

**BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 31st March 2021**

Ward: Abbey

App No.: 201735

Address: Palmer Park

Proposal: Leisure centre extension to include a 25m 6 lane pool, fitness suite, cafe, activity room, parking spaces and landscaping, and the refurbishment of the existing grandstand to include demolition of the existing entrance lobby, internal works and roof works.

Applicant: Greenwich Leisure Limited (GLL)

Deadline: 12th March 2021

Extended Deadline: 9th April 2021

Planning Guarantee 26 week target: 11th June 2021

RECOMMENDATION:

Delegate the Head of Planning and Regulatory Services (HPDRS) to **GRANT** Planning Permission subject to the satisfactory completion by 9 April 2021 to a S106 agreement (unilateral undertaking) to secure:

A contribution of £6,000 towards the improvement of crossing facilities on London Road in the vicinity of Palmer Park, payment prior to the implementation of the development.

If the S106 agreement is not completed by 9 April 2021, delegate to officers to REFUSE planning permission, unless an extension by the HPDRS is agreed.

CONDITIONS TO INCLUDE:

- 1) TL1 - 3 yrs
- 2) AP1 - Approved Plans
- 3) M2 - Materials to be submitted and approved
- 4) C1 - Hours of Construction
- 5) C2 - Construction and Environmental Management Statement to be submitted and approved including Phasing Plan.
- 6) C4 - No Bonfires
- 7) N8 - Noise levels of plant/ equipment restricted
- 8) N21 - Hours of operation (external lighting)
- 9) Hours of use - 07:00-22:30 (M-Thursday); 07:00-21:30 (Friday) and 09:00-18:00 (weekends)
- 10) Submission, approval and implementation of a Piling Method Statement
- 11) Contamination Land remediation to be undertaken in accordance with report
- 12) CO6 - Unidentified contamination
- 13) SU5- 'Excellent' BREEAM - Design stage
- 14) SU6 - 'Excellent' BREEAM - Built stage
- 15) SU7 - SUDS plan to be approved

- 16)SU8 - SUDS to be implemented
- 17)S1 - Detail of PV to be approved
- 18)DC1 - Vehicle Parking as specified
- 19)DC6 - Cycle Parking to be approved
- 20)DC7 - Refuse and Recycling to be approved (to be vermin proof)
- 21)DD8 - Car Parking Management Plan
- 22)DE6- Provision of Electric Vehicle Charging Points
- 23)Delivery of enhanced crossing prior to occupation
- 24)L2 - Hard and soft landscaping scheme to be submitted and approved
- 25)L4- Landscape Management and Maintenance Plan to be submitted and approved
- 26)L7 - Arboricultural Method Statement and tree protection plan to be submitted and approved
- 27)Measures to provide bat and bird boxes to be submitted and approved
- 28)Details of lighting including to protect wildlife
- 29)Bollard Lighting Levels
- 30)No floodlighting
- 31)Vegetation clearance to avoid bird nesting season (March-August)
- 32)Bat survey before any demolition
- 33)No development until a programme of archaeological work has been submitted and approved.
- 34)Submission and approval of an Employment, Skills and Training Plan - construction phase

INFORMATIVES TO INCLUDE:

- 1) IF5 - Terms and Conditions
- 2) IF6 - Building Regulations
- 3) IF2 - Pre-Commencement Conditions
- 4) I11 - CIL Not Chargeable
- 5) IF4 - S106
- 6) IF3 - Highways
- 7) I29 - Access Construction
- 8) IF7 - Complaints about Construction
- 9) Thames Water informatives
- 10)IF1 - Positive and Proactive

1. INTRODUCTION & BACKGROUND

- 1.1 The application site is relatively level and is approximately 1.29 hectares in area and is part of Palmer Park. It comprises the Palmer Park Stadium with athletics track and velodrome, the Grade II listed monument: Statue of George Palmer, parking spaces and access road from Wokingham Road.
- 1.2 The current stadium, which opened in 1988, provides a range of activities within the existing grandstand building including fitness studio, gym, and changing rooms for the floodlit pitches, athletics stadium and velodrome.

- 1.3 The remainder of the park comprises open space, play areas, sports courts, football pitches, a library, a café, nursery, St. Bartholomew's Church and the Pakistan Community Centre, and a single storey building housing grounds maintenance storage and the Reading/Thames Valley Sub-Aqua Club, and other parking areas. To the north, west and south are residential areas and the Park is surrounded by roads on three sides with the railway line to the east. Palmer Park is the second largest public open space in the Borough after Prospect Park and serves the east of the Borough and also residential districts within Wokingham Borough.



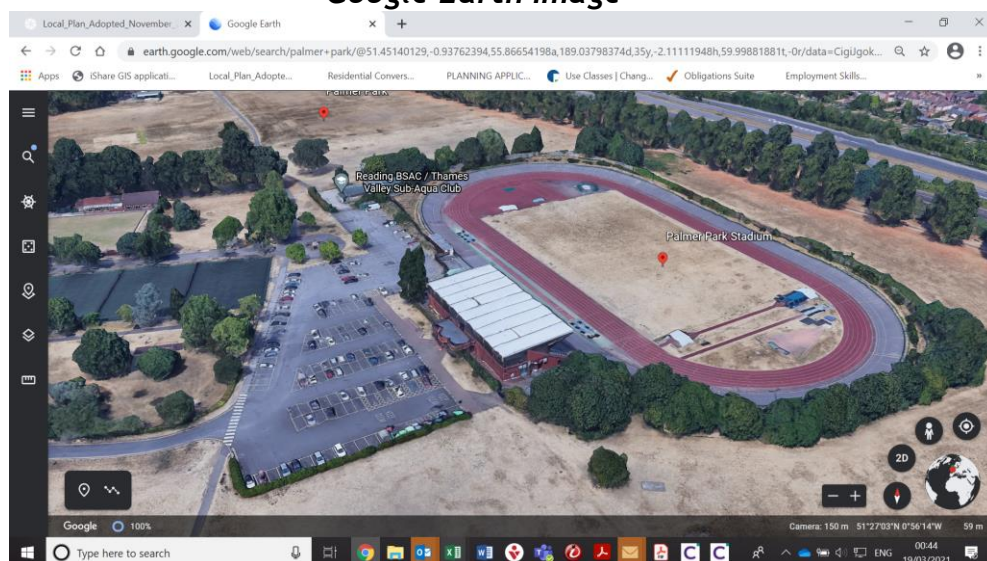
- 1.4 The site is partially within the Air Quality Management Area (Policy EN15); allocated for leisure under Policy ER1j; and is within a Local Green Space and Public Open Space (Policy EN7Ed). There is also a Palmer Park Development Framework (SPD), adopted April 2020, which covers the allocated site and the wider park area.
- 1.5 The proposed scheme arose from a strategic review of indoor sports facilities in the Borough, undertaken in 2015. This assessed the age, quality, size, accessibility, community use, opening hours and type of management of each existing facility, focusing on the current and future supply and demand for key sporting facilities and in particular considered the amount and configuration of swimming pool water and sports hall space. Extensive consultation was undertaken with stakeholders and this resulted in a range of recommendations for sport and recreation facilities including those for Palmer Park.
- 1.6 A new community pool at Palmer Park, to replace the Arthur Hill pool at Cemetery Junction/ Kings Road, forms one part of the borough-wide 25-year leisure contract awarded by RBC to GLL at the Council's Policy Committee in January 2020.
- 1.7 As the proposed scheme would involve the loss of open space under local authority control, the Council has separately advertised this as a disposal of open space in accordance with S.123 of the Local Government Act 1972, advertised on 4th and 11th February 2021, and as confirmed by the Council's Head of Legal and Democratic Services , no objections were received.

- 1.8 The application is referred to committee as it is a 'major' development. It is not a REG3 application, because GLL are the applicant and would design, build and run the facility on behalf of the Council.

Location Plan



Google Earth Image

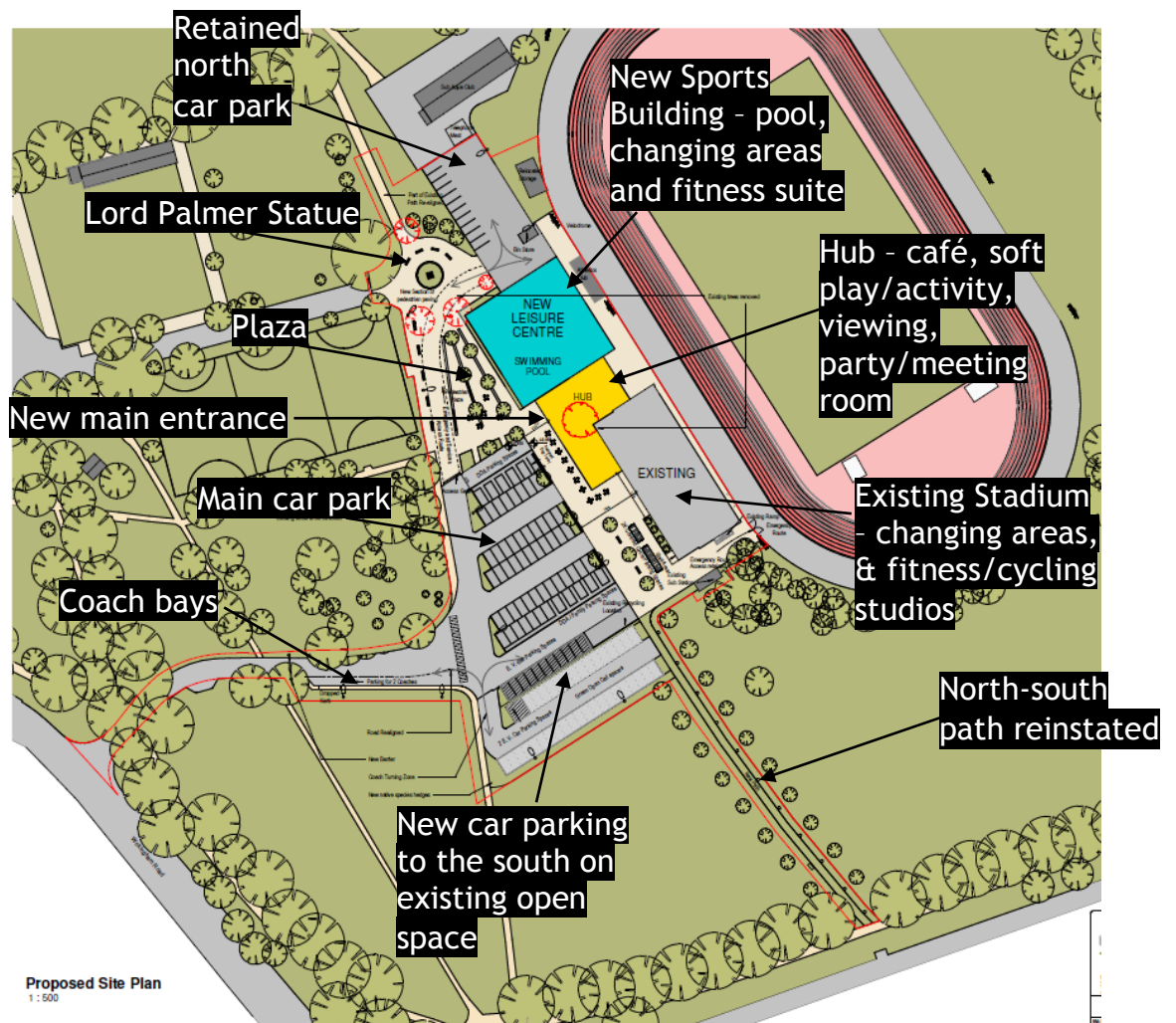


2. PROPOSAL

- 2.1 The proposal is for a two-storey extension on the north and west of the existing Palmer Park Stadium and would comprise the following:
- Sports hall - comprising a 25m, 6-lane community pool and fitness suite (110 stations)
 - Hub - comprising: Ground floor - Café / seating area, soft play/ activity zone, viewing area (Double height); First floor - Party/meeting room
 - Wet and dry changing areas

- A total of 131 car parking spaces; 11 Electric Vehicle Charging Points; 26 new cycle spaces and parking for 2 coaches
- Associated soft and hard landscaping and new Plaza area
- Demolition of the existing entrance lobby, main entrance relocated to the new extension, internal decoration of the existing changing rooms, creation of new accessible changing rooms, and alteration of first floor spaces to create new studio spaces.
- Existing roof will be replaced

2.2 Construction of the extension would involve the closure of the existing stadium to provide the alterations and refurbishments. However, the DAS states that during construction safe access would need to be maintained to the athletics field, cycle track, substation, telecommunications mast, and the grounds maintenance/sub aqua club to the north.





