congregate in the play area
- d) Slight cost increase to provide extended path to play area.
- e) Close proximity likely to introduce conflicts with football pitch use to immediate south
- f) Least passing surveillance /policing by playing field users of the 3 options
- g) Longest distance from the parking area to walk with small children of the 3 options
- h) Potential disturbance to tennis players
- i) If desired further extension of the tennis courts to the south in the future would be constrained

Option B

Advantages

- a) Appropriate buffer zones to residential properties provided (reduced noise disruption)
- b) Proximity to car parking for parents with small children
- c) Proximity to the pavilion allowing use when the pavilion is hired out for family events or refreshments available
- d) Proximity to the school providing activity for use by siblings awaiting brothers/sisters at the end of the school day and after school use
- e) 'Contains' a garden area between the pavilion and the play area, which can be used for summer time events and included as an outdoor space attached to the pavilion for private hire
- f) Adjacent to main access into playing fields
- g) Visually attached to the public recreation facilities rather than to the school
- h) Allows direct vehicular access onto playing fields
- i) Close to Multi Use Games Area and tennis courts.

Disadvantages

- a) Interrupts view into field from pavilion
- b) Large events will need to be organised around the play area (If centred on the pavilion)
- c) No buffer zone between school and playground

Option C

Advantages

- a) Appropriate buffer zones to residential properties provided (reduced noise disruption)
- b) Proximity to car parking for parents with small children
- c) Proximity to the pavilion allowing use when the pavilion is hired out for family events or refreshments available
- d) Proximity to the school providing activity for use by siblings awaiting brothers/sisters at the end of the school day and after school use
- e) Garden area between the pavilion and the play area can be used for summer time events
- f) Adjacent to main access into playing fields
- g) Adjacent to Multi Use Games Area and tennis courts

Disadvantages

- a) Interrupts direct vehicular access onto playing fields
- b) Interrupts direct pedestrian access, forcing park visitors to dog-leg around the play area
- c) Immediate proximity to school may create conflicts between play area use and school
- d) Being adjacent to school may create impression of being a school facility
- e) Partially interrupts views from Pavilion into playing fields
- f) Intrudes into the zone behind the pavilion, reducing the usefulness of the grassed area without adding any substantial benefit

Option D

Advantages

- a) Maintains open views from the pavilion into and across the fields. (WADRA have expressed strong concerns that not having this will limit the ability to host wedding and other similar activities in the pavilion).
- b) Can utilise the space behind the pavilion for formal play/activities
- c) During events an uninterrupted piece of open space flows from the pavilion into the playing fields providing continuous event space
- d) Appropriate buffer zones to residential properties provided (reduced noise/disruption)
- e) Adjacent to main access into playing fields
- f) Visually attached to the public recreation facilities rather than to the school
- g) Allows direct vehicular access onto playing fields
- h) Adjacent to main access into playing fields

Disadvantages

- a) Close proximity to pitches likely to introduce conflicts with football pitch use to immediate east.
- b) The width of the play area is severely restricted to allow 2 junior pitches next to it. This is to the extent it adversely affects the effectiveness of the play area
- c) Partially interrupts views from Pavilion into playing fields
- d) Restricts flexibility of use of improved sports turf area. Rotation of pitches is compromised, adult and junior pitch cannot be laid out side by side in northern half of playing area.
- e) Likely to necessitate relocation of drainage soakway, implication of resiting currently unknown.

Option E

Advantages

- a) Maintains views from the pavilion into the Playing Fields.
- b) Appropriate buffer zones to residential properties provided (reduced noise disruption)
- c) Proximity to car parking for parents with small children
- d) Proximity to the pavilion allowing use when the pavilion is hired out for family events or refreshments available
- e) Proximity to the school providing activity for use by siblings awaiting brothers/sisters at the end of the school day and after school use
- f) Continuous open space from the Pavilion, which can be used for summer time events and included as an outdoor space attached to the pavilion for private hire

- j) Adjacent to main playing fields through route
- k) Visually attached to the public recreation facilities rather than to the school
- l) Allows direct vehicular access onto playing fields
- m) Close to Multi Use Games Area

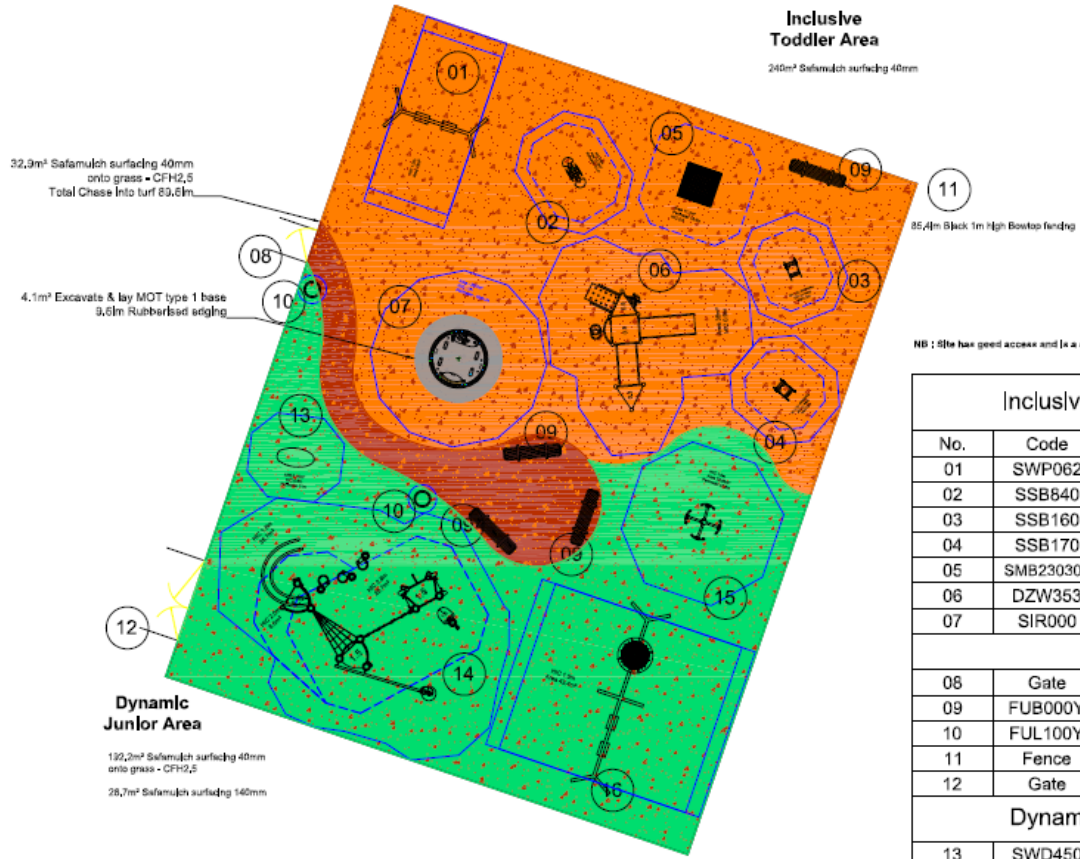
Disadvantages

- a) Run off space between adult pitch and 7 a side pitch is likely to be compromised. 7 a side and adult games can be timetabled to not coincide to minimise this problem
- b) Limited space behind goals of adult pitch
- c) Low risk that archaeology may limit ability to relocate pitches.

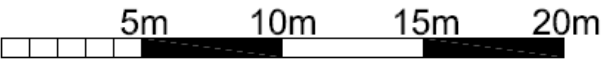
4.6.4 Option E is therefore considered to be the best location and is recommended as the appropriate location for the play area. Option B should be retained as a fall-back position if it is found either the archaeology or space constraints result in a material reduction in carrying capacity of the sports areas.

4.6.5 Designs from 4 playground manufactures were sought and compared. A direct comparison purely on cost is not possible as playground manufacturers do not supply interchangeable items. They compete on the basis of different specifications and designs, the Parks Team have identified Sutcliffe Play as the chosen play equipment manufacturer for the following reasons:

- The majority of the existing play equipment at Mapledurham is Sutcliffe Play and other local playgrounds around Reading are provided by other manufacturers.
- Using different suppliers around Reading ensures each playground continues being distinct in its design and specialism from other designated play areas in the Caversham/Mapledurham area giving the broadest range of facilities for beneficiaries.
- The added play value of specifying inclusive play equipment. Sutcliffe Play is one of the leading companies in inclusive play through innovative design. This provides a range of activities for children with mobility problems which allow children with disabilities and special needs to be active side-by-side with able bodied children.
- There is no other fully accessible/all-inclusive play area north of the River. The Mapledurham play area will be served by car parking, footpaths and not have loose-fill (bark or sand) surfaces which is difficult to use by children with limited mobility.
- The equipment also provides a broad range of play opportunities for able bodied children.



Inclusive Toddler Area - Equipment		
No.	Code	Description
01	SWP062	1.8m High Pod Seat Swing
02	SSB640	Pablo Penguin Seesaw
03	SSB160	Inclusive Ladybird Springie
04	SSB170	Inclusive Bee Springie
05	SMB230302	Small Trampoline
06	DZW353	Inclusive Toddlerzone Pull-Up
07	SIR000	Flush level Inclusive Roundabout
Furniture		
08	Gate	1.2m wide Hydraulic Pedestrian Gate
09	FUB000Y	Bench seat x 4
10	FUL100Y	Upright Litter Bin
11	Fence	1m high Black Bowtop fencing
12	Gate	Double leaf drop bolt, lockable combi gate
Dynamic Junior Area - Equipment		
13	SWD450	Wipe Out
14	CZU212	Mission Foxfire
15	SWD350	Dynamic Quad Flyer
16	SBN065	2.4m high Inclusive Rubber Nest Swing with 2 x Bumper seats



Mapledurham Playing Fields



Equipment List

- 01. SWING - 15m high, 10m wide, 10m deep
- 02. SWING - 15m high, 10m wide, 10m deep
- 03. SWING - 15m high, 10m wide, 10m deep
- 04. SWING - 15m high, 10m wide, 10m deep
- 05. SWING - 15m high, 10m wide, 10m deep
- 06. SWING - 15m high, 10m wide, 10m deep
- 07. SWING - 15m high, 10m wide, 10m deep
- 08. SWING - 15m high, 10m wide, 10m deep
- 09. SWING - 15m high, 10m wide, 10m deep
- 10. SWING - 15m high, 10m wide, 10m deep
- 11. SWING - 15m high, 10m wide, 10m deep
- 12. SWING - 15m high, 10m wide, 10m deep
- 13. SWING - 15m high, 10m wide, 10m deep
- 14. SWING - 15m high, 10m wide, 10m deep
- 15. SWING - 15m high, 10m wide, 10m deep
- 16. SWING - 15m high, 10m wide, 10m deep

Through innovative design, our aim is to provide opportunities for children of all abilities to play together.

The benefits of using a British manufacturer **5 Week Lead Time!** **GUARANTEED**

Inclusive Roundabout

Dynamic

Toddler Multi-Climb

www.sutcliffeplay.co.uk

Graphic: 181/120/1A Date: 17/11/2014 10:08:00 AM
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4.7 Access

4.7.1 A 3m wide asphalt stone chip path with reinforced turf either side will connect the car park to the main path network. This will provide good pedestrian access and support vehicular access for events or emergency vehicles. Details of levels are still to be determined. This will be lit as part of the main axial path across the playing fields.

4.8 Trees

4.8.1 As described in section 4.4.2 the Lombardy Poplars separating the pitches on western side of the playing fields will be retained and in the long term replaced with 10 fastigiate oak trees. In the short term the 4 white poplars will be removed.

4.8.2 Five specimen trees, 3 scots pine and 2 Holm oak will be planted as part of the overall tree planting strategy for the Playing fields. There are very few evergreen trees in the playing fields and these will provide winter interest and cover.

4.8.3 Depending on the playground location 6 small ornamental trees such as Cornus 'Norman Hadden' will be planted on the periphery of the garden/overspill space to the south of the pavilion.

4.8.4 This would result in total loss of 16 trees - 12 from around the play area and 4 within the line of Lombardi Poplars. 51 trees will be planted - 40 along the avenue, 5 specimen evergreen trees and 6 Cornus. The subsequent planting of 10 oaks will provide a further net increase of 4 trees, 35 in total.

4.9 Tree Removal and Bird Nesting

4.9.1 The ESFA is proposing to remove trees February 2019 from within the Heights School Site, subject to obtaining planning permission and the lease being completed.

4.9.2 If birds are nesting in trees these may not be removed until birds fledge and the nests are no longer in use. This is often not until August, with nesting season starting in February/March.

4.9.3 In order to commence building work, trees removal is required. Delaying the start of work until August/September (post bird nesting season) is likely to result in the school not being completed for September 2020.

4.9.4 The same constraints apply to the work identified within the Landscape Master Plan. The work proposed within the plan is dependent upon weather and growing seasons. Failing to commence work early this summer is expected to delay the completion of ground works, and reopening the playing fields, until many months after the school opens. This would result in reduced facilities being available just as the demand from beneficiaries increases.

4.9.5 It is therefore proposed that if the ESFA obtain planning permission and undertake tree works, the Trust should also remove the 16 trees (identified in 4.8.4 in February 2019).

4.9.6 This will be before planning permission for the Landscape Master Plan is obtained. It is also proposed that should the Landscape Master Plan not be implemented, replacement trees would be planted.

4.10 Planning

4.10.1 Subject to approval, a planning application will be submitted by officers based upon the

amended Landscape Master Plan.

5. CONSULTATION

- 5.1 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.
- 5.2 A further round of consultation will be undertaken as part of the planning application for the Landscape Master Plan.
- 5.3 This report will be considered by the Mapledurham Playing Fields Management Committee on 23 January 2019, and their comments will be reported orally to the Sub-committee.
- 5.4 Comments on the landscape plan relating to both the proposed changes and the substantive plan have been received in the lead up to management committee. These are provided in Appendix 1 along with an officer response where they relate to the Landscape Master Plan.

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 updated equality impact assessment (EIA) was undertaken and reported to the June 2018 Sub-Committee. There has been no material change to the proposals being made and the EIA remains valid.

7. FINANCIAL IMPLICATIONS

- 7.1 The majority of the changes to the Landscape master plan, with exception of the area of sports turf drained, are mitigation rather than enhancement.
- 7.2 The quantity of sports turf being drained remains unchanged and therefore the budget cost of works to the Trust remains unchanged.
- 7.3 The Landscape Update Report to the subcommittee on 22nd October 2018 identified that of the £1.36m premium, after identified works were completed a sum of £138,000 remained use as contributory or match funding for grants or similar funding. This remains the case

8. LEGAL IMPLICATIONS

- 8.1 The Council has powers to provide and maintain recreational facilities within its area under Section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

9. FINANCIAL IMPLICATIONS

- 9.1 The 20th June Sub Committee approved the proposal from the Council to spend the £375k of S106 mitigation funding for works to the playing field to mitigate the presence of the proposed school on the site.
- 9.2 The exclusion of the additional changing rooms from the pavilion refurbishment will result in a sum of £138,000 being allocated to use as contributory or match funding for grants or similar funding. This may be used by either the Charity or partner organisation(s) to lever in further monies to provide new or improve the facilities within the playing.
- 9.3 Archaeology investigation costs of £43,091 and £7,492 of drainage investigations have been expended to date as part of the approved pre-planning preparatory works. These costs totalling £50,583 are allocated equally between mitigation/enhancement (Council Section 106/Trust) funding basis. The expenditure is currently at risk and has been funded by the Council pending the outcome of the Judicial Review and receipt of the £1.36m premium.

10 BACKGROUND PAPERS

- 10.1 Mapledurham Playing Fields Trustees Sub-Committee - 20th June 2018.
- 10.2 Mapledurham Playing Fields Trustees Sub-Committee - 9th January 2018.
- 10.3 Mapledurham Playing Fields Trustees Sub-Committee - 22nd October 2018.
- 10.4 Oxford Archaeology report - August 2018
- 10.5 Landscape master plan 2018

Comments relating to the Landscape Master Plan

Feedback relating to the Landscape Master Plan has recently been received from Friends of Mapledurham Playing Fields, Robin Bentham, Elisa Miles and Caversham Trents. This is laid out below.

1.0 Friends of Mapledurham Playing Field

There has been some recent correspondence from the Friends of Mapledurham Playing Fields including 8 questions. These, and officer responses, are laid out below. A 2nd response to the follow up questions was made by the Landscape architect (at 1.9)

1.1 Question 1

Who asked for the new path, that is to be created across from the Pavilion car park across to the Chazey Road access near River Road, to be lighted?

1st officer response

In the consultation undertaken in 2016 identified a number of options. In addition to options proposed the following items were requested by respondents to be provided on the Playing Fields: Swimming Pool, Increased Car Parking, Lighting, Café, Cricket, Tree Planting and Toilets.

Follow up question

A summary of the 2016 consultation is included on page 3 of the Landscape plan originally issued May 2018. Whilst Lighting does appear in this table it has a very low rating on par with wanting a swimming pool, café or the reintroduction of cricket. On these results there is insufficient evidence to support the introduction of lighting for the Park user. We must therefore surmise that its inclusion is for the benefit of the school, with the lighting affording the pupils easier access at start/end of day in the shorter day-length months. The proposed lighting is unnecessary for the Park users, will create a visual nuisance for the surrounding householders and create light pollution thus affecting the natural darkness.

1.1.2 Question 2

Will the lighting be low level? If not, please will it be amended to being low level to minimise impact on wildlife?

1st Officer response

The lighting will be installed on 5m high columns to ensure effective coverage of the footpath. Lighting design (spill and wavelength) will reduce its impact and an ecologists advice is that the impact to wildlife will be low

Follow up question

There is abundant evidence that lighting adversely affects bat roosts, access points and foraging pathways. Previous bat studies on the MPF site have shown that several species use MPF, especially for feeding, so it is imperative that the lighting is designed to take their needs into consideration.

1.3 Question 3

Concerns were raised about Liquidamber trees being planted along the above path. Following the meeting, Ken Macrae sent me the following: 'The trees drop their hard, spiky seedpods in the fall by the hundreds, and these can become a serious nuisance on pavements and lawns. Some cities have expedited permitting for removal of liquidambar trees.' I know that my colleague Cllr Ed Hopper asked officers to consider using a native tree and ask that the following alternatives are given serious consideration: Field Maple, White Beams, Hawthorne and Cherry.

1st officer response

The 14 existing trees that are to be removed are mixed sycamore, ash and lime, 5 of these are native trees. The perimeter trees are mixed lime and sycamore, although the woodland on the site is richly varied. Given the large number of sycamore and lime on the site, and the current ban on moving ash for planting, it is not proposed to replace the trees like for like. The 40 new trees are to be planted in an avenue across the site, which will be a strong landscape feature. It would not be appropriate to plant small trees, as the size of the site presents a superb opportunity to plant large avenue trees. The planting of ornamental trees has been proposed, as the avenue is as much for visual beauty as for summer shade, and the rest of the site - and the wider location - is well endowed with large trees with wildlife value. Liquidambar do well in the locality, and were proposed as being of suitable profile and size, as well as having lovely autumn colour. In addition to the Liquidamber avenue addition specimen tree planting is proposed which will include native trees.

Follow up Question

The reply is unacceptable, and we are in agreement with Cllr Hopper. Liquidamber are American trees and as such are a poor relation in terms of biodiversity. RBC Tree Strategy states . . . **'Native species support a greater diversity of wildlife than non-native species. Native species should be planted in preference to non-native species where appropriate.'** Given that the proposed school and Landscape plan will remove at least 50 existing mature trees, it is wholly appropriate for the new MPF path to be planted with native trees. Without them, the wildlife value would be primarily around the boundaries, leaving a wildlife desert throughout the rest of the site. An unsolicited response has been received from Adrian Lawson (ex Parks employee) who said why not native oak, black poplar or small leaved lime. The exact species can be determined in due course, but the agreement to utilise native species is vital.