2.3 Submitted plans and documentation received 4th December 2020, unless otherwise stated (including amended details) are as follows:

- Location Plan - Drawing no: 1789-SBA-PP-XX-A-5001 Rev A
- Existing Site Plan - Drawing no: 1789-SBA-PP-XX-A-9001 Rev A
- Existing Ground Floor Plan- Drawing no: 1789-SBA-PP-00-A-9010 Rev A
- Existing First Floor Plan - Drawing no: 1789-SMA-PP-01-A-9011 Rev A
- Proposed Ground Floor Plan 1789-SBA-PP-00-A-0010 Rev I, received 7th December 2020
- Proposed First Floor plan 1789-SBA-PP-01-A-0011 Rev I
- Proposed Roof Plan - Drawing no: 1789-SBA-PP-02-A-0012 Rev P2, received 18th March 2021
- Proposed Site Plan - Drawing no: 1789-SBA-XX-XX-DR-A-5003 Rev P6, received 15th March 2021
- Proposed North-East and South-East Elevations - Drawing no: 1789-SBA-PP-ZZ-A-2001, received 15th March 2021
- Proposed South-West and North-West Elevations - Drawing no: 1789-SBA-PP-ZZ-A-2004, received 15th March 2021
- Proposed Sections - Drawing no: 1789-SBA-PP-ZZ-A-1001 Rev E
- Landscaping Plan Sheet 1 of 3 - Drawing no: EML PEL 1143 01 Rev PL1, received 18th March 2021
- Landscaping Plan Sheet 2 of 3 - Drawing no: EML PEL 1143 02 Rev PL1, received 18th March 2021
- Tree Pit Details Sheet 3 of 3 - Drawing no: EML PEL 1143 03 Rev PL1, received 18th March 2021
- Outline Landscaping Proposal - Drawing no: EML PEL 1143 01 Rev H, received 5th January 2021
- AIA [Arboricultural Impact Assessment Plan] - Drawing no: 8457-D-AIA

- Site Plan - Diversions Mechanical and Electrical Site Services Layout - Drawing no: C7402-TLP-PP-00-DR-ME-901 Rev C
- Site Plan - New Connections Mechanical and Electrical Site Services Layout - Drawing no: C7402-TLP-PP-00-DR-ME-902 Rev A
- Air Quality Statement, Document ref: 20-6869, dated 27th November 2020, prepared by Syntegra Consulting
- Biodiversity DEFRA Metric, prepared by John Wenman Ecological Consultancy, received 9th March 2021
- Addendum for DEFRA Biodiversity Metric 2.0, dated 18th March 2021, prepared by John Wenman Ecological Consultancy, received 19th March 2021
- BREEAM Ecology, received 9th March 2021
- Built Heritage, Townscape and Visual Impact Appraisal, Document ref: 2015-RE01 V3, dated December 2020, prepared by Neaves Urbansim
- Contamination Assessment, prepared by Furness Partnership
- Integrated Planning, Design and Access Statement, Document ref: SBA-PP-XX-RP-A-001 P05, dated 16th November 2020, prepared by Saunders Boston Architects, received 11th December 2020
- Energy Strategy Rev D, Fourth Issue, dated 25th November 2020, prepared by Thornley & Lumb Partnership Ltd
- External Lighting Impact Statement, Issues 01, dated 25th November 2020, prepared by Thornley & Lumb Partnership
- Site Plan External Lighting Layout - Drawing no: C7402-TLP-00-00-DR-E-801 Rev A
- Flood Risk Assessment, Rev 02, dated 27th November 2020, prepared by Furness Partnership
- Main Investigation Report, Document ref: 17760/MIR_R27, dated August 2019, prepared by Soils Ltd
- Noise Impact Assessment, Document ref: 20-6869, dated 20th November 2020, prepared by Syntegra Consulting
- Parking Note, Document ref: 15059-HYD-XX-XX-RP-TP-001, prepared by Hydrock, received 23rd February 2021
- Proposed Drainage Strategy - Drawing No: 6264-SK-3 Rev A
- Open Spaces Planning Note, dated December 2020, prepared by Avalon Planning and Heritage, received 17th December 2020
- Preliminary Ecological Appraisal, Document ref: R2298/b, dated August 2019, prepared by John Wenman Ecological Consultancy
- Request for Screening Opinion, Document ref: GLL1001, dated 1st December 2020, prepared by Gillings Planning
- Sustainability Statement, dated 27th November 2020, prepared by Ecoteric
- Transport Assessment, Document ref: 15059-HYD-XX-XX-RP-TP-5001, Issue P04, dated 30th November 2020, prepared by Hydrock
- Travel Plan, Document ref: 15059-HYD-XX-XX-RP-TP-6001, Issue P02, dated 27th November 2020, prepared by Hydrock
- Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan, dated 20th November, prepared by Hayden's Arboricultural Consultants

- TS & AIA [Tree Survey and Arboricultural Impact Assessment] - Drawing no: 8458-D-AIA
- Utility Assessment, Issue 2, dated 25th November 2020, prepared by Thornley & Lumb Partnership Ltd
- Ventilation and Extraction Statement, dated 25th November 2020, 2nd issue, prepared By Thornley & Lumb Partnership Ltd
- CIL Form 1: Additional Information
- Consultation Response Statement, Document ref: 1789.03a Rev A, dated 18th March 2021, prepared by Saunders Boston Architects, received 18th March 2021

2.4 Community Infrastructure Levy (CIL): the proposal is CIL liable, but leisure is not a chargeable use, as set out in the Council's CIL Charging Schedule.

3 PLANNING HISTORY

Relevant planning history is as follows:

85/TP/871 - Redevelopment of existing stadium to provide new grandstand, grounds maintenance buildings and extension to existing bowls pavilion at Palmer Park, Wokingham Road, Reading - Approved 10/1/1986

95/00887/REG3 (950607) - Erection of detached storage building. Installation of enclosed lobby to entrance to stadium. REGULATION 3 - Approved 22/1/1996

09/01248/REG3 (091758) - Insertion of window openings to south-west elevation - Approved 15/9/2009

09/002214/FUL (090257) - New clubhouse for Reading Athletic Club - Approved 9/2/2010

10/00488/NMC (100464) - Non-material change to planning application 09/02214/FUL for alterations to windows - Agreed 7/5/2010

11/00707/FUL (110179) - Erection of vent stack and temporary site access (drop kerbs), forming part of larger underground sewer improvement/replacement works which are permitted development - Approved 5/7/2011

200154/PREAPP - Pre-application advice for extension to existing grandstand building of 25m, 6 lane community swimming pool, café and kitchen/servery, double height activity zone, 100+station fitness gym. Refurbishment of existing grandstand to include remedial works to the roof, general internal redecorations, creation of party room/ studies. Associated 160 car parking spaces (20 retained normal spaces, 9 retained, but remarked Blue Badge/ designated

Family space, 66 retained, but remarked normal spaces, 65 new car parking spaces on open cell pavements. (Amended).

4 CONSULTATIONS

Statutory:

Sport England

4.1 It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

4.2 Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and against its own playing fields policy, which states:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.”

4.3 Sport England's Playing Fields Policy and Guidance document can be viewed via the below link: www.sportengland.org/playingfieldspolicy

4.4 The Proposal and Impact on Playing Field - The proposal is for the leisure centre extension to include a 25m 6 lane pool, fitness suite, cafe, activity room, parking spaces and landscaping, and the refurbishment of the existing grandstand to include demolition of the existing entrance lobby, internal works and roof works. There is no loss of playing fields.

4.5 Strategic Need and Assessment - The new provision of a new pool is needed due to the lack of water space with the borough. Sport England has been working with Reading BC for a number of years on their leisure provision and I am satisfied that the development is strategically needed.

4.6 I have had several pre-application discussions with the applicants in recent years, the last being just prior to the submission of the planning application. The applicants have carried out discussions

with a number of national governing bodies, such as Swim England and England Athletics (EA). I have also spoken to EA as well as the County FA about this scheme who were very supportive of the proposals.

- 4.7 For completeness I did invite Swim England and England Athletics to comment on the proposal, but perhaps due to a combination of the festive period and Covid, I have had nothing back from them. Notwithstanding these I am content that the scheme is strategically sound.
- 4.8 As Sport England is putting funds into this project, I am not commenting on the layout as this will be picked by my technical team as part of the grant award conditions.
- 4.9 Having assessed the application, Sport England is satisfied that the proposed development meets Exception 3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch*
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- result in the loss of other sporting provision or ancillary facilities on the site; or*
- prejudice the use of any remaining areas of playing field on the site.'*

Also there is a clear strategic need for the development.

- 4.10 This being the case, Sport England wishes to support this application.

Does the EA need consulting?

Non-statutory

RBC Transport Strategy

- 4.11 Following the submission of a further Transport Technical Note amended Transport comments were received as follows: The proposals comprise the partial redevelopment of the existing Palmer Park Sports Centre and Stadium site in order to provide a new swimming pool, extended leisure centre building and associated parking.
- 4.12 The majority of the facilities provided at the existing Palmer Park Sports Centre and Stadium will be retained as a result of the

proposals with additional facilities such as a 25m lane swimming pool proposed. Table 4.1 (from the Transport Assessment (TA)) outlines the existing and proposed facilities at the site.

Table 4.1: Palmer Park Sports Centre and Stadium Existing and Proposed Facilities

Facility	Existing	Proposed
Athletics track	✓	✓
Velodrome	✓	✓
x3 3G five-a-side pitches (outdoor)	✓	✓
4 x 11-a-side grass football pitches (outdoor)	✓	✓
Gym	✓ 60 stations	✓ 100 stations
Multi-purpose room	✓	✓
Cafe	✓	✓
Hub	✗	✓
Swimming pool (25m)	✗	✓
Parking	198 spaces in main car park	131

- 4.13 Although the ‘hub’, which includes a café and soft play/ activity zone, represents a new offering its use is considered ancillary to the existing facilities so it is not considered that this would attract any notable additional trips to the sports complex.
- 4.14 A number of clubs and societies currently use the existing facilities for training, matches and races and it has been confirmed that the same programme of events would be retained as a result of the proposals. It is important to note that although the same programming is to be retained, the timetabling of classes and events are subject to change.
- 4.15 To accompany the planning application, a Transport Assessment has been submitted and I comment on this as follows:

Site Accessibility

Walking

- 4.16 The site is located within an existing public park and is bound on three sides by residential areas with an existing network of footways and footpaths that permeate the area within the immediate vicinity of the site.
- 4.17 The adjacent footpath and footway connection facilities are of a high standard, supported by additional facilities such as street lighting and pedestrian crossings which benefit from dropped kerbs and tactile paving.
- 4.18 Footways/footpaths varying between 2-3m in width are provided on both sides of Wokingham Road within the vicinity of the site. A ‘tiger’ crossing (a combined pedestrian zebra/bike crossing) is provided on Wokingham Road approximately 110m to the north west of the junction of the access road (Palmers Way) and Wokingham Road. The footway/footpaths are well-surfaced and lit and continue south east towards the southern residential areas of Earley and northwest towards central Reading.

- 4.19 There are a number of footpaths that cross Palmer Park connecting the site with the footways provided on Palmer Park Avenue, Wokingham Road and St Bartholomews Road.
- 4.20 Crossing facilities and footways are provided on the A4 London Road to the north of the site which provide a pedestrian connection to Newtown to the north of the A4 London Road and westwards towards central Reading.

Cycling

- 4.21 The proposed development site is surrounded by a network of local on and off-road cycle routes which provide a link to local residential areas.
- 4.22 Palmer Park forms part of the East Reading and Woodley local cycle route. Within Palmer Park, cycle paths accommodate an off-road section of the route which continues east under the A3290 into the residential area of Woodley. The East Reading and Woodley cycle route is also provided along Wokingham Road as a demarcated on-road cycle lane. The route continues north west into central Reading and southeast where it connects to other local cycle routes.
- 4.23 Continuous cycle connections are provided from the site to the various surrounding residential areas.
- 4.24 In addition to local cycle routes in the surrounding area the site is also well connected to the National Cycle Network (NCN) with NCN Route 4 provided within close proximity to the site. NCN Route 4 is provided adjacent to the River Kennet approximately 850m north of the site and is directly linked to the site by the East Reading and Woodley local cycle route. NCN Route 4 is a long-distance cycle route linking London to Fishguard in west Wales via Reading, Bath and Bristol. Locally NCN Route 4 provides a traffic free route west into central Reading and east to the residential areas to the east of the A3290.

Bus Accessibility

- 4.25 The closest bus stops to the site are the College Road bus stops located on Wokingham Road directly adjacent to the secondary site access which lies on a pedestrian and cycle desire line from the site. A dedicated bus layby, timetable and flag are provided at both stops, with the addition of a seat/shelter provided at the westbound stop.
- 4.26 The bus stops are served by several bus services which includes route 17 that provides a 10 minute frequency to and from Reading Town Centre.
- 4.27 Overall the proposed development is in a sustainable location that allows for alternative modes of travel to be utilized to access the site.