1.4 Question4

The FofMPF would like the beautiful (silver leaf) Lime tree (on the east side of the central circle of trees) to be retained.

1st officer response

Trees that are proposed to be removed are being done so to ensure the same level of sport can be accommodated on site. Replacement tree planting is being proposed and it is not possible to retain the lime.

Follow up Question

Please reconsider !

1.5 Question 5.

They would like a rethink on the felling of trees in the middle of MPF. They would like to retain as many of the trees - including some of the poplars and some of the circle of trees - as can be spared around the football pitches. The feeling is that it was easier for RBC to clear all the trees, carry out the shifting of earth then put in new trees than to think about how the works could be done around existing trees. Please can you respond on this point?

1st officer response

Consideration of the site as a whole and how to best accommodate the varied needs of the users is being made. If we are able to retain trees as we undertake more detailed assessment of course we will.

Follow up Question

This is far too vague a response. The plan should be properly researched and contain definitive statements so that we can see the true impact of any work. We would expect the plan that goes for formal Planning Approval to be precise on the matter of tree felling. In all the plans to date, the row of Lombardy poplars will be removed. These are iconic of the site, and within the Landscape plan (or perhaps it was the school planning application) a few column-shaped trees are being planted to imitate their shape. This is ironic in that they are being felled!

1.6 Question 6

Why does the clump to the south (west?) of the orchard need to be removed?

1ST officer response

There are no plans to remove any trees around the orchard area.

Follow up question

The concern is about the two most southerly of the 'clumps' of mixed native plantings adjacent to the Chazey Rd boundary. Creation of football pitch 8 necessitates the removal of these 2 groups of planting, thus reducing the effectiveness of this green wildlife corridor

1.7 Question 7

They favoured new planting to be in the lower dip in the north east of the plain fields rather than the south east dip near the orchard

There is no planting proposed around the orchard area, either in the SE or NE.

Follow up Question

We are suggesting that there should be planting in the NE section thereby increasing the existing wooded area. Informal (i.e. not hard surfaced) footpaths can be created through the new trees thus maintaining public/dog walker access to the area. Over the years we have improved the margins with native plantings and it would be advantageous for the wildlife to create a new area of mixed woodland trees. This is a gently sloping area that cannot be used for football.

1.8 Question 8

Where is the earth going to be moved to? There were objections to it being put down near the orchard.

We will be moving it around the sports pitch area. This will be identified in the forthcoming landscape plan?

1.9 Further response from Landscape Architect.

I have been asked to draft a response to your email to Cllr Ballsdon about your concerns over the landscape plan. I would actually have suggested meeting with FoMPF, but I am leaving on Saturday to visit my mother in Australia, and will be back only in February. There is no time before I go away.

The landscape plan for the playing fields was generated by me, so it makes sense for me to answer your questions directly. What I was attempting to address was making a coherent landscape with what is left of the site after the school has imposed its character on it. This meant trying to find a way of creating a strong landscape feature that draws the eye away from the car park, pavilion and school across the site. An avenue of large trees was one way of achieving this. The alternative, which we rejected, was a tree lined perimeter path that goes all the way round the edge of site. I deliberately created the avenue with generous proportions: 3m wide walkway to accommodate pedestrians and cyclists, with trees set back 5m from the path edge, so that, once the trees approach maturity, the entire feature takes up a band over 20m wide.

Lighting: I proposed the lighting. The reason is that I have observed, as a dog walker who uses the site several times a week, that cyclists and pedestrians use the site as a cut-through from Upper Woodcote Road (including people who use the bus stop) to

Chazey Road and that this goes on after sunset. Also, lots of women walk dogs there on winter evenings, and they tend to stick to the Hewett Avenue side where there is overspill lighting and where they feel safer. A lit path through the site has value for all those people. Of course the path will be used by school children, and, yes, we want them to have safe passage when it is dark, but that was not my starting point. Low-level lighting does not create a sense of safety - quite the reverse. It lights the pedestrian, and throws the surroundings into gloom. It works well in urban areas where there is general ambient light and you want specific light on a pathway; it does not work in a dark setting to make people feel safe. Overspill lighting will not be a problem for neighbouring properties. The LED street lights direct light downwards not outwards, and pretty much every neighbour is shielded by trees anyway. Interestingly, the ecologist did not feel the lighting would be a particular problem for bats. He and I have had differences on other issues, but not that. I would suggest, anyway, that the lights are switched off after midnight; we do that in other parks.

Tree varieties: in 2007, I wrote a paper for Scottish Natural Heritage (with others) on gardening for biodiversity. I attach it. I researched and wrote pretty much all of it - with the exception of some of the first section - with a research assistant who was doing a higher degree at the University of Sheffield at the time. Marian's work involved reading the extensive bibliography attached to this paper. I am absolutely persuaded that the native vs non-native debate is oversimplified, and that the burden of serious research (at least up till 2007) is summarised by the rather more complex argument on pp. 11 and 12 of the paper. Yes, natives matter, but, no, they are not necessarily better for biodiversity generally. At the end of the day, pollen, nectar, water and a variety of habitat types is more important than provenance. All of the best trees for biodiversity are native, and some of the worst trees for biodiversity are native. So I do not feel compelled in this instance to use native trees. My response to Adrian's list is that there is lots of oak on the site; black poplar is too large to act as a good avenue tree (and, quite honestly, would look oversized for that location), and lime is suitable as an avenue tree, but well represented across Reading, and the aphid problem means that one would not want to site seating underneath. The other native trees offered to me as alternatives (cherry, hawthorn, field maple and whitebeam) are too small for an avenue of that size. I chose liquidambar for the reasons you have already been given: they do very well in Caversham; their conical shape is tidy for use adjacent to sports fields (they won't overhang); and they look fantastic at all times of year. It really is both incorrect and an overstatement to refer to a double avenue of large exotic trees as 'a desert'. If there is an objection to their fruit, then I will change them for scarlet oak (also American, but there are some lovely ones in Chazey wood, so I think they will do ok).

The removal of the trees and the playground in the centre of the playing fields is an imperative imposed by needing to fit all of the football pitches on the site, not by the laziness of not being willing to move earth around them. I agree that that lime is lovely. I did not suggest replacing it, but we can do that as we don't plant any of those anywhere else. It is north American ... !

It is not necessary to remove the fastigate poplars, and we have revoked this. Please be aware that they are not long-lived, and the original reason for felling them was that they are getting on, and have a tendency to snap out. I would, however, still like to take out the three out of place poplars in that line, because they actually spoil the line and are rather rubbish specimens. But I don't feel strongly enough about them to make an argument for their removal.

I cannot comment on your concern about the clumps behind the Chazey Road houses. It is my understanding that no trees are being removed from there. If I am wrong, then I will need to change the arb report.

Your planting in the NE area is great, but I am sure that you know that trees and more trees does not create diversity, and that some scrub and long grass is good too.

If I have not explained the reasons behind everything clearly enough, then you are welcome to get back to me. I don't expect you to agree with everything, but at least accept that this has not been put together without thought or care. As much as we value you for all of the work you put into MPF, it would be nice if you also believed that we actually care about this too, and that I made a self-conscious decision when I left economics to take up landscape because I thought it matters. But landscape is not ecology, and our job as managers of the landscape is to balance the competing needs of different users and wildlife and sometimes compromises are inevitable.

1.9.1 Further comments

There are 4 trees within the line of poplars that have been identified for removal not 3 as stated above.

While poplars do snap out the reason for the felling was to undertake improvements to the sports turf across this are of the playing fields. There is significant undulation across the playing surfaces near the poplars. As described within the landscape report work to the area to the west of the axial path can not be undertaken.

1.10 Caversham Trents FC

1.11 Caversham Trents wished to address the Management Committee, below is an outline of their proposed presentation

Firstly I would like to do a quick update of CTFC.

When both Steve and I became committee members we were representing just over 100 young people and now 8 years later we have over 500 members and girls football continues to grow at a fast pace.

The Club is held in high regard with Sport England and the FA for being an all inclusive grassroots football club.

Before we look forward at the Landscape Plan we would like to place on record that we don't believe that the RBC members of the Management Committee have, over the past few years, worked in the best interests of the MPF users for the following reasons:

1. The systematic running down of the Pavilion over a number of years that lead to its closure three years ago. Despite funds being made available for its renovation and plans by users to enact improvements works.
2. The fact that a user initiative, rather than RBC and this Management Committee, Have eventually opened up the Pavilion at a cost of £40,000.
3. In conversations that I had with Councillor Ballsdon, before MPF was chosen as the location for The Heights School, I made it clear that the school proposal would only work if the whole community was involved with planning. Community / User engagement has been poor and there have been clear signs of divide and rule, I will talk more about this later.

4. The placing of an ATP, clearly ticked on the public consultation plans, clearly supported by Caversham Trents and it's membership, but not showing on the current landscape plans.

The Community has been divided; all of whom believe they are doing the right thing for MPF, but unfortunately not all have been in the one room together to contribute to the Landscape Plan. Hence, at a recent meeting of MPFAG it was clear that the local community / other users are beginning to turn against / blame the football club for the current Landscape Plan, which is clearly in place to try and overcome the Sport England objections rather than unite the Community in a development we can be proud of. As a committee you have the mandate to look after the day to day running of MPF and it's pavilion but this has not happened for a number of years to the key facilities. As previously stated we will work with RBC and other users to get the best possible MPF set up that

will benefit future generations and obtain the best possible value for money.