Proposed Development Trip Generation

Overview

- 4.28 The development proposals encompass the redevelopment of the existing sports centre to provide a new swimming pool and hub building to be provided alongside the existing leisure centre building and sports stadium (athletics track and velodrome) which would be retained as part of the proposed scheme. The hub would contain a new café with outdoor seating and will be ancillary to the sports facility offering. The existing 3G football pitches and grass football pitches would also be retained.
- 4.29 As the majority of the existing uses are to be retained as a result of the proposals and the events / classes timetables are to remain as existing with the same clubs / societies utilising the facilities, the baseline traffic generation figures derived from historic operational information of the existing site would be applied to the new proposals to form the proposed traffic generation position, with the new 25m lane swimming pool added on top.
- 4.30 Although the number of fitness stations within the gym is proposed to increase from circa. 60 stations to circa. 100 it is not considered that this would lead to a material increase in vehicle movements to the site. The gym exists and will largely have its customer base established. The redevelopment of the gym represents an improvement in the existing facilities rather than a new offering therefore, and for the purposes of trip generation calculation it is considered that the level of gym patronage would remain as existing.
- 4.31 The proposed 25m 6 lane swimming pool does however represent a new trip generator at the site and although a proportion of trips are likely to be shared with the existing uses on the site (users of the gym may also go for a swim, for example), for the purposes of calculating a trip generation it has been assumed that the swimming pool would attract entirely new person and vehicular trips to the leisure facility.
- 4.32 The proposed swimming pool is therefore considered to be the sole additional trip-generating element of the proposed redevelopment in this assessment. In reality, there may be a small variance in the number of gym users but likewise no allowance is made for linked trips (the same person using both the gym and the pool) which would offset this.
- 4.33 This section identifies the likely impact of the development proposals on the local highway network, considering the change in trips between the existing uses, and the proposed redevelopment scheme.
- 4.34 Analysis of historical, pre-COVID operational data and discussions with the Stadium operations manager has highlighted that the busiest day at the existing Palmer Park Sports Centre and Stadium in terms

of patronage is a Wednesday. Therefore, in order to conduct a robust assessment of the likely impact of the proposals the typical peak AM and PM network hours of 08:00-09:00 and 17:00-18:00 have been assessed based upon the Wednesday operational timetable provided by site management. The Saturday operational peak of 11:00-12:00 has also been assessed.

Existing Trip Generation

- 4.35 The existing Palmer Park Sports Centre and Stadium which currently occupies the site generates a number of staff, visitor, delivery and servicing vehicle trips associated with the daily operation of the site.
- 4.36 Due to the ongoing COVID-19 pandemic the Palmer Park site is not fully operational and therefore conducting traffic surveys during this time would not capture the trip generating potential of the site compared to fully functioning pre-COVID levels of operation. There is also no existing historical traffic data for the Palmer Park Sports Complex.
- 4.37 The existing trip generation of the site has therefore been assessed through a review of existing operational information provided by management staff at the Palmer Park Sports Complex. This operational information includes the following:
- hourly arrivals to the existing building over a seven-day period (transaction data recorded by membership card swipes, allowing a customer to walk through the turnstiles);
 - average daily gym patronage;
 - timetables and average patronage of gym classes;
 - information of 3G pitch bookings including times and average patronage;
 - club booking information for use of both the athletics track and cycle track including times and patronage;
 - timetable and usage information for the grass football pitches; and
 - an average timetable of yearly events.
- 4.38 The hourly usage information, recording the number of customers through the turnstiles, has been used as the primary source of information to establish a daily arrivals profile of users at the site as this records all club and gym members accessing the leisure building over an average week.
- 4.39 This data does however exclude those using the 3G pitches, grass football pitches and velodrome. Therefore, the remaining timetable and patronage data has been reviewed and these additional users of the site added in order to account for those not recorded by the turnstiles.
- 4.40 The historical turnstile information provides hourly numbers of users entering the existing leisure building but does not record what time users leave. Therefore, the accompanying timetable information

relating to classes/clubs has been provided and has been reviewed to establish the length of time that each user remains at the site, with assumptions of an hour-long stay applied to general gym customers. It has been assumed that users arrive to the site in the hour period before the start of their respective class or club activity and depart the site in the hour period after the finishing time in order to establish an existing daily arrivals and departures profile.

- 4.41 It must be stressed that this is a complex assessment to ascertain a person trip rate but the Highway Authority are happy that this is a robust assessment and as such is an acceptable methodology.
- 4.42 The existing person trips generated by the Palmer Park Sports Centre and Stadium are summarised in Table 5.1 below (taken from the TA).

Table 5.1: Summary of Existing Person Trips

Scenario	Period(s)	Person Trip Generation		
		Arrivals	Departures	Two-way
Wednesday	AM Peak (08:00-09:00)	19	18	37
	PM Peak (17:00-18:00)	89	34	123
	Daily	774	774	1548
Saturday	Sat Peak (11:00-12:00)	63	110	173
	Daily	380	380	760

- 4.43 To assess what level of vehicle trips would be generated by the site, the applicant has utilized the TRICS National Database in order to obtain multi-modal trip rates from sites with a similar mix of leisure facilities to those provided at Palmer Park. This methodology has been reviewed and is deemed acceptable.
- 4.44 Analysis of the multi-modal trip rates obtained from the TRICS review indicates that a total of 48% of users currently drive to the site. This proportion has been applied to the total people trips outlined in Table 5.1 above to give a daily vehicle arrivals and departures profile to and from the site.
- 4.45 This is with the exception of patrons arriving to the site to use the velodrome as the applicant has been informed by the management at Palmer Park that the majority of velodrome users cycle to the site. Therefore, a lower 20% vehicle driver figure has been applied to velodrome users to reflect the nature of these trips whilst still capturing the small proportion that may drive. The Highway Authority are happy with this approach.
- 4.46 A summary of the existing Wednesday and Saturday vehicle trips to and from the site is provided at Table 5.3 below (taken from the TA).

Table 5.3: Summary of Existing Vehicle Trips

Scenario	Period(s)	Vehicular Trip Generation		
		Arrivals	Departures	Two-way
Wednesday	AM Peak (08:00-09:00)	9	9	18
	PM Peak (17:00-18:00)	43	16	59
	Daily	372	372	744
Saturday	Sat Peak (11:00-12:00)	30	53	83
	Daily	164	165	329

Proposed Trip Generation

- 4.47 A ‘first principles’ approach has been taken to forecasting the likely vehicle trips generated by the proposed swimming pool based on operational information from the swimming pool at South Reading Leisure Centre. This information has been provided by Reading Sport + Leisure who also run the Palmer Park Sports Centre and Stadium.
- 4.48 It should be noted that a review of TRICS National Database v.7.7.3 2020 was undertaken by the applicant, however upon review of the sites available on the TRICS National Database this highlighted that there are no comparable sites contained on the database, with no surveys of swimming pool-only sites. The sites contained within the database were not considered to have the same traffic generating characteristics as the proposed swimming pool due to the difference in size and services provided.
- 4.49 The proposed traffic generation for the new 25m lane swimming pool has therefore been forecast from a review of existing operational data and timetables from the swimming pool at the South Reading Leisure Centre. The Highway Authority are happy that the pool at South Reading Leisure Centre serves a similar demographic to that of the Palmer Park Sports Centre and is of a similar size to the proposed swimming pool. It is therefore considered that this dataset provides a robust like-for-like comparison on which to forecast trip generation for the proposed pool at Palmer Park.
- 4.50 In order to calculate the proposed number of vehicular trips generated by the development proposals, operational information has been supplied which includes monthly swimming pool patronage information from South Reading Leisure Centre during 2019.
- 4.51 In order to obtain an average weekday and weekend trip generation profile from a years’ worth of monthly data the patronage data was first averaged to provide a patronage figure for an average month. The months of December and August were removed from this calculation as these months were assessed to have considerably lower patronage than the other months of 2019, the data remaining would therefore provide a robust assessment. This average monthly figure was then divided by four (the average number of weeks in a month) to give an average seven-day usage figure.
- 4.52 A weekday/weekend proportional split was then established via a review of weekday and weekend surveys of leisure centre sites contained within the TRICS National Database v.7.7.3 2020. The

analysis of the leisure centre weekday and weekend multi-modal trip rates established that 52% of trips occur on across the week and 48% occur on the weekend - averaging out at c.10% on any weekday and 24% either Saturday or Sunday. These proportions were then applied to the average weekly patronage information to provide an average weekday and Saturday daily person trips figure for the proposed swimming pool.

- 4.53 The daily trip generation profile from the review of the TRICS data has been used to establish an average daily profile of trips across both an average weekday and a Saturday. These daily trip arrivals and departure profiles were then applied to the average daily person trips derived from the monthly patronage data supplied by Reading Sport + Leisure in order to establish a forecast daily profile of person trips to and from the proposed swimming pool.
- 4.54 Finally, the 48% car driver figure established from the earlier TRICS review of similar sites and outlined above has been applied to the average daily person trips to provide a weekday and Saturday daily vehicle trips figure. The vehicular trip rate profile from the review of the TRICS outputs has then been applied to provide a forecast daily vehicular trip generation profile for the proposed swimming pool.
- 4.55 Tables detailing the forecast daily person arrivals/departure profile of patrons to and from the proposed swimming pool element of the site based on operational information from South Reading Leisure Centre are included below at Table 5.4.

Table 5.4: Forecast Swimming Pool Person Trip Generation

Scenario	Period(s)	Forecast Swimming Pool Person Trip Generation		
		Arrivals	Departures	Two-way
Weekday	AM Peak (08:00-09:00)	6	4	10
	PM Peak (17:00-18:00)	20	15	35
	Daily	170	171	341
Saturday	Sat Peak (11:00-12:00)	54	54	108
	Daily	399	400	799

- 4.56 A detailed table providing the forecast daily vehicular arrival/departure trips of patrons to and from the proposed swimming pool based on the application of a 48% car driver figure to the person trips is included at Table 5.5.

Table 5.5: Swimming Pool Vehicular Trip Generation

Scenario	Peak Period(s)	Forecast Swimming Pool Vehicle Trip Generation		
		Arrivals	Departures	Two-way
Weekday	AM Peak (08:00-09:00)	3	2	5
	PM Peak (17:00-18:00)	10	6	16
	Daily	81	80	161
Saturday	Sat Peak (11:00-12:00)	26	30	56
	Daily	192	193	385

- 4.57 It should be stressed that the proposed trip generation is spread throughout the day and although there is a peak in terms of the swimming pool use this is not a drastic contrast to the other times during the day. This is likely to be as a result of the varying swimming classes that would be available and would therefore attract a different demographic of user. The Net Vehicular Trip Generation s identified in Table 5.6 below.

Table 5.6: Net Vehicular Trip Generation

Scenario	Time	Existing Palmer Park Sports Centre and Stadium			Proposed Redevelopment of Palmer Park Sports Stadium			Net change in Trip Generation		
		Arrivals	Departures	Two-way	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
Wednesday	8-9	9	9	18	12	11	23	+3	+2	+5
	17-18	43	16	59	53	22	75	+10	+6	+16
	Daily	372	372	744	453	452	905	+81	+80	+161
Saturday	11-12	30	53	83	56	83	139	+26	+30	+56
	Daily	164	165	329	356	358	714	+192	+193	+385

- 4.58 It should be stressed that the figures outlined in Table 5.6 above do not take into account of any shared or linked trips between the various facilities on the site so therefore represent a worst-case traffic generation scenario. In reality a number of the trips to the swimming pool would not be new trips and would be linked to the existing uses at the site such as the gym, cycling or athletics track offerings. Therefore, the increase in trips outlined is likely to be lower in reality.
- 4.59 Regardless of this the tables above identify that the net differences in the level of peak hour trips on a Wednesday would be an increase of just 16 two-way vehicle trips during the PM peak hour and during the Saturday peak (11:00-12:00) there are forecast to be an additional 56 two-way vehicle movements to and from the site.
- 4.60 Neither of these would be regarding as a significant and material increase in trips and as such the principle of the proposal is deemed acceptable.
- 4.61 Regardless of the above the proposed scheme will result in a significant increase in trips by alternative modes, i.e. walking, running and cycling - 180 on a weekday and 414 on a weekend day respectively and therefore, to mitigate this increase, a contribution of £6,000 is sought towards the improvement of the London Road / Liverpool Road pedestrian crossing facility.

Access

Pedestrian and Cyclist Access

- 4.62 Pedestrian access to the site will remain largely as existing with the various footpaths currently provided through Palmer Park and the pedestrian connections to the footways on the local highway network surrounding the site retained.

- 4.63 An area of public realm (Plaza) is proposed to the west of the new swimming pool and surrounding the existing George Palmer statue in order to re-establish a pedestrian focused centre to Palmer Park. The public realm will be shared space design with pedestrians and cyclists to have priority. This area of public realm will link to the existing footpath that continues north across Palmer Park to the A4 London Road with a new footpath provided to the south of the proposed car park providing a continuous pedestrian route to the footpaths adjacent to Palmer Park Avenue.
- 4.64 Once on the site, there will be safe, well-lit and waymarked routes suitable for all abilities between footpaths, car and cycle parking and the building entrance. Level access will be provided for staff and visitors using mobility assistance such as wheelchairs, electric scooters and for carers with buggies. The site will be dementia-friendly in terms of wayfinding and natural points of entry, and tactile signs and surfaces will be provided for users with visual impairment.
- 4.65 Cyclists would continue to access the site as existing, either via Palmer Way or via the local cycle routes that are provided throughout Palmer Park. Cycle parking is also to be provided adjacent to the main car park.

Vehicular Access

- 4.66 Vehicular access to the site will be retained via the existing access drive, Palmers Way which joins with Wokingham Road via a 'T'-junction approximately 160m west of the existing building entrance.
- 4.67 Vehicular visibility for drivers emerging from Palmers Way onto Wokingham Road is provided with splays exceeding 2.4m x 43m to the nearside carriageway to the southeast and northwest of the access, which is in line with design guidance from the Manual for Streets (MfS) for a 30mph design speed.
- 4.68 The secondary, gated vehicular access provided as a pedestrian crossover arrangement with Wokingham Road some 140m northwest of Palmers Way will be retained as part of the development proposals. The entrance will continue to be solely used by emergency/maintenance vehicles and the bollards preventing unauthorised vehicle entry into the site will remain in place.
- 4.69 Two car parking areas are proposed as part of the development, a main car park adjacent to the existing leisure centre building and an overflow car park provided to the north of the new swimming pool building. Both car parks are to be accessed from Palmer Way.
- 4.70 The two car parks will be linked via an area of public realm which has been designed in a shared surface arrangement with priority given to pedestrians and cyclists. Vehicles would therefore utilise this shared surface to access the overflow car park provided to the

north of the proposed swimming pool building. It is intended that this overflow car park is only utilised during peak periods and events, therefore minimising the use of the public realm by vehicles.

- 4.71 Swept path analysis has been carried out for the vehicular access and is considered acceptable.

Parking

Car Parking Standards

- 4.72 Local parking standards are set out in the Revised Parking Standards and Design Supplementary Planning Document (SPD). The Revised Parking Standards and Design SPD splits Reading into a number of different zones with the proposed development site located at the border between Zones 2 and 3. The parking standards for both of these zones were therefore considered.
- 4.73 There are no specific parking standards for leisure complexes such as that provided at Palmer Park, however maximum parking standards are provided for some of the individual elements within Palmer Park. These are set out in Table 4.2 from the TA below.

Table 4.2: RBC: Revised Parking Standards and Design Parking Standards

Facility	Parking Standard	
	Zone 2	Zone 3
Playing Fields	12 spaces per hectare of pitch area	12 spaces per hectare of pitch area
Swimming Pools	1 space per 7.5 fixed seats & 1 space per 15 m ² pool area	1 space per 5 fixed seats & 1 space per 10 m ² pool area
Health Clubs/Gymnasiums	1 space per 35 m ²	1 space per 30 m ²
Stadia	Considered on individual merit	Considered on individual merit

- 4.74 The Revised Parking Standards and Design SPD also outlines the suggested level of accessible and family/toddler spaces for developments in all zones as follows:
- Up to 200 spaces provided - 3 disabled spaces or 5% of total capacity, whichever is greater; and
 - Up to 200 spaces provided - 2 spaces or 4% of total capacity, whichever is greater.
- 4.75 In addition to the above, the Reading Borough Local Plan Policy states that 10% of car parking spaces provided should provide an active charging point for Electric Vehicles (EV).
- 4.76 As there are no specific parking standards for sports complexes such as that provided at Palmer Park and the parking standards for individual uses do not cover all of the facilities provided, parking levels for the proposed development have been calculated using operational and patronage data and associated parking accumulation calculations which is deemed an acceptable methodology.
- 4.77 The daily profiles of total vehicle arrivals and departures to and from the proposed Palmer Park Sports Centre and Stadium redevelopment

have been used in order to predict the peak level of parking required at the site during a Wednesday (busiest day in terms of patronage) and a Saturday. The resulting Wednesday parking accumulation is presented in Table 5.7 below, taken from the TA.

Table 5.7: Wednesday - Car Parking Accumulation of Redeveloped Sports Centre

Time	Arrivals (Cars)	Departures (Cars)	Parking Accumulation (Cars)
00:00	0	0	0
01:00	0	0	0
02:00	0	0	0
03:00	0	0	0
04:00	0	0	0
05:00	0	0	0
06:00	3	0	3
07:00	11	2	12
08:00	12	11	13
09:00	49	12	50
10:00	24	47	27
11:00	12	22	17
12:00	13	13	17
13:00	11	13	15
14:00	15	11	19
15:00	15	15	19
16:00	22	16	25
17:00	53	22	56
18:00	149	52	153
19:00	45	111	87
20:00	17	82	22
21:00	2	19	5
22:00	0	4	1
23:00	0	0	1

- 4.78 The above parking accumulation indicates that there is likely to be a maximum parking demand of 153 parking spaces by the proposed redevelopment at any one time. This level of parking demand is considered an anomaly relative to the remainder of the week, and is only encountered for an hour on a Wednesday evening due to the use of the athletics track by Reading Road Runners running club.
- 4.79 In reality this level of parking demand is likely to be lower as levels of car sharing between members of the running club are likely to be higher than accounted for in the parking accumulation exercise.
- 4.80 As can be seen from Table 5.7 the parking demand over the remainder of the day is forecast to be significantly lower than the peak demand of 153 with a demand of only 87 car parking spaces required.
- 4.81 The Saturday parking accumulation is presented in Table 5.8 below, taken from the TA. It is evident that this weekend parking demand is significantly lower than the maximum weekday demand.

Table 5.8: Saturday - Car Parking Accumulation of Redeveloped Sports Centre

Time	Arrivals (Cars)	Departures (Cars)	Parking Accumulation (Cars)
00:00	0	0	2
01:00	0	0	2
02:00	0	0	2
03:00	0	0	2
04:00	0	0	2
05:00	0	0	2
06:00	0	0	2
07:00	0	0	2
08:00	56	14	44
09:00	28	18	54
10:00	61	35	80
11:00	56	83	53
12:00	40	55	38
13:00	27	39	26
14:00	33	26	33
15:00	32	46	19
16:00	17	22	14
17:00	6	14	6
18:00	0	6	0
19:00	0	0	0
20:00	0	0	0
21:00	0	0	0
22:00	0	0	0
23:00	0	0	0

- 4.82 A total of 108 car parking spaces are to be provided within the main car park to include seven disabled bays, four family/toddler bays and 13 Electric Vehicle (EV) charging bays.
- 4.83 A further 23 car parking spaces are to be provided in the overflow car park giving a site-wide provision of 131 car parking spaces. This would be 22 spaces fewer than are identified in the car park accumulation assessment however ensuring the appropriate level of car parking in new developments involves striking a careful balance. On the one hand, it is important that enough parking is provided so that there is not a knock-on effect on the safety and function of the highway and public transport network through on-street parking. On the other hand, an over-provision of car parking, particularly at places of work, can lead to less sustainable travel choices.
- 4.84 Given that the under provision of parking is for a very small portion of the week, would not occur during the full year (athletics only occurs during summer months) and the assessment makes no reference of any car sharing or linked trips between different uses on the site to reduce parking demand.
- 4.85 It should also be stressed that the applicant, GLL, are also to be the end operator of the Palmer Park Sports Centre and Stadium as well as the car park when the site is operational post development. It is the intention of GLL to employ a set of measures in order to manage the level of parking demand across the site to ensure that the 131 car parking spaces provided suitably accommodate the demands of organised sports users and casual users of Palmer Park.
- 4.86 It is proposed that the on-going management of the car parking at the site is set out in more detail within a Car Parking Management Plan (CPMP) which could be secured through a suitably worded condition attached to the planning consent. I have no objection to this proposal.
- 4.87 The applicant has also stated that the current timetable of activities at the Palmer Park Sports Centre and Stadium would likely result in peak parking demand exceeding parking supply if it were to be

adopted post-development. This is due to a number of large sports clubs and regular gym goers utilising the facilities at the centre over the same period as at present a number of activities have shared start and finish times.

- 4.88 GLL will be working closely with the local sports clubs and organisations that operate in and out of Palmer Park stadium and the park area to ensure the safe and efficient use of the site. They are very used to amending activity programmes in consultation with users to minimise peaks in demand and have nationwide experience operating similar leisure facilities around the county.
- 4.89 By understanding the programming and key times of operation for local organisations, GLL will work with them to provide an appropriate amount of parking allocations that work in tandem with the leisure centre's own operation and programming. A coordinated approach will ensure that club participants get access when needed for the appropriate amount of people.
- 4.90 This planned approach will also work in tandem with the programming of the individual centre activities that GLL will be offering in the new Palmer Park facility. The use of technology and digital booking systems means that GLL can stagger all the various activity start times for many casual activities such as gym sessions as well as other activities such as fitness classes, swimming sessions, athletics track bookings, etc.
- 4.91 This approach will help control and manage customer arrival and departure times, which minimise potential pressure on parking that may have arisen from a congested activity programme at key pinch points. Implementing several intelligent management solutions and working collaboratively with local clubs and organisations will ensure that a multitude of car parking solutions can be in place simultaneously, maximising available spaces at all times and ensuring there are adequate surplus spaces to accommodate casual users of the park in addition to organised sports users.
- 4.92 The current parking provision will be remodelled so that there would be two car parks, with the main car park adjacent to the existing leisure building intended to accommodate the average day-to-day parking demand of the development. A smaller overflow car park is to be provided to the north of the new swimming pool building to accommodate additional parking demand during peak periods and one-off events.
- 4.93 It has however been noted that anecdotal evidence by objectors has identified that the uses on site currently fully utilise the on-site parking. Clarity has therefore been sought on the current use of the car park, which has identified that a proportion of vehicles utilizing the site are not associated with the leisure or park facilities. Survey information has been provided that specifies between 61 and 92

vehicles currently parking on the site. Although some of the times surveyed would have been during the course of the day which could be attributed to people walking within the park the early morning parking numbers of 85 - 89 vehicles is likely to be from long stay overnight parking as opposed to visitors to the park.

- 4.94 Without knowing the exact numbers that would be parking on the existing site that are not utilizing the facilities it is evident from the above that this would still result in a significant amount of vehicles parked on site that distort the level of parking needed on site.
- 4.95 This level of overspill parking on the site is generated given that currently there are no charge or restrictions for using the existing car park.
- 4.96 As part of the development proposals the car park will be managed with length of stay restrictions and a charging tariff introduced. The car parking restrictions would be enforced through the use of ANPR (Automatic Number Plate Recognition) camera equipment.
- 4.97 The exact parking restrictions and charging regime to be employed have not yet been agreed however the applicant would be confirmed within the Car Park Management Plan to be secured by condition.
- 4.98 Furthermore, the car parking length of stay restrictions and a charging tariff will prevent users from occupying spaces for excessive periods of time and therefore increase the turnaround and availability of parking spaces over the course of the day.
- 4.99 Given all of the above including the measures to be put in place by the applicant, the Highway Authority are happy that the parking provision proposed is acceptable.

Cycle Parking

- 4.100 The standards for cycle parking are also contained within the Revised Parking Standards and Design SPD. There are no specific standards applicable to the site as a whole with only standards for individual facilities provided, however these do not cover all of the facilities offered at the site.
- 4.101 Therefore, as with the car parking levels for the proposed development the level of cycle parking has been calculated based on historical operational and patronage data with the application of a modal split derived from TRICS.
- 4.102 A total of 26 cycle parking spaces in the form of 13 Sheffield stands are proposed for the redevelopment of the Palmer Park Sports Centre and Stadium. The Sheffield stands are to be provided adjacent to the western frontage of the existing leisure building at the site.

- 4.103 To identify what level of cycle parking would be required the applicant has undertaken a review of the multi-modal trip rates obtained from TRICS and this indicates that a forecast 4% of patrons travelling to the proposed redeveloped sports centre would do so by cycle.
- 4.104 The peak number of people movements into and out of the site is forecast to occur between 18:00 and 19:00 on a Wednesday with a total of 289 person trips arriving to the site during this period.
- 4.105 Based on 4% of visitors to the site cycling a total of 12 cycle parking spaces would be required during the peak arrivals time at the site.
- 4.106 The proposed provision of 26 cycle parking bays is sufficient to meet the forecast demand for cycle parking spaces whilst providing additional capacity for any increase in demand.
- 4.107 The Highway Authority are therefore happy that the level of cycle parking is acceptable.
- 4.108 The proposed cycle parking layout is deemed acceptable in principle but the submitted drawings do not identify the cycle parking to be covered even though this is annotated on the drawing. Revised drawings will be required illustrating the cycle parking to be covered but I am happy for this to be dealt with by way of a condition.

Servicing

- 4.109 The bin store for the proposed development is to be located within the northern overflow car park whilst a recycling store is to be provided within the main car park to the south.
- 4.110 Service vehicles would access the site from the Palmer Way vehicular access and continue north through the main car park and across the area of shared surface to the bin store in the overflow car park before exiting the site via the same vehicular access.
- 4.111 The recycling store would also be serviced via Palmer Way with refuse vehicles entering and leaving the main car park in a forward gear. Swept path analysis of the site servicing arrangement has been reviewed and is deemed acceptable.
- 4.112 In the circumstances there are no transport objections to the proposal subject to the following conditions: C2 - Construction Method Statement; DC1 - Vehicle parking as specified; DC6 - Cycle parking to be approved; DC17 - Car Parking Management Plan; and CD24 - EV charging points.

S106

- 4.113 A contribution of £6,000 is requested towards improvements to the London Road / Liverpool Road pedestrian crossing to help promote alternative modes of travel to and from the site.