Looking forward the club sees some positives in the current Landscape Plan, but has a number of reservations:

1. The club welcomes the fact that some of the poplars will be retained and support the views of Friends of Mapledurham with regards tree choice, but fail to understand why the School Build now requires more trees to be felled, this is extremely disappointing.
2. We welcome and support the Tennis Club proposals for additional lighting, that will increase court usage. After all, the Trust is all about sport and recreation. CTFC Presentation to MPFMC 23rd January 2019
3. We also welcome the fact that RBC are trying to ensure that pitch capacity is maintained and/ or increased. However, there is a clear difference in opinion between ourselves and RBC as to what is mitigation and what is enhancement.
4. The missing ATP is a big disappointment for the club and the lack of ATP facilities North of the river has been well documented. Following our submission to the Trustees in October we welcome their decision, to put aside monies for matched funding and hope that this Committee, the Trustees and RBC Parks and Leisure will support sports clubs to bring a much needed ATP facility North of the river.
5. Some pitches continue to look extremely close together, so it will be important to understand what the actual distances are between pitches.
6. We don't see the need for a fence along Hewett Avenue, but do see the need to remove the current old and unsafe fence posts etc. We believe this is in line with other users e.g. Friends of Mapledurham.
7. Having only two access points off Hewett Avenue will see parents, pupils and others use the access points and not the paths. They will cut straight across pitches 1 and 2 to the school / pavilion entrances; Christchurch Meadows shows two good examples of this behaviour.
8. The current plan shows no storage facilities, with the current storage facility being removed to accommodate the Pitch Configuration in Pages 4.4.2. We would like to see:
 - a. A larger storage shed, with electricity / water, especially if the playground is sited in front of the Pavilion.
 - b. A second storage point for removable goals (positioned far side of MPF, possibly small fenced off area, not a shed). The intention being that there would be continued investment in removable and roll-on/off goals, thereby reducing overheads against MPF.
9. The proposed "B" position of the playground is not acceptable. The club, majority of other users and Councillor Ballsdon have all raised specific concerns with regards to the siting of the playground in front of the pavilion, in the past.

A red line being that the playground must not cut off the pavilion from MPF. This has a negative impact on the CTFC

Presentation Day and MPF users in general, especially for large community events. This is not what users want and is not fully recognised in the advantages and disadvantages which have been poorly pulled together and are extremely selective in the way they have been written.

10. With reference to the above the club is very concerned at the selective use by RBC of their Planning Policy. A disadvantage of Option A is given as “A minimum recommended distance (buffer zone) from a large play area (NEAP) to the nearest property boundary is 30m. This standard is identified by Fields in Trust and adopted by the Council. This buffer zone is not achieved using location A. There is a risk that if noise nuisance were encountered the play area would need to be moved. Does this not apply to the school MUGA and play equipment in the grounds, where there will be a lot more noise nuisance for 13+ hrs a day to residents in close proximity if we go on the Community Use Agreement.
11. In addition the Landscape Plan fails to show why other areas of MPF have been discounted, when with a bit of community input and liaison we believe there are viable alternatives. The Club also has reservations with regards to the Community Use Agreement (CUA) and exactly what usage will be afforded to the school on the playing fields and it’s impact on the pitches:
 1. It would be good to understand what influence, if any, we can have on the CUA.
 2. It would be good to understand what the Committee make-up will be and influence the school is being afforded on future MPF decisions. CTFC Presentation to MPFMC 23rd January 2019
 3. The club fails to understand why the school needs exclusive use of their car park and MUGA on Saturday mornings. It currently notes that the School car park will not be released for community use until 1pm on Saturdays. Peak usage at MPF is Saturdays 0830 - 1300, with the pinch point being 1000 - 1100 as early games / training end and late games commence. All our away teams need to use cars to travel and some travel from as far as Twickenham. We regularly have 70+ cars in the car park / access road and reducing this will see more street parking leading to community anger / issues. We would like to understand why the school requires 20+ spaces. As an example The Hill School hosts TheaterTrain on Saturday mornings and despite having a membership of 70+ only a few spaces are constantly used, with parents dropping off and picking up children at the start and end only. The MUGA could be extensively used by football parents with siblings during the football hours. RBC seem obsessed with such words for the playground and school parents, but can’t see the use that football to the MUGA on Saturday mornings from football parents.
 4. We also fear that Schedule 3 Section 4a will be used to remove free casual use of the MUGA to the Community and would like better safeguards that this can’t occur given that the current MUGA will be permanently removed.
 5. The Heights School has mismanaged Westfield Road Park to the extent that they don’t use the area that was fenced off for them and now use the area outside the fence as well as Christchurch Meadows. How will the CUA protect MPF from misuse by The Heights School and will their allowed usage be clearly stated in the document alongside any costs they may incur for misuse or overuse. In the same way that CTFC have paid for additional treatments to pitch areas as we continue to grow.

6. We also fear that pitch 1 (or part of) will be lost if the school requests on Health and Safety grounds that they need their PE area fenced off. We would like to understand the Committees / RBC view point on this and what protections will be put in place to stop this. One way to mitigate this risk is to develop the ATP which could be used by the school for PE. The Club believes that the majority of mitigations and benefits should be delivered at the same time as the school and that the planning permission for the school should be explicitly linked to the planning permission of the Landscape Plan and signing of an acceptable Community Use Agreement, where the Trustees have taken on board the concerns of users. No works related to the planning permission of the School should be started without the Landscape Plan being approved and the Sport England objections having been overcome. We have also expressed our concerns to Ben with regards to the use of alternative locations for next season and would note we have raised concerns over the suitability of parts of Christchurch Meadows for football. It is essential that we are based as close to Caversham as possible. The area from the brook to the river, which CTFC/RBC had thought may accommodate small sided football would appear not to be suitable for the following reasons: Too uneven where the tents for various festivals are held;
- Uneven surfaces where the temporary road services have been;
 - The short cut / mud footpath that goes across this area; and
 - It's a duck / swan toilet, the amount of muck is not acceptable.

The area next to Gosbrook Road could temporarily accommodate 2 senior pitches or CTFC's small sided needs. But there would be a need to monitor the mud footpath that is starting to develop across these pitches. CTFC Presentation to MPFMC 23rd January 2019 CTFC's preference is now to base at least part of the club at MPF and part at Christchurch Meadows during any works. This should be possible by:

- Closing the area to be levelled / drained, whilst retaining the areas of pitches 1 and 2;
- Ensuring that the soil from works in the other areas does not encroach onto pitches 1 and 2;
- RBC noted that changing rooms and car park access may not be available. CTFC believe that car park access should be retained, but if we base our small sided teams and possibly a junior pitch here changing rooms would not be required for CTFC, but may be required for other users (e.g. tennis club)
- However, RBC need to liaise with Caversham United and The Rose and Thistle who use MPF Sundays and with Westwood who do use MPF (one team only this season) The above also keeps open more of MPF for other users during the works. The full closure of the pitch areas being a big issue for other users.
-

CTFC have explored other venues including Shiplake College and Shiplake Memorial Ground, but both have no availability. We are working with Ben to see how our requirements can be met once works commence.

Going forward we would like to see:

1. A MPF Representative Meeting comprising of all current users of MPF, including past pavilion users, should be held to ensure that the Landscape Plan best represents all views and ensures that that everyone understand the knock on consequences of their requirements to other users.

2. MPF protected by another organisation (e.g. Fields in Trust), preferably before the build starts.
3. Consideration given to CTFC receiving a longer term lease to the pitches, this will be required for an ATP facility and / or other matched funding.
4. The reconfiguration of the Management Committee so that Users are better represented. As noted previously RBC have effectively blocked the users from making improvements for years and effectively not represented the users views to the Trustees.

In summary and to be clear: CTFC believes no works related to the planning permission of the School should be started without the Landscape Plan being approved and the Sport England objections having been overcome. We will continue to work with RBC's Parks and Leisure department, the FA, Sport England, the Trustees and other users to ensure that when the build goes ahead that we maximise the benefits for all users and retain the many characteristics that makes MPF the park that it is. We hope that MPFMC, especially the RBC representatives on the Committee, will start to represent more strongly and loudly the views of CTFC as the biggest user of MPF currently and the views of the many other users who have put so much into MPF for many many years.

Thank You
Dan Mander (Chair CTFC)

1.11 The following response is made in terms of the landscape plan.

There is no change proposed in the landscape plan to remove the allocation of match funding.

The plans show the locations of pitches including showing the run off areas between pitches. Scale plans will be included in the planning application.

The fence along Hewitt avenue is a simple post and rail similar to the image below. This will provide an improved visual edge to the roadside and encourage use of the 3 formalised entrances on Hewett Avenue.



New storage facilities will need to be provided and provision of water and electricity investigated. Similarly the possibility of providing a second storage area will be considered.

The Landscape plan references that 256 people identified in the consultation that wished to see the play area moved close to the pavilion with 69 against. This was the proposal that attracted the most support during the consultation in 2017. For this reason areas close to the pavilion were examined. The advantages and disadvantages of the options proposed is a specific area of discussion on tonight's agenda.

The Community Use Agreement (CUA) is a planning agreement ,rather than one between the trust and school. A request however will be made to increase public access to car parking. The makeup of the committee overseeing the CUA is a user representative of the schools community facilities, the school and Council. This has an entirely separate remit to the MPF management committee.

The community use agreement will also specify what facilities within the playing fields may be used. This will be monitored and managed by the Council on behalf of the trust. The school will contribute to the maintenance of the sports turf areas.

The planning agreement will require mitigation work to be completed in a timely fashion.

The council will work with Caversham Trents to accommodate the club between Christchurch Meadows and Mapledurham Playing Fields.

It is proposed the closure of the car opark will be as limited as possible, allowing its construction and being open at all other times.

It is proposed to submit a planning application for the mitigation and enhancement works to allow implementation commencing this year.

- 1.11.1 A further representation was received from Friends of Mapledurham Playing Fields at the management committee:

Thank you, Isobel, for representing the group's concerns regarding the Landscape plan. Carolyn Jenkin's response was enlightening and we will continue to engage with her on her return from Australia.

Her email summarised the situation she faces "What I was attempting to address was making a coherent landscape with what is left of the site after the school has imposed its character on it. This meant trying to find a way of creating a strong landscape feature that draws the eye away from the car park, pavilion and school across the site". Also, "... landscape is not ecology, and our job as managers of the landscape is to balance the competing needs of different users and wildlife and sometimes compromises are inevitable".