Access Officer

4.114

1. Footpath surfaces must be suitable for all; tarmac and bonded gravel are both good surfaces for wheelchair users, scooter users, etc.
2. Lighting is very important, especially for those with visual impairments and cognitive impairments; bad lighting can cause confusion. People using wheelchairs and scooters, and those with walking difficulties also need to be taken into consideration; you need to be able to see hazards, and areas where there are gaps between the lighted areas can be very disconcerting, especially where there is a change of level, no matter how slight. Colour temperature is also very important; yellow light alters the colour of surrounding objects, and this could be very confusing, especially in a car park.
3. I am concerned that knee rails could be a trip hazard for blind or visually impaired people. No knee rails have been proposed at this stage.
4. It might be best to have a mix of seating; some with backs, some without, some with arms, some without. None should be too low or too high. There should be a “clutter zone” for street furniture so that people know where they can walk safely, if they cannot see, or if they have dementia, etc. Colour and contrast is very important for people who have trouble with vision or cognition.
5. Tree pits could be a trip hazard and dangerous for wheelchair users and those with walking difficulties if not carefully maintained and planned. Gravel from such pits can “migrate” and cause problems, and small castors can get stuck if there is a change of level, however slight.
6. Shared footpaths are not at all popular with many disabled people, especially visually impaired or blind people, and especially when cars are nearby. Cycles can also cause problems, as they are virtually silent.
7. Barrier matting must be suitable for wheelchair users and those who have walking difficulties. It can be very difficult to move on some matting.
8. I am very pleased to see a Changing Places facility included in the plan.
9. Some sports wheelchairs have widely splayed wheels - has this been considered where doors, lifts etc. are concerned?
10. I am unsure if “Grasscrete” is suitable for wheelchair users and those with walking difficulties to move on.
11. Coloured tarmac and other differing types of paving would be useful for some people, especially in areas where cars and people will be in the same area. However, different colours of paving must not cause visual confusion - for example, the dark lines in the last photograph on Figure 34 on page 33 of the Integrated Planning, Design and Access Statement might be interpreted as steps by some people. Coloured tarmac and other differing types

- of paving would be useful for some people, especially in areas where cars and people will be in the same area.
12. The spaces for Blue Badge holders should be closer to the entrance.
 13. I would hope that the number of spaces for Blue Badge holders has not been reduced; disabled people are more likely to use cars - whether as passengers or drivers - often because they cannot use public transport for some reason, or they are unable to get to places by other methods because it would be too far to go, for example, in their scooter or electric wheelchair. Not only that, but the criteria for getting a Blue Badge have changed and more people are eligible than ever before, which means that demand will be higher. Disabled people may use Readibus; I would hope that they would be accommodated.
 14. Are Blue Badge holders expected to share spaces with families with small children? Is there some demarcation between the two types of space?
 15. There appear to be only 2 or 3 spaces in the overflow car park that could be suitable for Blue Badge holders.
 16. There is only 1 EV space that would be suitable for disabled drivers/passengers.
 17. If there is to be a small play area, it would be appreciated if at least some of the equipment were to be inclusive for all.
 18. Manifestation will be important on glass doors and low windows.
 19. I cannot see any fire refuges on the plan, although they are mentioned in the documentation.
 20. At what gradient will the new ramp from the upper tier or seating to the new circulation core be?
 21. I have concerns that the shadows caused by the columns of the brise soleil will be visually confusing to those with visual impairments or cognitive disorders.

4.115 **Planning Officer note:** The applicant confirmed that a number of matters including footpath surfaces, seating, lighting, barrier matting, colours of tarmac/ surfaces, fire refuge areas would be detailed at the next design stage and provided as part of submissions to discharge conditions.

4.116 In response to other matters the applicant has confirmed:

- Tree grilles would be fitted over tree pits and maintained by the applicant.
- The gradient of the ramp would be compliant with current Building Regulations (Part K2 and Part M).
- An amended site plan was submitted which relocated 5 blue badge spaces closest to the main reception, creating a row of dedicated spaces and increasing the number by 1 (other spaces would be reduced by 1, so overall parking numbers would remain the same).
- New accessible changing room at ground floor would use the existing access to external facilities (1.65m wide corridor and door sets). Accessible changing facilities and a Changing Paces

Room would also be created in the extension at ground floor and both would be accessed from the main reception area to the new circulation hub then on to the athletics field and cycle track beyond. This route would be a sports chair zone with appropriately sized doors/ turnstiles and circulation route based on a design width of 1.2m minimum.

- The brise soleil will throw shadows onto the face of the building and is required for solar shading to the spaces behind and to support the roof. The area between the brise soleil and the face of the building would not form part of the main access route into the building.

Berkshire Archaeology

4.117 There are potential archaeological implications associated with this proposed scheme. The Berkshire Archaeology Historic Environment Record shows the site is located within a broad area of gravel geology known to have potential for prehistoric remains. Whilst past development will have had some negative impact on the potential for survival of archaeological remains there is a record of a type of archaeological feature known as Mase-holes being present. The references to these features date to the 18th and early 20th century and the function and date of these features is currently unknown. Mase-holes are typically 15-20ft deep and therefore it is unlikely that all evidence for these would have been removed.

4.118 Therefore the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that a condition is applied should permission be granted in order to mitigate the impacts of development. This is in accordance with Paragraph 199 of the NPPF which states that local planning authorities should *'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'*.

4.119 **Planning Officer note:** Archaeological investigations are currently underway at the site.

Ecology

4.120 To be reported in the update report.

Environmental Health

4.121 Noise generating development- Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014 methodology. A noise assessment has been submitted with the application and this demonstrates that there would no additional effect over background noise. A condition is recommended: N8 - Mechanical Plant (Noise level restriction).

- 4.122 Air Quality - Construction Phase: The air quality assessment shows that there may be air quality impacts during the construction phase from demolition, earthworks, construction and trackout¹ activities, but that these can be controlled through the application of mitigation in line with industry best practice as listed in table 24 of the assessment. A Construction Environmental Management Plan should be developed to incorporate these measures and mitigate against the impact of dust from the development.
- 4.123 Air Quality - Operational Phase: An air quality assessment submitted with the application indicates that the proposed development will have a negligible impact on air quality on the roads approaching the development once operational. Air quality at the site is below objective levels, therefore no mitigation has been deemed necessary.
- 4.124 Light - The lighting assessment submitted with the application indicates that the general outdoor lighting scheme will not cause a problem in relation to the amenity of nearby residents. No floodlighting has been included in the assessment, if it is the intention to add this in to the scheme, this would also need to be assessed separately to ensure there is no adverse impact on nearby residents.
- 4.125 Construction and demolition phases - We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability. Conditions are recommended for the submission and approval of a construction method statement, hours of construction and demolition, and no burning on site.

Natural Environment (tree officer)

- 4.126 Trees - The Arboricultural document confirms that the proposal requires a total of 14 trees to be felled and that there is an intention to replace 2:1 [i.e. a total of 28 replacement trees]. A plan is required which plots all trees (retained and removed).
- 4.127 I note that the one B category tree of high visual value (T077 a mature Alder) could not be retained within the current proposal. It is not clear whether the Catalpa around the statue could be retained but I assume that these do not fit with the intended upgrade to the statue surroundings anyway. I note the intention to relocate the one memorial tree (T079 a Birch) however considering the poor condition

¹ refers to the movement of dust and dirt from a construction/demolition site onto the public road network

noted, it would seem better (subject to appropriate agreement) to plant a new Birch.

- 4.128 I note the one impingement into an RPA of a retained tree (T067 a London Plane) in order to convert existing hard surfacing to soft - this can be dealt with via an Arboricultural Method Statement along with tree protection, incorporating the phases of development.
- 4.129 Other landscape impacts - I note the intention to create multiple gaps in the hedge around the landscape area to the west of the car park to allow access points. Creation of these gaps will have a detrimental impact on the function of this hedge and, I would suggest, on it's appearance. Given the pedestrian routes shown, could it not be limited to two as indicated in blue below, which would include moving the top right access to the end of the hedge (where it meets the railings - this location can be seen in the photo):



- 4.130 Landscaping - The tree planting, and other landscaping, should be aimed at meeting policy requirements and aims of our revised Tree Strategy and BAP. I am concerned about the intended use of fastigate trees. I can appreciate the use of these where close to the building, however not for the avenue across the park. It is clear in our Tree Strategy and our SPD on Sustainable Design and Construction (and considering this is within the AQMA where pollution filtration by trees is more important) that large canopy trees should be used where feasible for the considerably higher environmental benefits that these provide, compared to fastigate trees. In addition, large canopy trees provide greater shading hence make improve the new path for users in the summer (and in rainy conditions) - species selection will have to be done with care to minimise nuisance. This therefore should be considered in the final landscape design and the current Outline Landscaping Proposal Plan not be approved whilst these are shown.
- 4.131 With regard to the three fastigate trees immediate adjacent to the pool and the reference in the DAS to these being utilised for shading (arguably limited with a narrow tree), is there any reason why these trees could not be planted in the centre of the new hard landscape area, away from the pool and thereby allowing large canopy trees to be planted with better environment and shading provision? This area

seems dominated by hard landscaping hence would benefit from further softening.

- 4.132 Final landscape details should consider species, which should have wildlife value, and tree planting should ideally follow the '10-20-30' guideline for urban trees, i.e. ratio of no more than 10% of any one species, no more than 20% of any one genus, or no more than 30% of any one family (to reduce the risk of tree loss due to pests).
- 4.133 It is disappointing for no green roof to be proposed given the flat-roofed nature of the proposal. Whilst I note that half of the pool roof is utilised for SV panels, this does not discount the inclusion of green roofs elsewhere - these should be considered and are encouraged in Policy, Strategy and to increase our response to the Council's climate emergency declaration.
- 4.134 It is disappointing to see drainage proposed in the form of an underground cellular storage tank as opposed to creative landscaping that forms part of the drainage strategy. I assume existing drainage has limited the drainage strategy in this case.
- 4.135 I note bollard lighting is proposed along the new path/avenue which is positive as lighting columns would conflict with tree canopies. All service locations, including electricity routes for lighting should be considered alongside tree locations - final details can be secured via condition.
- 4.136 In conclusion, I have no fundamental objections to the proposals, however I consider that the landscape strategy would benefit from further consideration as detailed above. If no further/revised submissions are intended, please let me know and I will suggest conditions.
- 4.137 **Planning Officer Note:** Further details have been submitted by the applicant and the Natural Environment Officer's comments in response, and with officer assessment, will be reported in an update.

Parks and Leisure

- 4.138 Having been consulted extensively about this scheme, RBC Parks and Leisure have no objection to the proposed development.

SUDS Manager

- 4.139 I have reviewed the drainage strategy for the development and no details have been provided on the existing or proposed discharge rate from the site and no confirmation has been provided that a betterment will be secured for 1 in 1 year and 1 in 100 year events.

This would require a statement at the very least that a betterment would be secured on site, without this I would have an objection to the proposal.

4.140 **Planning Officer Note:** Following confirmation from the applicant that “.. *betterment would be secured on site for the existing versus the proposed storm water discharge rate for the 1 in1 and 1in 100 storm events. The new leisure centre is to be constructed on an existing impermeable area of the site. These new areas will have new drainage installed and these areas will be attenuated so reducing storm water run-off from site.*” the SUDS officer confirmed that a detailed assessment would be required to the 1 in 1 year event and recommended that conditions SU7 (Sustainable drainage to be approved) and SU8 (Sustainable drainage to be implemented) should be included.

Thames Water

4.141 In summary:

- With regard to foul water sewerage network infrastructure capacity - no objection
- Recommend petrol / oil interceptors be fitted in all car parking/washing/repair facilities.
- Swimming Pools - following conditions to be adhered to regarding emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1. The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.
- The proposed development is located within 15 metres of a strategic sewer. Thames Water requests a condition for the submission and approval of a piling method statement.
- “With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.
- Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
- Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn’t materially affect the sewer network and as such we have no objection.
- Water network infrastructure capacity - no objection
- Recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains.

- The proposed development is located within 15m of our underground water assets and as such we would like an informative.

Public consultation

4.142 There was consultation undertaken with RBC's Planners, stakeholders, and statutory consultees, prior to the submission of the application, and is fully detailed in Section 8. of the submitted Integrated Planning, Design and Access Statement and the Consultation Response Statement. In summary the changes following pre-application discussion include:

- Siting of the extension further from the George Palmer monument, by wrapping the new extension around part of the main stadium building.
- Compressed massing / footprint of the building, with the elevations rising to a high point behind the monument. This also allows the building roofline to fall to the existing stadium building, linking the new building to the existing.
- Increased glazing to create a more active frontage;
- Replacement of existing stadium roof and materials at upper level;
- Elevation materials and volumes have been simplified, and with a choice of materials for a positive contribution to BREEAM 'Excellent' rating, to tie into the red brick of the existing stadium and to meet Palmer Park Development Framework principles;
- A strategy for screening and reducing the visual impact of the new car parking to the south of the existing. Proposed low level planting to screen the area has been included;
- A detailed landscaping strategy; and
- Biodiversity enhancements including the use of native plant species of local provenance, and the introduction of bird and bat boxes.