The practical tasks carried out by the Friends of group are not exclusively for the benefit of wildlife, but in this instance our focus is largely on debating the landscape v ecology debate, and to ensure that any proposals are not severely detrimental to the latter.

Some of our ongoing concerns are:

- a) There is clear difference of concept between the council view of landscape and those of the ecology groups, especially regarding the avenue of trees.
Council: An avenue of same specie tree with high level lighting to create a broad path that provides easy access for cyclists, dog walkers (dogs on leads?),

school pupils etc

Ecology: Use a range of mainly native tree species which would be in keeping with the rest of the site and give conservation value. Minimal lighting in terms of height and duration

There is a risk that this path becomes a 'race track' with people simply using it to rush across the playing fields. Perhaps there should be some slight curves with info boards and grouped seating to create meeting places

- b) Concern from the council regarding aphids producing sticky residues on native trees, whilst there is very little/none on liquidamber trees. That is simply because the aphids will not live on the non-natives thus preventing an entire food chain from being established. Aphids are an important food source for other insects that in turn feed birds & bats. The removal of the central group of trees (lime, sycamore/maple) around the playground also removes an existing aphid source. People currently sit under these trees without complaints about aphid residue.
- c) Removal of trees on the site: The Landscape Plan is an evolving document and at any particular moment it is unclear exactly which trees are to be removed. The Poplars appear to have been 'saved' although I suspect this is due to underlying archaeology rather than from aesthetic or wildlife concerns. Removal of trees and the hedgerow along the Hewitt Rd boundary must be minimised, and not done simply to allow easier construction access. Tree protection during construction is the normal expectation of private development, and should be enforced in this situation too. The hedge should be protected too as it supports a population of house sparrows, a species on the endangered Red List, where habitat loss is a critical contributory factor. The hedge should have some additional planting of native species
- d) We would wish to pursue the option of habitat creation in the NE area of the playing fields which is currently cut-grass but not suitable for football. This could be added into the Landscape plan.

If, before Carolyn returns from her holiday, the Landscape plan becomes a formal Planning Application we shall, of course, make our views known through that channel.

Steve Ayers

Task Coordinator, Friends of Mapledurham Playing Fields

Officer response

There is a clear difference in view in what the purpose and balance of a playing field's landscape is. A balance is being drawn between maintaining and providing habitat and introducing non-native trees to provide additional visual interest. The officer view is an appropriate balance is struck. It is not accepted that having a straight avenue through the playing fields will encourage a race track to form, it is unlikely that putting curves or interpretation boards would make a material difference. It would however have an impact on the ability of the playing fields to accommodate the desired level of sports use.

Trees along Hewitt Avenue are not proposed to be removed within the Landscape Master Plan.

The poplars are being retained as a result of the Archaeology

Some specimen trees are identified to be planted in the NE corner.

1.12 Elisa Miles

Elisa Miles wished to raise some concerns about the Landscape Master Plan. These are laid out below:

Master plan issues

1. No clear indication of which trees and how many are to be felled. There is also a lack of replacement of mature native trees to ensure that the flora is true to the area and that the fauna return after the tree destruction.
2. The avenue of a permanent pathway with non-native trees and 5 metre high lighting is not in keeping with the open space. MPF is a playing field- NOT a city park. The trees are to native, and their placement, breaks up the openness of the park and will make rotation of use of areas and use of the whole area for events impossible. The lighting will disturb all fauna, especially, birds and bats. The non-native trees will not support fauna. This 'super highway' through the playing fields will ruin the outlook of the playing fields. The delineation of the pathway will make it easier in the future for the school to claim all of the land within the pathway as for the school or restrict community use. The avenue of trees should be 'scraped' and the cost of this be put into the MPF sustainability funds.
3. No commencement of build work - destruction of trees inside the breeding/nesting season.
4. No commencement of build work until the community plans - master plans for the playing fields are approved and are established as a benefit to the park and the community- not just a benefit for the school.
5. There is no SUD's plan to indicate the drainage scheme and how it will not damage the surrounding area- this must be approved before construction starts
6. No commencement of the masterplan work until it is established that a significant amount of money is held back (to be clear £100k is not near enough money to support the needs of the pavilion etc.) in an account for MPF only and has a clear financial management structure. I am still waiting to understand the status of the MPF current account? Could you please forward this information to WADRA and myself.
7. There is no plan provided on how the school will be allowed to use the playing fields to ensure that they do not destroy the pitches as they have done with the Westfield Road Park. Before this can be approved a plan must be put in place.

8. There is no formal plan for the schools use/restricted use of the MPF car park. The manner in which they will be allowed (and controlled) to use the car park without restricting its use by any MPF users has not been documented. Also, the plan must include how they will ensure that there is not back up of traffic onto the A4074. The council may have to install a no parking by non-residents area to ensure that there is as little disruption to the neighbourhood.
9. There is no indication of how the strip of land at the north of the school - originally disingenuously billed as being left for green space, but now being touted as a great place to extend the car park. If this is an overflow car park, will it be used everyday by the school? Is this an overflow car park for the MPF users? will it be gated? If yes, who will have a key? will it be paved over and then essentially a land grab by the school?
10. Essentially the control of the Playing Fields and the MPF car park should remain with the community and the users - not the school
11. There is not plan in place to ensure that when the entrance to the playing fields results in blocking the A4074 at peak times, that the use of the quiet roads (Hewett Ave, Chazey Road, Blagrove Lane, and UWA to not become the 'rat run' of choice.
12. There is a plan that Keir construction will be taking over the MPF car park for the duration of the build - this will restrict the use of the tennis club and the newly reopened pavilion. There must be access to the car park for MPF users throughout the build. How will this be managed?
13. The playground placement, if near to the back of the pavilion or the end of the tennis courts, will have a negative impact on the use of the pavilion and the playing fields for profit making events, rentals etc. Siting it closer to the end of the tennis courts reduces the ability to extend the tennis club if required. The best place for the playground is essentially where it is now (but this is not possible because of the school taking so much land), in the boggy area adjacent to the Orchard, or where the CLTC storage unit is. Where the storage unit is at the moment could be a good place as there is an opening to the playing fields down the side of the tennis court which would provide good access. THIS is REALLY IMPORTANT - we cannot have the playground at the back of the pavilion.
14. The council has adopted the regulation that a playground can not be within 30 metres of a residence. In that case the play area for the school is too close to homes on Hewett Avenue and Hewett Close.
15. There is no provision or plan for a provision of replacement land not just for the loss of land, but also the loss of use of the entire playing fields during construction. This must be established before any construction starts.
16. The Charity Commission has not yet approved the sale of land at below market rates. This will need to be taken to the Charity Commission before the land can be handed over.
17. WADRA will continue to refurbish the pavilion - as the structural work is complete and the certificates/inspections to allow it to re-open should be available soon. Refurbishment of the toilets should be starting soon, followed by the new placement and creation of a kitchen centrally. this will also allow for the planned extension of the pavilion to the school side of the building to

accommodate new changing rooms that are FA regulation and do not compromise the rest of the pavilion for users.

18. We are still awaiting the report from the last archeological dig on site. Has there been a report sent to RBC? If yes, can this report be distributed please.
19. Is there a community use agreement - and if this is to be managed, will representatives of MPF users have a position on which to influence how this would work as the school could significantly damage the sustainability of the pavilion and clubs by providing competing venues or over use of the playing fields.
20. there has been no approval of planning application 182200, no work can commence until this is approved.
21. There has been no clear Construction Method Statement - nor has it been communicated to the users. This will have a huge impact on MPF and Pavilion users- essentially making the entire site, tennis club and pavilion unusable. Has this been communicated to the user community? Are there plans in place to provide alternative parking and or facilities during construction?

It has also been discussed that the school will have a presence on the Management committee. My opinion is that people who have elected to pursue the destruction of the playing fields by opening them up to development should not be allowed a place on the management committee. Ideally Isobel should be removed as well (at least as the chair) due to her current employment and a severe conflict of interest. If the school is allowed a 'seat at the table' then the committee must also expand to a place for Caversham Trents, Mapledurham Tennis, WADRA, Friends of MPF as well as someone to continue to represent the broader set of less formal users and dog walkers.

1.13 Officer response:

1. *The felling of trees on the school site is currently outside the scope of the Playing Fields Masterplan.*
2. *The rationale for proposing the avenue of trees is described in detail in point 1.9*
3. *All developers will need to comply with the law in relation to protecting nesting.*
4. *The building of the school will be conditional on the implementation of the mitigations and is enforced through the planning process. birds. The Landscape master plan clearly identifies what are enhances and which are mitigation.*
5. *A drainage plan will be included in the planning application*
6. *£100k has been agreed as the sum identified for future capital maintenance. Other items will managed through revenue funding streams.*
7. *The Community use agreement will identify level of school use of the playing fields.*
8. *Management arrangements of the car parks is still to be agreed and will form part of future discussions with users and management committee.*

9. *As point 8*
10. *This is will be the case.*
11. *This is not an element of the Landscape plan.*
12. *The car Park will remain in Public use. The school car park will be the work area/Compound for Kier*
13. *The Landscape plan references that 256 people identified in the consultation that wished to see the play area moved close to the pavilion with 69 against. This was the proposal that attracted the most support during the consultation in 2017. For this reason areas close to the pavilion were examined. The advantages and disadvantages of the options proposed is a specific area of discussion on tonight's agenda.*
14. *The Landscape Plan does not address School design. Fields in Trust standards apply to public play area with free unsupervised access.*
15. *It is not possible to re-provide the park during the period of time landscaping work is undertaken. Sport facilities at other venues will be made available. Areas of Mapledurham P F will remain available*
16. *The Trust will follow the relevant process and regulations.*
17. *The work by WADRA is welcomed by all and acknowledged in reports to tonights meeting*
18. *An Archaeological report commissioned by the EFSA would not as a matter of course be provide to the trust but will be needed for their planning application.*
19. *We would wish to see school facilities made available to the public as much as possible. The Level of use of the playing fields will be stipulated and monitored/controlled through the Councils leisure or Parks Teams.*
20. *This will be managed by the Local Planning Authority*
21. *The Construction Method Statement is still to be agreed. Continued access to car Parking and facilities will be a key part of this.*
22. *There is not currently a proposal for changes to the management committee.*