4.143 Following the submission of the application the scheme was presented to the Sports Forum on 21st January 2021, with the opportunity for questions, and included the following organisations:

Reading Roadrunners
 Burghfield FC
 Reading Athletics Club
 Reading Rockets Basketball
 5 a-side and walking football
 Reading Judo Club
 Reading Underwater Hockey
 Albatross Diving Club Reading
 Rivermead Badminton Club
 Reading Swimming Club
 Reading FC Community Trust
 Sport in Mind
 Woodley Untied FC
 Meadway and Rivermead Squash Club

South Reading Football Club

- 4.144 Other sports clubs/ organisations who have been consulted during development stages/ pre-consultation) are:
Reading Aikido Club.
Walking Football
Eldon Celtic football club
Octopush underwater hockey club
- 4.145 No neighbours were directly consulted by letter, but site notices were put up at all entrances to the Park and at the Leisure Centre itself. This accords with Statutory processes.
- 4.146 British Cycling Federation and Sport England were formally consulted as part of the application, the latter who consults sport national governing bodies (NGBs).
- 4.147 A video of the proposals has been available to view online via the RBC and Get Reading websites from 3rd February 2021, which was a joint approach by the applicant and RBC, Leisure.
- 4.148 25 responses were received comprising 9 observations, 1 support and 15 objections and a response from Ward councillors. Full neighbour/organisation consultation comments are available to view on the Council's website. A summary is provided below:
- Loss of a TPO lime tree for the proposed north-south path; could the path be realigned to avoid it?
 - No provision for trees/ shrubs to conceal the overflow car park.
 - Control of parking areas is required so that unauthorised access and parking is not possible. Parking should be for users of the pool and facilities.
 - If a path is planned from the entrance near the bridge at Culver Lane in the direction of the Stadium it should not take a direct route because the table top area is often used for informal games.
 - Design is an ugly box and needs to take account of the Victorian Park and surrounding Victorian properties.
 - The proposal should include a 50m pool.
 - Lack of parking spaces.
 - Proposals disappointing for a cyclist: no direct access to the track without going through the building; no increase in cycle storage; improved availability of the track not addressed; no details of need to improve the track; no details of improved cycling provision in the park.
 - This scheme does not deliver measurable net gains for biodiversity. This is contrary to both the National Planning Policy Framework (NPPF) and Reading Borough Council's adopted Local Plan. *(The objector undertook their own DEFRA Biodiversity Metric calculation and stated : "The DEFRA metric calculates that the site baseline delivers 0.82 biodiversity units. The*

proposals deliver 0.44 biodiversity units, resulting in a net loss of 0.38 biodiversity units (or -47%). As such the scheme should either be redesigned so that net gains for biodiversity can be delivered within the development footprint, or a biodiversity offset found. Enhancement of grassland within the wider Palmer Park could be used to achieve a net gain for biodiversity”).)

- The landscaping should be improved with more trees and hedgerows to improve the environment and allow wildlife to flourish.
- Suggest further facilities to have a walk/run path with markers for different length runs using exiting paths, so that walkers/runners could measure their progress.

4.149 British Cycling asked a number of questions to which responses were provided:

- *How will the planned works impact on the existing velodrome, both during the works and once completed?*
Applicant response: Our aim is to continue with the velodrome to be open as usual and the current planned works should not interfere with its usage. Naturally there may be minor disruptions when undertaking this scale of works, however we will try to keep this to a minimum.
- *How will the contractor's proposals ensure the velodrome surface and surrounds is not negatively impacted by the works and will any resulting cracks / damage to the velodrome be fully repaired as part of the work?* - Contractor response: Before start on site a dilapidation report/photographic record will be prepared of the surrounding area. During the construction site we will avoid any heavy craneage near the velodrome. The steel structure will be erected from the site of the existing car park, as far away possible from the velodrome. We do not have any piling or ground improvement works which are normally the most risky works for effecting the surrounding areas. Any damage / cracks to the track caused by our construction works will be full repaired.

4.150 **Councillor White and Councillor McGonigle (Park Ward)**

“We note with great sadness and disappointment that Labour Councillors’ promises to open a new pool in Reading before closing the existing Arthur Hill pool were broken in 2016. Residents in East Reading miss this much-loved community resource that was run-down and then closed, and have been ill-served by the Council over the last four years with no swimming provision. It will be more years again before any new pool is constructed and opened.

We broadly welcome the application for a new community pool in Palmer Park. The Council has publicly promoted this idea for the last two decades with no result, but the principle for this development is set out in the Council’s Local Plan (Policy ER1j) for a pool located in the stadium area.

Any development work on the Sports Stadium must rectify the long-standing issues with the existing roof. This oddly-designed 'corrugated' roof leaks in the mildest of wet weather and has been left by the Council to be remedied if future development work on a new pool ever takes place. If the application is to be approved, a condition should be placed on the application requiring replacement (or permanent remedy) for the Centre roof prior to use of the new pool.

We note that the application, sadly, is not confined to the stadium area, and that contrary to the Local Plan, it has not been 'Demonstrated that car parking to be lost can be replaced on or off-site, or is no longer required;' but instead is being moved onto park land designated as Local Green Space. Policy EN7 states that 'Proposals that would result in the loss of any of these areas of open space ... will not be permitted'.

The DAS notes that 'land has been lost to the development of the new extension, being the new car park introduced to the south of the existing.' And the Open Space Statement states that 'The loss of open space relates to a small part of the overall park area ... adjacent to the existing car park provision for the site' which it measures at 992 square metres. The access road to the stadium (Palmers Way) will also be widened to create parking for coaches, and a new 100-metre concrete pathway introduced towards Palmer Park Avenue. Can you please confirm if these additional losses to the green space of the park are included in the published figure of 992 square meters? We would welcome confirmation in your committee report.

With the loss of park we are disappointed not to see a green roof introduced, and that we trust that the overall impact of the development will result in a significant increase in biodiversity, if not it should be refused.

If the Council is minded to approve its own application, we believe that it should be clearly stated that no more Local Green Space will be developed for parking in the future. We request an informative be added to the effect of *"The extensions into the Local Green Space of Palmer Park are considered to be the limit of what the area and site can accommodate without harming the appearance and character of the park, eroding it's quality through insensitive development, and jeopardising its use or enjoyment by the public. Any proposed extensions to the parking provision in the future would not be found acceptable."*

- 4.151 Councillor Josh Williams has also asked a number of questions during the course of the application. The responses are incorporated within the assessment below.

- 1) What is the need for the pathway north-south? It would split a flat area of park used for informal sport in two and it would not connect to public transport or a pavement, and there is no gate to easily navigate with a bike.
- 2) Trip generations - the trips assessment notes that if the proposed development were to go ahead with its increased services to residents such as soft play, swimming and a larger gym offer, that there would be an increase in vehicle journeys to the site but there would be a reduction in the parking offer.
- 3) What are the biodiversity enhancements proposed and what is the % net gain?
- 4) The proposed development includes a kiosk and café - I think the Palmer Park Dev Framework detailed that this café should not be competition for the existing café in the park's Pavilion building. How will that removal of competition work - will it be conditioned, and is it enforceable?
- 5) What is the proposed parking area that is located behind the statue (to the North of the proposed pool) for, and how is it accessed?
- 6) What will happen to the existing sports centre roof? This leaks every time there is heavy rain. Does this application seek to remedy that?
- 7) Leisure provision in this location - With a pool at Bulmershe (outside of the Borough) within ca 1mile, does this make a difference to the planning consideration of having a pool at this location?

5 RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) (2019) which states at Paragraph 11 "Plans and decisions should apply a presumption in favour of sustainable development". The relevant sections of the NPPF are:
- 5.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

National Policy

- 5.3 National Planning Policy Framework (NPPF)
 Section 2 - Achieving Sustainable Development
 Section 6 - Building a Strong Competitive Economy
 Section 8 - Promoting Healthy and Safe Communities
 Section 9 - Promoting Sustainable Transport
 Section 11 - Making Effective Use of Land
 Section 12 - Achieving Well-Designed Places

Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15 - Conserving and Enhancing the Natural Environment

Section 16 - Conserving and Enhancing the Historic Environment

Adopted Reading Borough Local Plan - November 2019

- 5.4 The Development Plan is the Reading Borough Local Plan (November 2019) (RBLP). The relevant policies are:

Policy CC1: Presumption in Favour of Sustainable Development
Policy CC2: Sustainable Design and Construction
Policy CC3: Adaptation to Climate Change
Policy CC4: Decentralised Energy
Policy CC5: Waste Minimisation and Storage
Policy CC6: Accessibility and the Intensity of Development
Policy CC7: Design and the Public Realm
Policy CC8: Safeguarding Amenity
Policy CC9: Securing Infrastructure
Policy EN1: Protection and Enhancement of the Historic Environment
Policy EN6: New Development in an Historic Context
Policy EN7: Local Green Space and Public Open Space (EN7wp)
Policy EN10: Access to Open Space
Policy EN12: Biodiversity and the Green Network
Policy EN14: Trees, Hedges and Woodland
Policy EN15: Air Quality
Policy EN16: Pollution and Water Resources
Policy EN17: Noise Generating Equipment
Policy EN18: Flooding and Drainage
Policy TR1: Achieving the Transport Strategy
Policy TR2: Major Transport Projects
Policy TR3: Access, Traffic and Highway-Related Matters
Policy TR4: Cycle Routes and Facilities
Policy TR5: Car and Cycle Parking and Electric Vehicle Charging
Policy RL2: Scale and Location of Retail, Leisure and Culture Development
Policy RL5: Impact of Main Town Centre Uses
Policy ER1j: Palmer Park Stadium Area

- 5.5 Supplementary Planning Guidance/Documents

- Employment, Skills and Training (Apr 2013)
- Sustainable Design and Construction (Dec 2019)
- Revised Parking Standards and Design (Oct 2011)
- Planning Obligations Under Section 106 (Apr 2015)
- Palmer Park Development Framework (Apr 2020)

- 5.6 Other Relevant Documents

- Tree Strategy (Mar 2020)
- Biodiversity Action Plan (Mar 2021)
- RBC Corporate Plan (2018)
- Leisure Strategy....
- Local Transport Plan??

- Manual for Streets??

6. Environmental Impact Assessment

- 6.1 Under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended²) the proposed scheme falls under 10. Infrastructure Projects (b) Urban Development Projects, which includes the construction of shopping centres, car parks, sports stadiums, leisure centres and multiplex cinemas and the development would include more than 1 hectare. Therefore, under Regulation 6 the applicant submitted an EIA Screening request for the Local Planning Authority (LPA) to determine whether the scheme would have a likely significant effect on the environment for which a full Environmental Statement (ES) would be required. This was submitted alongside the submission of the full application, which is allowable under the Regulations.
- 6.2 It is the LPA's opinion that the proposed development does not fall specifically within the sensitive areas as defined under Regulation 2(1) of the Regulations. The National Planning Policy Guidance (NPPG, Environmental Impact Assessment, May 2020) recognises that local designations, which there are in this case, may also be relevant in determining whether an EIA is required. The site is within a Local Green Space and Open Space.
- 6.3 In order to determine whether a Schedule 2 project is likely to have significant effects a LPA must take account of the selection criteria in Schedule 3 of the Regulations. Not all of the criteria will be relevant in each case and the National Planning Policy Guidance (NPPG, Environmental Impact Assessment, May 2020) states that *"Each case should be considered on its own merits in a balanced way"*.
- 6.4 The NPPG indicates that for urban development projects an EIA is *"unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination."* And the key issues to consider are *"Physical scale of such developments, potential increase in traffic, emissions and noise"*.
- 6.5 To determine whether a proposed development is likely to have significant effects on the environment a LPA needs to consider it against the selection criteria set out in Schedule 3 of the Regulations (included in Appendix 1 below), which cover characteristics of the

development, the location of the development and types and characteristics of the potential impacts.

- 6.6 The LPA has assessed the submitted screening request (Gillings Planning, Ref: GLL1001 dated 1st December 2020).
- 6.7 In terms of characteristics, the proposed scheme would be similar to the existing leisure centre and would be of an appropriate scale in relation to the site and the surrounding area. Indeed, the refurbished grandstand and extension would occupy only 0.25 hectares.
- 6.8 The proposed scheme would be just over 100m to the nearest dwellings, and any effects during demolition, construction and operation could be appropriately managed through standard conditions.
- 6.9 In terms of landscape and visual impacts the extension would be within an area of existing built form and set amongst a parkland setting. The proposal would largely be on existing developed areas save for a small area of open space. It is considered, however, that the potential impacts associated with the proposed scheme can be adequately addressed through the application submission documents as part of this application and any effects capable of being mitigated.
- 6.10 It is not considered that the types and characteristics of the potential impacts of the proposed scheme would be significant and not considered likely to extend beyond the immediate environs of the site nor of a scale likely to give rise to significant environmental effects. **The LPA therefore considers that the proposed development is not EIA Development and an Environmental Statement is not required.**

7 APPRAISAL

The main matters to be considered are:

- **Principle of Development**
- **Design considerations and the effect on the Heritage Asset**
- **Transport/ Parking**
- **Landscaping**
- **Sustainability**
- **Environmental Matters - Contaminated land, Flood Risk, Air Quality & Noise**
- **Infrastructure Requirements**
- **Other Matters Raised Through Consultation**
- **Equalities impact**

Principle of Development

- 7.1 Policy CC1 of the Reading Borough Local Plan (RBLP) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy Framework (NPPF).
- 7.2 It goes on to state that *“Planning applications that accord with the policies in the development planwill be approved without delay, unless material considerations indicate otherwise.....”*
- 7.3 The proposed site is a specific allocation under the Reading Borough Local Plan (RBLP) Policy ER1j - Palmer Park Stadium Area:

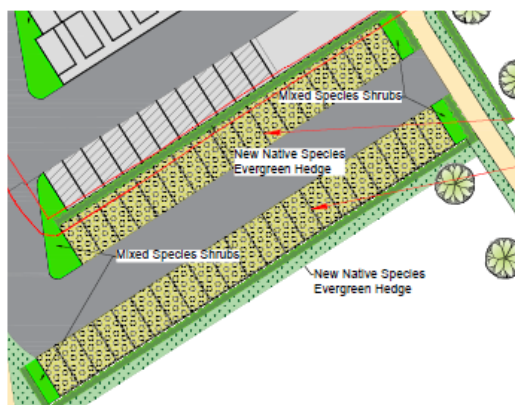
“Additional leisure development for a new swimming pool. Development should:

- Demonstrate that car parking to be lost can be replaced on or off-site, or is no longer required;*
- Ensure that there is no adverse impacts on the use of the park and its sport and leisure facilities;*
- Ensure that there is no adverse impact on the listed monument and its setting;*
- Take account of potential archaeological significance; and*
- Retain public rights of way across the site.*

Site size: 3.08 ha Approximately 1,000 sq m pool”

- 7.4 Further detail is set out in the adopted Palmer Park Development Framework (PPDF, 2020), the main purpose of which is *“to set out a framework and design principles for the development of a new swimming pool within Palmer Park to ensure a co-ordinated, high quality, comprehensive development creating a well integrated new leisure facility in East Reading. This framework provides urban design, landscape and architectural guidelines by means of supplementary planning guidance, which will be used to inform future planning applications.”*
- 7.5 The boundary of the allocation includes the stadium complex, car park and access road and a small area of land designated as Local Green Space and Open Space under Policy EN7, which states that proposals *“that would result in the loss of any of these areas of open space, erode their quality through insensitive adjacent development or jeopardise their use or enjoyment by the public, will not be permitted.”* In accordance with para. 97b of the NPPF any loss would need to be *“replaced by equivalent or better provision in terms of quantity and quality in a suitable location.”*
- 7.6 The submitted Open Spaces Statement (OSS) assessed the loss against policy. It sets out that the area of open space in question (*yellow coloured area in extract below*) is part of an area of informal open space and reiterates that the allocation for leisure under ER1j has

been made for an identified leisure need and that the development proposed is therefore fully justified and of public benefit.



7.7 The PPDF includes details of how the proposed allocation is envisaged to be delivered, and specifically comments on the loss of open space relating to the provision of car parking. It states that the loss could be offset by greenspace gained as part of the proposal including the Plaza space.

7.8 The OSS includes a calculation that the overall loss of open space would equate to just over 0.6% of the overall green space provision within the Park. In response to ward councillor comments this has been further defined as follows (*within the applicant's Consultation Response Statement 15/3/21*):

"During consultation, the site plan was re-planned to accommodate items such as relocated Blue Badge parking and an increased number of electric vehicle charging points. This allowed slightly larger areas of soft landscaping within the main car park area itself. Open Space areas are therefore as follows:

• The new additional car park area	=	992 m ²
• The new coach bay along Palmers Way	=	178 m ²
• TOTAL parking areas	=	1170 m ²
• LESS new landscape areas in car park	=	(292) m ²
• Overall TOTAL of loss of Open Space	=	878 m ²

The new footpath from the existing stadium to Palmer Park Avenue is a reinstatement of an historic footpath (as outlined in the PPDF) and is an area of 241 m²."

7.9 It is not considered that the loss would have a negative impact on the amount and quality of overall open space provision and the ability for it to be used and enjoyed by the public. When considered against Policy EN7 Officers agree that the proposed development would not result in the loss of Palmer Park as an important area of open space for the local community; erode the quality of the overall open space; or jeopardise its use or enjoyment by the public.

- 7.10 The overall layout and compressed built form of the proposal enabled a smaller area of parking on open space than is set out in the PPDF. The loss of a small area of amenity grassland, necessary to support the overall proposed scheme, is at the southern edge of the existing car park. It would be mitigated through the new public space of the Plaza extending to 2,448sqm, which would be equivalent and better provision, and the loss would be outweighed by the public benefits of the proposed scheme overall. Therefore, in this regard, the scheme is considered to meet the policy requirements of EN7 and the NPPF.
- 7.11 Paragraph 86 of the NPPF states that “*Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.*” As the proposed scheme would accord with an up-to-date plan with respect to it being an allocated site under ER1j no sequential test will be required in this instance.
- 7.12 The general principle of re-use for a new leisure centre would therefore be acceptable and Policy ER1j has been subject to sustainability appraisal as part of the local plan process.
- 7.13 The need for a new pool and other facilities at Palmer Park forms part of the conclusions of a borough-wide assessment of leisure provision (set out in the Indoor Sport and Leisure Facilities Strategy 2015), and part of a long- term leisure contract.
- 7.14 The three overarching objectives to achieving sustainable development within the Framework are defined as economic, social and environmental. The economic role requires proposals to contribute to building a strong, responsive and competitive economy. The social role requires planning to support strong, vibrant and healthy communities and a high-quality built environment. The environmental role requires the natural, built and historic environment to be protected and enhanced with mitigation and adaptation to climate change; this will be addressed below.
- 7.15 The proposals would contribute to economic activity both through the construction period and as part of the ongoing operation of the leisure centre.
- 7.16 In terms of social, the provision of a new leisure centre responds to leisure needs, which have been assessed as part of a borough-wide approach. Paragraph 91 of the NPPF specifically supports planning decisions which achieve healthy places and: “*enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling*” (91 c)). Para 92 states: “*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions*

should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”; and b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community...”

- 7.17 The provision of enhanced leisure provision would also accord with a number of corporate priorities as set out in the Council’s Corporate Plan 2018 - 2021 (refreshed in June 2019), including: ‘Promoting health, education, culture & wellbeing’. This is further reflected in the RBLP objectives (Para. 2.2.2):

3. Improve the quality of life for those living, working, studying in and visiting the Borough,with good access toservices and facilities (such as, sport and recreation, etc.) to meet identified needs;

8. Offer outstanding cultural opportunities, which are based onleisure and visitor facilities;

- 7.18 Reading Borough Local Plan (RBLP) Policy RL2: Scale and Location of Retail, Leisure and Culture refers specifically to the need for replacement swimming facilities and a new pool adjacent to the existing Palmer Park Leisure Centre would meet policy and Policy RL6: Protection of Leisure Facilities and Public Houses.

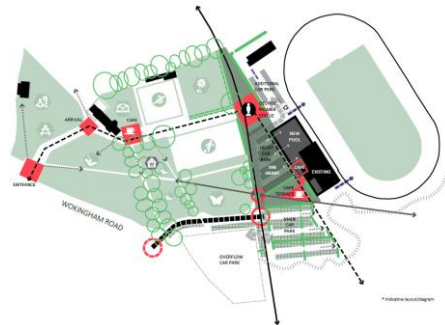
- 7.19 In conclusion, the principle of the use of the site for an extension to the existing stadium, which comprises a pool, fitness suite and enhanced and refurbished facilities, is acceptable and this importance is reflected in the specific site allocation in the RBLP. The remainder of this report therefore considers the proposed development against other relevant policies, including with respect to transport/parking, heritage, archaeology, and public rights of way as well as landscaping, biodiversity and sustainability, which are addressed in the sections below.

Design considerations and the effect on the Heritage Asset

- 7.20 Paragraph 124 of the NPPF states that “*Good Design is a key aspect of sustainable development*” and that schemes are “*visually attractive as result of good architecture and appropriate landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*” and “*create places that are safe, inclusive and accessible and which promote health and wellbeing..*”. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.

- 7.21 RBLP Policy CC7: Design and the Public Realm, requires all development to be of a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.” Design includes layout, landscape, density and mix, scale: height and massing, and architectural details and materials.”*
- 7.22 The proposed site is within the Local Green Space and Public Open Space of Palmer Park (EN7Ed) and includes the Grade II listed George Palmer monument. It identifies that proposals will not be permitted that *“erode their [Local Green Space’s] quality through insensitive adjacent development....”*.
- 7.23 Policy EN1 states that *“Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced”*.
- 7.24 The submission includes a Design and Access Statement and A Built Heritage, Townscape and a Visual Impact Appraisal, the latter considering the effects of the proposed development on the heritage assets, townscape features, character and visual receptors at the Stadium and its surroundings. The RBLP Policy requires any proposal to *“take account of potential archaeological significance”*.
- 7.25 The adopted RBLP allocation specifically requires that any proposal should:
- *Demonstrate that car parking to be lost can be replaced or is no longer required;*
 - *Ensure that there is [sic.] no adverse impacts on the use of the park and its sport and leisure facilities;*
 - *Ensure that there is no adverse impact on the listed monument and its setting;*
 - *Take account of archaeological significance; and*
 - *Retain public rights of way across the site.*
- 7.26 In addition to the RBLP policy is the Palmer Park Development Framework (PPDF). The main purpose of this is to set out *“a framework and design principles for the development of a new swimming pool”* and *“to set out further ideas and principles for other spaces within the Park.”*
- 7.27 The ‘key design drivers’ set out within the PPDF, and of specific relevance are (see plan extract below from PPDF):
- Reinststate the ‘heart’ of the park around the monument and space in front of the stadium and use the new swimming pool as a desirable destination.
 - Re-establish George Palmer monument as a focal point of converging routes and axes.

- Re-discover historic links specifically the north-south and east-west links
- Consolidate car parking into a single more effective whole close to building entrances and the vehicular access point.
- Make pedestrian movement the priority with careful landscape and urban design.



7.28 Although the PPDF identifies a preferred design option, it acknowledges that other arrangement for a new pool could be possible, whilst delivering the key objectives of the Framework. The PPDF includes ‘key concept’ principles for the allocated site, as well as key ‘design principles’. It is within this overall context that the proposed scheme has been assessed:

Key concept principles:

1. Attach new pool building to existing stadium building. Entrance remains in same location with the addition of a café to anchor an active use to this space.
2. Develop a new public realm in front of the building that attracts people to the centre of the Park. Shared surface allows restricted access to car park and servicing areas. Must provide a setting and entrance for the new pool building (southern space) which encourages people to dwell and enliven the ‘heart’
3. Give an appropriate setting to the George Palmer statue.
4. Pedestrian movement throughout the ‘heart’ space is priority.
5. Main Car Park - Public car park close to pool entrance. Green design with structure planting and grasscrete and softened around the edges with meadow grassland to merge into the park landscape. This area would need further ground site investigation to understand potential subsidence risk and options for mitigation as a result of possible chalk mine voids.
6. ‘Heart’ space car park: Public car parking provided within the heart space to reduce impact on the Park. High quality permeable paving which could also be used as a plaza for events. A defined car free space needs to be provided at the pool entrance.
7. Additional Car Park: Public car park and access for maintenance, servicing and to recycling facilities. The access to the temporary events space and maintenance building is retained but limited to non-public movements via raised bollards.

8. Re-instated historic path link [east-west and north-south] for better circulation through the park and to pass the entrance of the leisure centre for easy access.
9. Must be legible and easy to navigate as a driver and a pedestrian.
10. Incorporate a coach parking drop off/ pick up space with a turning head for coaches and recycling.

The Applicant's key design principles for the preferred building option:

- Integrate the existing building into the new complex, refurbish the building and make it part of a unified architecture.
- Develop an architecture that creates simple and proportioned lines and puts emphasis on the quality of material and detailing.
- Building needs a feature corner to the north with additional height to give interest to the building to the built form and massing.
- Leisure centre should respect its location within the park setting. The architecture should form a calm backdrop in terms of both massing and materiality.
- Provide glazing and an active ground level around the corner (north) to limit the amount of blank façade. Provide plant room and service access to the rear of the building (stadium side).
- Activate prominent edges with glazing and to the 'heart' space and key pedestrian links which allow views in and out of the building including the pool; maximise the inter-visibility between the inside and outside activities.
- Provide an active ground floor /corner towards the car park and main pedestrian routes
- Provide a clear main entrance situation with a space in front of the building for meeting and gathering.
- Provide an active ground level corner towards the heart space, consider a café in this location.
- Mitigate potential impact of glare/ low sunlight during evening use.
- Provide a terrace or outdoor seating area for the café to animate the space and encourage dwell time.
- Consider an extension to front of existing building and active frontage.

7.29 As well as relevant policy and the PPDF the applicant has referenced a suite of design guidance, as set out in section 4.2 of the DAS, which has informed the design, including a range of Sport England design guides and design standards set by the National Governing Bodies (NGBs) for sports.

7.30 The existing building comprises a rectangular form with a roof form of nine curved elements. It is two storey and the front elevation is comprised of brick and large expanses of glass above. To the rear is the grandstand seating which faces the athletics track and the

velodrome. To the front the building setting is dominated by a large area of parking, and which extends close to and around the statue.