1.14 Alternative Play area location proposal

The following proposal has been made by the Chair of WADRA

Item 4 Landscape Master Plan

- a) **Location of playground Option D.** The playground does not need to be a rectangle or any particular shape. The football pitch just south of the tennis courts can readily be moved east or rotated some 5 degrees clockwise to widen the north end of the central pathway. This allows the playground to be moved south into the widened space and away from houses and the pavilion frontage.
- b) **Option D.**

- c) Advantages
- a) Maintains open views from the pavilion into and across the fields. (WADRA have expressed strong concerns that not having this this will limit the ability to host wedding and other similar activities in the pavilion).
- b) Can utilise the space behind the pavilion for formal play/activities
- c) During events a continuous and interrupted piece of open space flows from the pavilion into the playing fields providing uninterrupted event space
- d) Appropriate buffer zones to residential properties provided (reduced noise/disruption)
- e) Adjacent to main access into playing fields
- e) Visually attached to the public recreation facilities rather than to the school
- g) Allows direct vehicular access onto playing fields
- h) Adjacent to main access into playing fields
- h) Visually attached to the public recreation facilities rather than to the school
- i) Allows direct vehicular access onto playing fields
- j) Adjacent to main access into playing fields

Disadvantages

- d) a) Close proximity likely to introduce conflicts with football pitch use to immediate east
- e) b) Longest distance from the parking area to walk with small children of the 4 options
- f) c) Partially interrupts views from Pavilion into playing fields
- g) Amelioration of exotic avenue and its lighting
- h) The proposed straight avenue of liquidamber trees right across the Playing Fields is inconsistent with the general feel of MPF and too like a “garden makeover”. It bisects the Playing Field and places undue emphasis on this secondary approach to the school, It is inconsistent with “Tree Strategy for Reading 2010” which encourages biodiversity and the replanting of native species. These exotics are not equivalent and poor in biodiversity which will take a big hit from the removal of 55 mature native trees from the school site. We recommend substituting a mix of natives of modest size, planted in groups to the left and right of the path to give a natural sinuous effect. Similarly the proposed lighting should also alternate side to side and be sited to be screened from Hewett Avenue.

1.15 *In order to accommodate the playing pitches a very long thin play area would be required which would compromise how the area is used. It should be born in mind that the play area was the facility that attracted most interest in the consultation and is a key contributory to recreational activity.*

There will considerable loss of flexibility in the provision of the football pitches resulting in the best adult pitch being furthest from the changing rooms that are required to service it. Most junior football participants do not use changing rooms.

The trees around the current play area are predominantly ornamental. Another major contributor to Parks as a diversity of planting or trees and strong visual amenity. Selection of all trees to be local natives does not contribute as significantly to this feature. This is described in more detail at point

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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 61mv43m					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 61mv43m			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 overflow 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 60m ²	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 marshall 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.

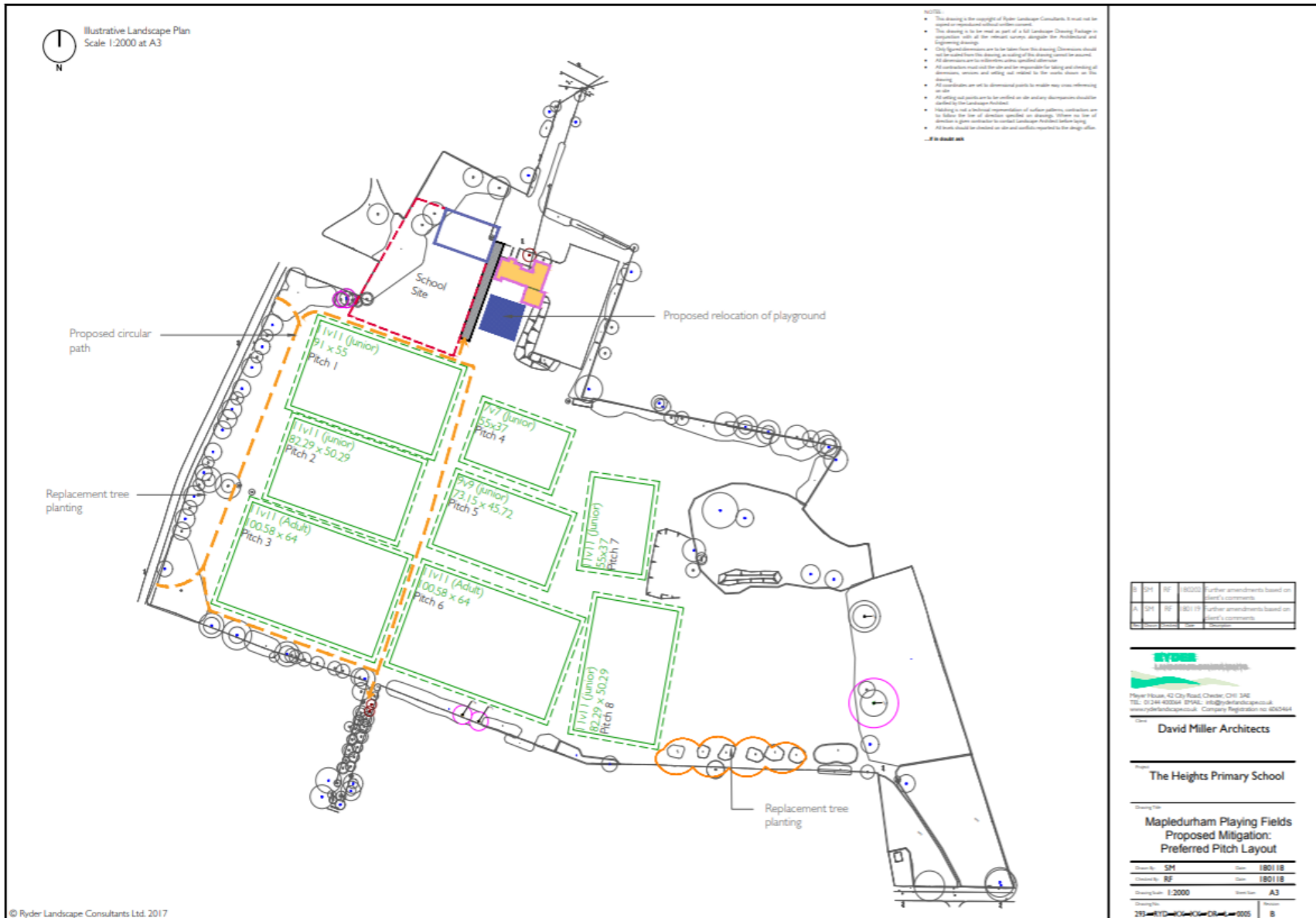
18.16 Summary

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

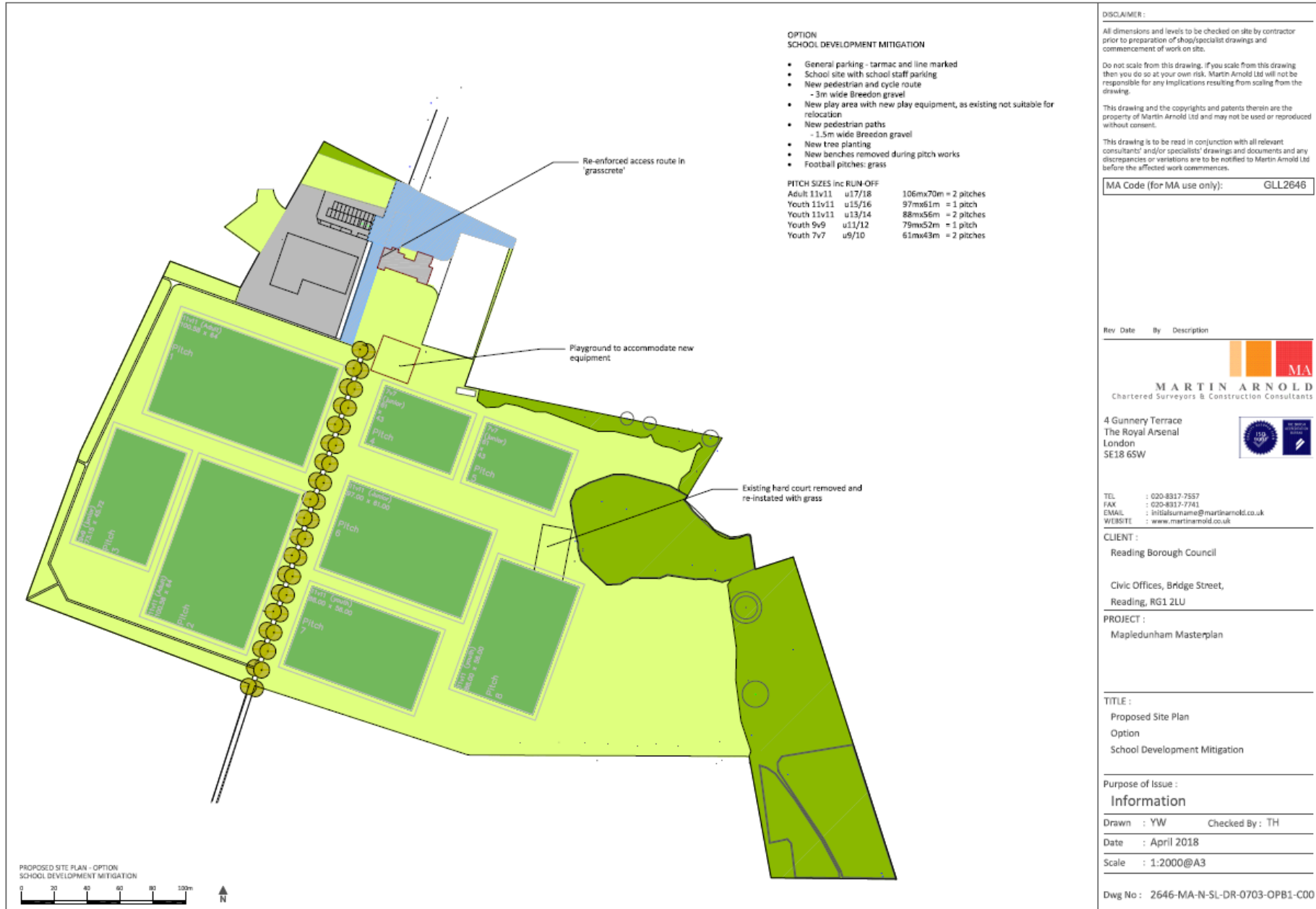
A more detailed Equality Impact Assessment was presented to the Sub-Committee on 9 January 2018. This found that no group with protected characteristics under the Equality Act 2010 would be disadvantaged by the proposals, with improvements being made for many. The changes are neutral when considered 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 1 ESFA Mitigation Plan



June 2018

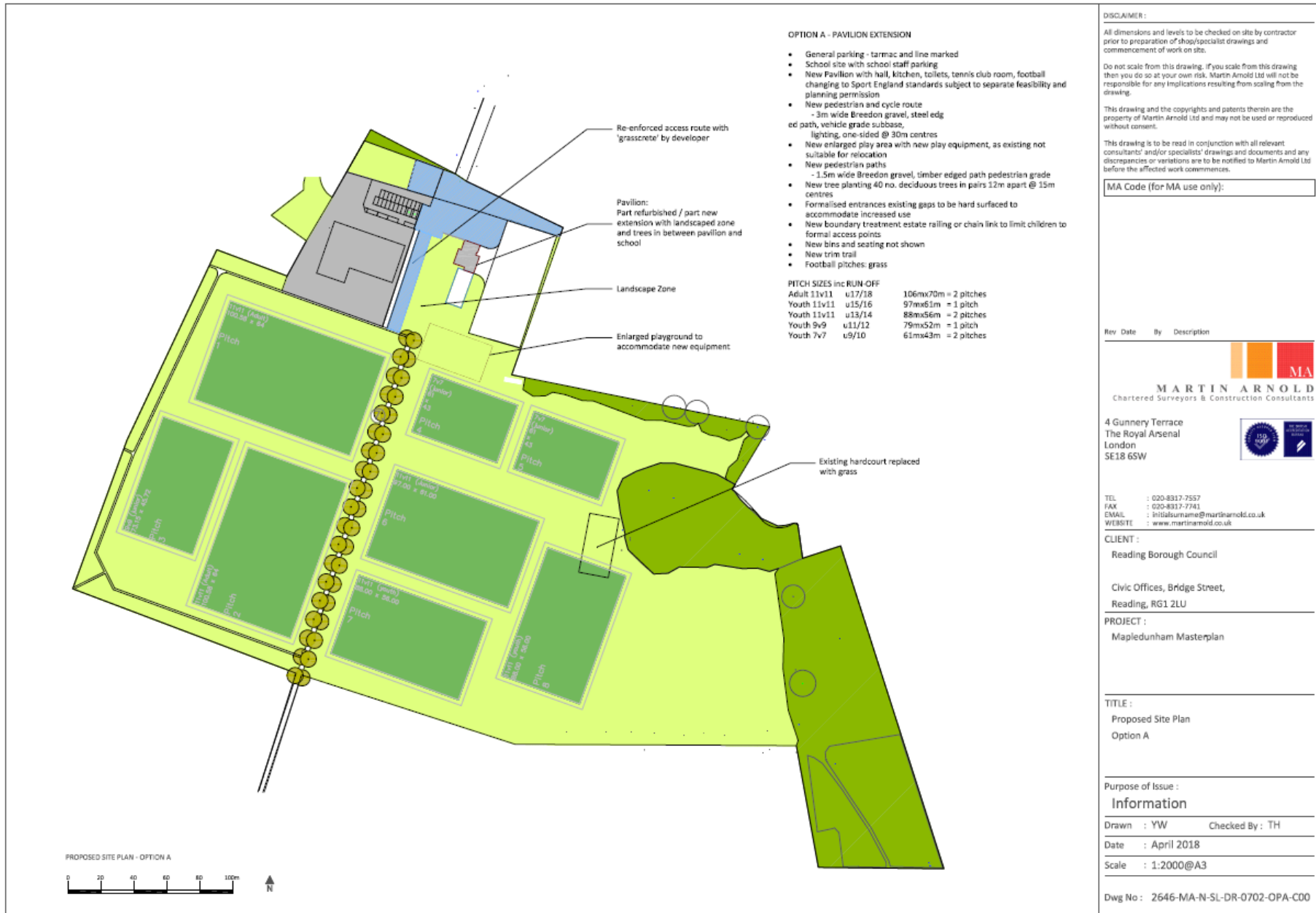
Plan 2 Landscape plan – Mitigation



June 2018

Plan 3 Enhancements and Pavilion Option A

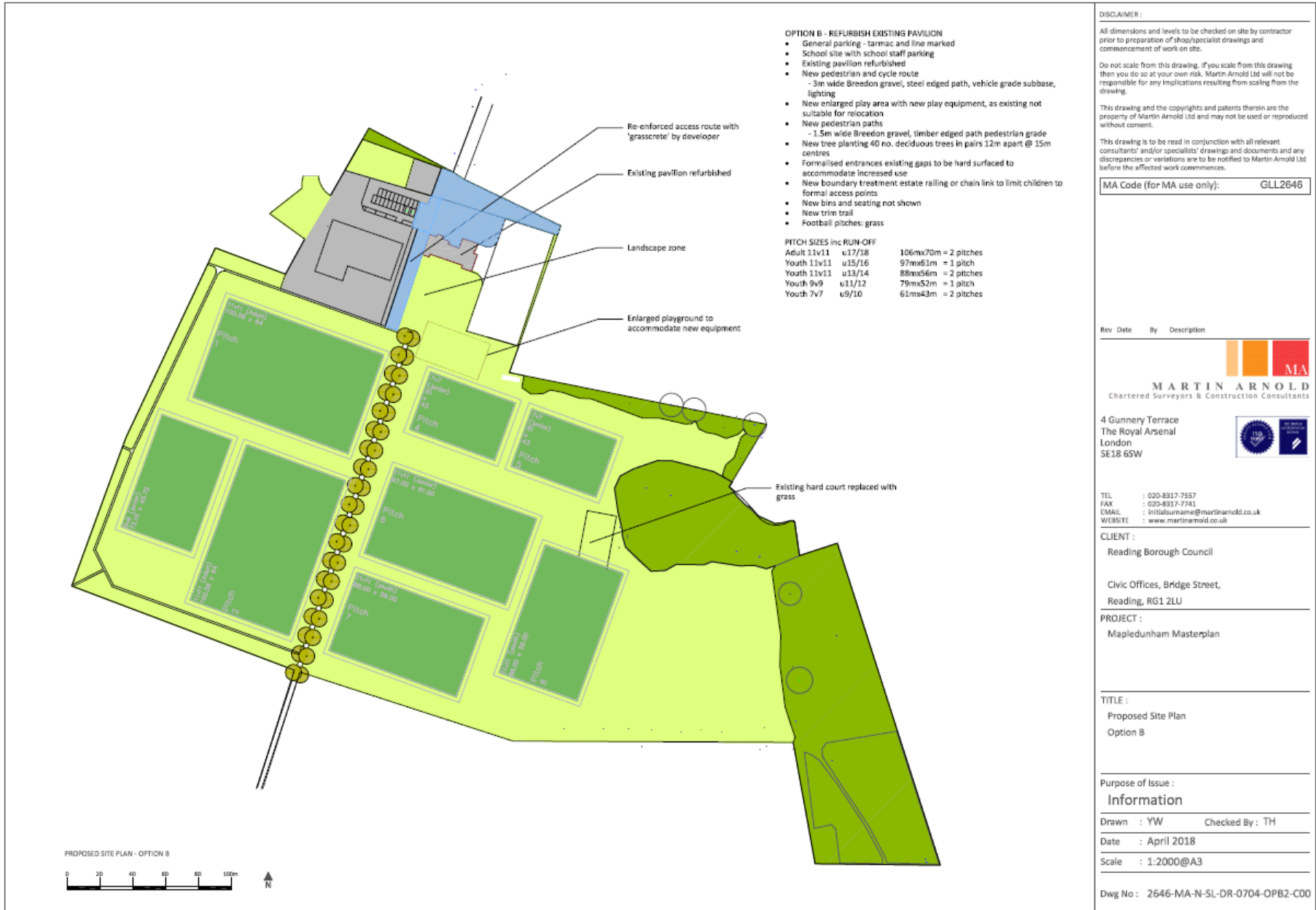
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Plan 4 Enhancemnets and Pavilion Option B

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READING BOROUGH COUNCIL

REPORT BY HEAD OF ECONOMIC & CULTURAL DEVELOPMENT

TO:	MAPLEDURHAM PLAYING FIELDS TRUSTEES SUB-COMMITTEE		
DATE:	30 JANUARY 2019		
TITLE:	THE HEIGHTS PRIMARY SCHOOL - NEW PLANNING APPLICATION UPDATE		
LEAD COUNCILLOR:	COUNCILLOR EDWARDS	PORTFOLIO:	MAPLEDURHAM PLAYING FIELDS CHAIR OF TRUSTEES
SERVICE:	TRUSTEE OF CHARITY	WARDS:	MAPLEDURHAM
LEAD OFFICER:	BRUCE TINDALL	TEL:	0118 937 2594 0118 937 2602
JOB TITLE:	CHRIS 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 minute 4 of the Mapledurham Playing Fields Sub-Committee on 20th June 2018, this report updates the Trustees on the changes to the Education and Skills Funding Agency (ESFA) approved planning application for The Heights Primary School, which is scheduled to be considered by the Local Planning Authority's (LPA) Planning Applications Committee on 6th February 2019.
- 1.2 This report is to be read in conjunction with the report on tonight's agenda on the updated Landscape Masterplan in terms of access to the community use facilities within the school: the school hall and external multi-use games area.

2. RECOMMENDATION

- 2.1 That the Trustees note the new planning application submitted by the ESFA.
- 2.2 That subject to the outcome of the LPA decision on the ESFA planning application, the Head of Legal & Democratic Services be instructed to enter into a deed of variation to the Unilateral Undertaking dated 14th August 2018 subject to heads of terms as envisaged by the Local Planning Authority.
- 2.3 That the Head of Legal & Democratic Services be instructed to review and amend the proposed Lease and the Community Use Agreement to reflect changes that are required as a consequence of the new ESFA planning application.

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. "

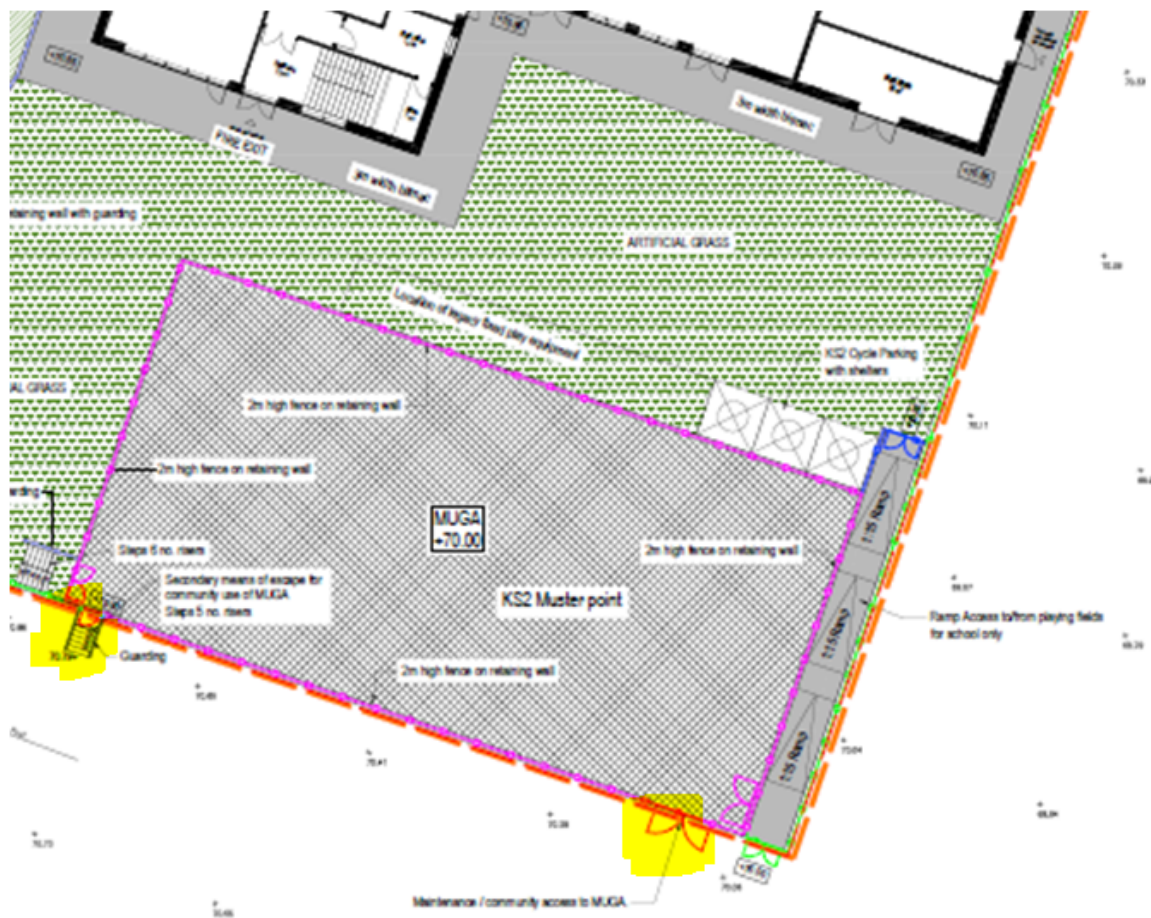
The beneficiaries of the Charity, therefore, are the inhabitants of the Parish of Mapledurham and the Borough of Reading. The Ground is an asset of the Charity and is held "in specie" i.e. specifically in order to advance the Charity's object.

- 3.2 This 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.

4. CURRENT POSITION

- 4.1 The ESFA have submitted a minor material amendment to the original 14th August 2018 approved planning application (ref 171023) under S73 of the 1990 Planning Act (as amended). This is scheduled to be considered by the Local Planning Authority on 6th February 2019.
- 4.2 These changes result from a refinement of the internal layout; a review of the level changes with a 2.6m change in level across the development site from north east corner to the south east corner; and a review of the tree survey as a result of the level changes.
- 4.3 The internal changes includes increasing the size of the main hall to Sport England standards to play badminton. This will be of benefit to the Trustee by virtue of the user rights granted to the Trustees in the Community Use Agreement.
- 4.4 The external changes include inserting retaining walls within the school boundary to maintain level access into the school building and ramped access down into the multi games area (MUGA). The MUGA is now set approx 1m below the level of the school building and school external areas to enable level access by the community from the playing fields. An additional stepped access is also provided to the MUGA to provide two exits for community use.

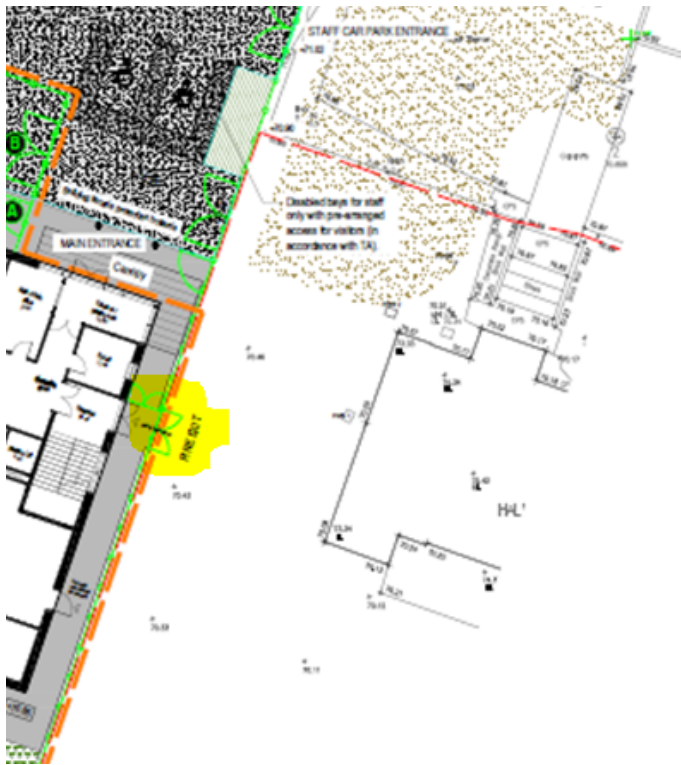
Extract from ESFA updated landscape plan showing access into MUGA (see highlight)



- 4.5 A review of the tree survey along with the change in levels across the site now requires the incorporation of small retaining walls around retained trees and the removal of other trees incorrectly plotted.
- 4.6 The original school planning approval showed 55 trees of which 24 trees were to be retained and 31 trees to be removed. The new planning application shows 55 trees of all are proposed to be removed (ie an extra 24 trees to be removed over and above the original approval). The ESFA propose to plant 11 trees within the school site as mitigation. Thus there will be a net loss of 44 trees on the school site. To implement the wider mitigation and enhancement works across the playing fields, in the areas affected there are 24 trees of which 6 are to be retained and 18 trees are to be removed. It is proposed to plant 51 new trees: a central avenue of 40 liquidamber trees, 5 specimen trees in various locations and 6 ornamental trees near the proposed playground. This will give a net gain of 33 trees. Thus if you combine the two developments currently there will be a net loss of 11 trees across the whole site.
- 4.7 A review of the levels changes and the need to retain a level fire exit route for the school which is located in the area between the school and the existing pavilion will impact on vehicle and pedestrian access from the public carpark to

the playing fields in this area. A detailed plan of how the ESFA is to rectify this to ensure there is adequate and safe access has not been sufficiently provided. Any changes to this area will need to be included within the Deed of Variation to the Unilateral Undertaking between the ESFA and the Trustees.

Extract from ESFA updated landscape plan showing fire exit between school and pavilion (see highlight)



5. CONSULTATION

- 5.1 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.
- 5.2 The planning application process for the LPA to determine the ESFA new plans provides an opportunity for the public to comment on the proposed changes to the school design.

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 updated equality impact assessment (EIA) was undertaken and reported to the June 2018 Sub-Committee. There has been no material change to the proposals being made and the EIA remains valid

7. FINANCIAL IMPLICATIONS

- 7.1 The majority of the changes to the approved ESFA plans are mitigation rather than enhancement.
- 7.2 The previous reports to the Trustees on 20th June 2018 identified the £1.36m lease premium. There is also a £375k S106 mitigation sum payable on completion of the lease.

8. LEGAL IMPLICATIONS

- 8.1 If planning permission is granted deed of variation will be required in respect of the Section 106 Unilateral Undertaking together with any changes required in the proposed Lease and Community Use Agreement.
- 8.2 Please note the challenge to the granting of the existing planning permission has come to an end as it has recently been confirmed that Martin Brommell and the MPF Action Group are not taking the High Court judgement to the Court of Appeal.

9 BACKGROUND PAPERS

- 9.1.1 Mapledurham Playing Fields Trustees Sub-Committee - 9th January 2018.
- 9.1.2 Mapledurham Playing Fields Trustees Sub-Committee - 20th June 2018.
- 9.1.3 Mapledurham Playing Fields Trustees Sub-Committee - 22nd October 2018.

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