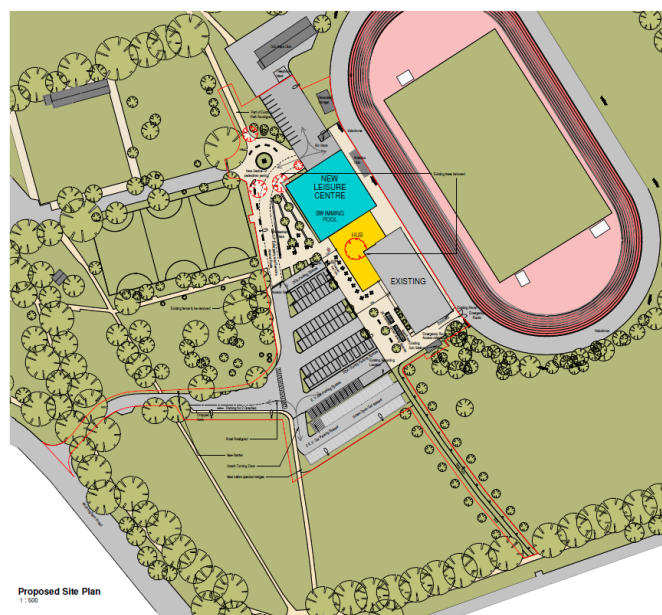


Layout/Siting

- 7.31 The proposed scheme includes for two main additional portions; new entrance/social 'hub' and the main sports hall consisting of the swimming pool hall with the fitness suite over, on part of the existing

car park, to the north-west of the existing stadium building. It would form an extension to and would wrap around the existing building to the north and west, which is it is considered would create a cohesive link to the existing retained building. This compressed form has enabled the new building to be further from the George Palmer statue than would have otherwise been the case. This was amended following the pre-application submission.

- 7.32 The siting of the building would not only link effectively to the existing Stadium, but would utilise existing hard landscaped areas and would minimise further loss of open space. The entrance would be located further north as part of the 'hub', centrally to the overall buildings, which would mean it would be accessed directly from the proposed Plaza, and parking would be in front of the retained building, rather than the new, without requiring a significant extension into the existing open space area to the south.
- 7.33 The main parking area would be sited to ensure a balance between being located close to the main vehicle access point from Wokingham Road to the west, the newly positioned building entrance, and ensuring that the Plaza area would be sited to connect properly and effectively to the main entrance. Further to consultation with the Access Officer the Blue badge parking spaces have been relocated closest to the main reception. The family spaces would also be as close to the entrance as possible.
- 7.34 The area of parking to the north is retained as a bin store/ service zone, and for overflow parking for sports events. This would be accessed via a controlled barrier, and would ensure priority was maintained for pedestrians within the Plaza area.



- 7.35 The proposed Plaza would be sited to contribute to enhancing and achieved the desired 'heart' as set out in the PPDF, and would

extend across to incorporate an enhanced area and setting around the statue, not severed by parking, as it is currently.

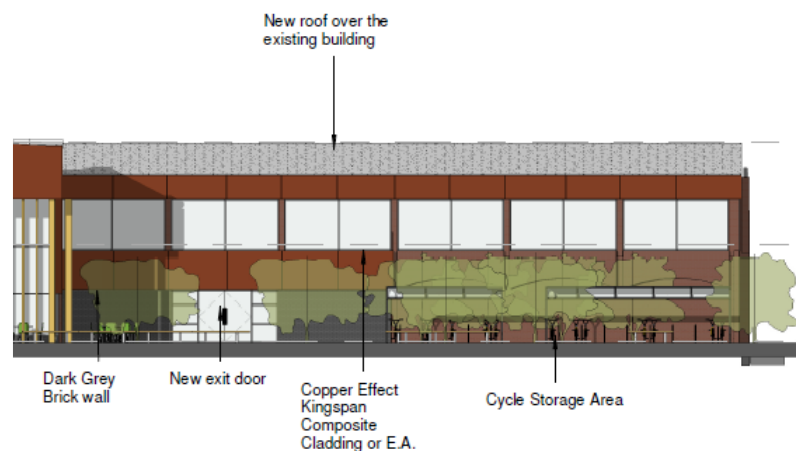
- 7.36 The proposed alignment of the buildings would be to create a visual link north-south, along a reinstated historic north-south path from Palmer Park Avenue, immediately in front of the building, through to the statue beyond.
- 7.37 The building line of the two main portions of the extension would stagger forward of the existing stadium building line, which would create visual interest, but would be sited so as not to block views of the statue on approach from the south.

Height /Mass

- 7.38 The overall size of the buildings, largely defined by sports guidance requirements, would be consistent with the scale of the existing building, and it is not considered that it would be dominant in form when viewed from within and outside the Park. This is supported by the assessment and conclusions presented within the submitted Built Heritage, Townscape and Visual Impact Appraisal (BHTVIA). This provided a thorough and robust assessment of the potential impact of the proposed development on the significance of heritage assets, including the setting of the listed George Palmer statue, townscape character and visual amenity, from visual receptors at the site and its surroundings.
- 7.39 As the proposed building is of similar height to the existing it is not considered it would significantly increase the visibility of the site from surrounding visual receptors. The improvements proposed which include enhanced landscaping, a public Plaza, and a tree-lined north-south path would improve its townscape character.
- 7.40 The proposed scheme would be visible in some views, as is the existing leisure centre, and the views from some of the visual receptors would change. However, Officers agree that the proposed building would not be considered harmful in the context, and as the BHTVIA states, *“there would be a limited change in the quality of the visual openness associated with the site.”*
- 7.41 The staggered building line, and linked forms, i.e. existing building, ‘hub’ and sports hall, along with large areas of glazing, and timber brise-soleil feature all contribute to breaking up the overall mass of the new building and enable the internal functions to be expressed.
- 7.42 In terms of height, the sports hall, which contains the pool, is slightly higher than the remainder of the buildings; the new ‘hub’ and the existing Stadium building. This is because of the Sports England design guidance for heights over swimming pools. The difference in height, however, is considered to be subtle and would not be dominant in itself or on the existing building. The difference in height between the entrance hub and the sports hall building allows

the main parapet roof to rise up from the existing stadium building to create a feature corner facing the George Palmer statue, to create interest to the massing, as envisaged within the PPDF.

- 7.43 The replacement of the existing Stadium roof, which is currently in a very poor condition, forms part of the overall proposal. This would be an insulated panel system in flat roof profile (*see plan extract below*), replacing the existing arched roof form which is presented to the car park elevation with copper-coloured cladding panels as proposed on the new extension. The roof over the existing grandstand external seating would be replaced with uninsulated opaque cladding sheets, with elements of transparent cladding. The “arched” fascia would be retained to the athletics track elevation.



Appearance/ materials

- 7.44 The design would involve a reinvention of the 1980s building through the placement of the cladding system ‘on top’ of the existing building. Window animation at ground level would be continuous, while the first floor glazing would appear as ‘slot holes’ punched with deep reveals into the cladding system, which has an opaque brushed metallic finish to resemble copper. Overall, the effect will be to provide a contemporary updating of the building and a striking design statement, replacing the tired and dated 1980s design.
- 7.45 It would include glazing to the ground and first floors of northern, and western sides, and also to the first floor on the eastern side, of the sports building, and full height glazing to the double height activity area next to entrance hub, which wraps around to the south, where it projects forward of the existing building. The existing building would retain large expanses of glass at ground and first floors and overall the proposed scheme would therefore, provide active frontages all on all sides. In particular it would include prominent glazed edges to the proposed Plaza (‘heart’) space, with a clear and welcoming entrance, and provide an active northern side, which would be prominent from the north-south pedestrian path towards the building.

- 7.46 The glazing would provide an effective means of allowing views in and out of the building from the pedestrian route and Plaza, creating a greater connection and visibility between the activities within and outside the building at both ground and first floors. To ensure visual security, there would be low level defensive planting to the front of the glazing.
- 7.47 Although good natural lighting provision is essential for an attractive swimming environment there is the need to avoid glare on the water surface. Natural lighting is therefore controlled through limiting the amount of glazing at ground floor and direct sunlight controlled through solar shading. In terms of the 'hub' there would be an external timber brise soleil, which would support the roof above and provide a design measure intended to echo and emphasise the tree-lined pedestrian path created along the face of the facility.
- 7.48 The new building would have simple lines and would use copper effect panels to reflect the colour of the brick work of the existing building, whilst using a material which is sustainable, which it is considered would achieve the 'unified' architecture the PPDF sets out.
- 7.49 The simple mass and materials palette of glazing and matt finish copper coloured composite panelling, would create a building which is understated and would enable the natural environment to be dominant, thereby achieving the calm backdrop to the Park setting identified in the PPDF.
- 7.50 The elevational materials would also include dark grey brick cladding at ground floor levels including for the infill wall in place of the demolished entrance foyer to tie in with the plinth of the new extension.
- 7.51 The visual impact of rooftop plant, which would include air handling plant and air-source heat pumps, would be minimised through grey mesh screening (*please note the imagery does not include the amended roof to the existing building*). Roofs would also include a series of photo-voltaic panels.

Public Realm/ Landscaping

- 7.52 The Plaza and the confluence of pedestrian pathways, including the reinstated north-south link, would provide a destination within the Park, reinvigorating the space in front of the Stadium and providing a focus within the Park and the 'heart' the PPDF envisages. The alignment of the extension, and the new footpath and tree planting, would create a tree-lined avenue from the statue to Palmer Park Avenue, and in response to objections raised, the layout has been re-aligned slightly to avoid the mature Lime tree within the Park on the Palmer Park Avenue side.

- 7.53 The Plaza itself would be a welcoming space which would include seating areas, including café seating, and sufficient space for unhindered pedestrian movement to and from the stadium and the wider park, and offering a space to dwell, for play and to relax.

Effect on the setting of the listed statue

- 7.54 The conclusion of the BHTVIA is that the proposal would have no harmful effect on the setting or significance of the listed statue, or other HAs in the surrounding area. It is also considered that there would be some enhancement to the setting of the statue from the proposed new landscaping. The assessment has had regard to the statutory duties in Section 66³ of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with Section 16 of the NPPF and the guidance in the NPPG.
- 7.55 At present the car parking area comes close to the edge of the area immediately surrounding the statue (*as seen below*), and the proposed scheme would pull the parking away.



- 7.56 It is considered that the simple lines of the building, the distance of approximately 12m to the statue, and the overall enhancement of the space around it, would ensure that the setting would not be detrimentally affected. The combination of the proposed continuation of the Plaza surface treatment around the statue, and

³ "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

the reinstatement of the north-south path to Palmer Park Avenue, which leads to the monument and passes in front of the new building, would ensure that the setting of the statue would be enhanced in accordance with Policy EN1.

- 7.57 This would meet the desire to reinstate the ‘heart’ of the Park around the statue and the space in front of the stadium, as set out in the PPDF and would ensure that the statue became a focal point again for converging pedestrian routes and axes. This space would also include improved landscaping, detailed further below, which would further activate and enhance this space.



Figure 15: Proposed aerial 3D View of Palmer Park Leisure Centre

(n.b.: this image does not show amendments to curved roof from car park elevation)





- 7.58 Overall officers support the design, which is considered to be of high quality, whilst ensuring it would meet the requirements for sports provision, comply with the principles within the PPDF and the requirements of Policy ER1j, and achieve a high level of sustainability. It is considered that the proposed scheme would not be overly prominent within the Park and would not detract from the overall character or appearance of the wider area, nor detrimentally affect the setting of the listed statue, and would therefore accord with Policies CC7 and EN1.

Transport/Parking

- 7.59 Palmer Park is one of two large Victorian parks in Reading and it sits between two arterial roads (London Road and Wokingham Road) to the east of the town centre and within a largely residential area and consequently, opportunities for sustainable travel using established foot and cycle networks are good.
- 7.60 The existing parking comprises 185 spaces (including 5 disabled spaces) to the front/south-west of the stadium, a small overflow area to north between the stadium and the sub-aqua club building, and a small area of parkland to south of the access road, the latter allowed only during sports meetings and busy periods.
- 7.61 The proposed scheme would refocus parking to an area in front of the proposed entrance hub and existing building and extend further south into a small area of open space. The small parking area to the north would be retained. A total of 131 spaces would comprise the following:

Within the relined main car park

- 48 standard bays
 - 7 blue badge bays
 - 4 family spaces
- All Blue Badge and family parking bays would be linked directly to the new pedestrian avenue being created in front of the existing building, leading to the main reception hub. This would be approximately 50 m lined with bench seating to offer resting places.*
- 11 designated electric vehicle charging points (EVCP)

New car park to the south of the main car park

- 38 standard bays - with proposed use of 'grasscrete' to green this parking area.

Overflow car park to the north

- 23 spaces

- 7.62 Following objections regarding the proposed parking level, a further Transport Technical Note was submitted and reviewed by the RBC Transport Strategy Officer.
- 7.63 This Technical Note considers the use of the car park by other organised sports users such as bowls, and by casual users, and sets out that the applicant (GLL) will use a range of measures to manage the level of parking demand across the site to ensure that the 131 car parking spaces would be suitable to accommodate the relevant demands. The level of parking identified for the proposed scheme is intended to strike a balance between ensuring that there is sufficient parking to meet operational needs, whilst seeking to minimise the impact of parking areas on open space.
- 7.64 Some objectors advise that the uses on site currently fully utilise the on-site parking, but it has been clarified by RBC Leisure that a proportion of the vehicles are not associated with the leisure or park facilities.
- 7.65 It is proposed that the future management of the car park be set out in a Car Parking Management Plan, recommended as a condition. Suggested measures include: length of stay restrictions, and the introduction of a charging tariff. The car parking restrictions would be enforced through the use of ANPR (Automatic Number Plate Recognition) camera equipment. RBC Transport Strategy has confirmed that such measures would prevent users from occupying spaces for excessive periods of time and therefore increase the turnaround and availability of parking spaces over the course of the day. Subject to such control, the level of parking provision is considered acceptable and complies with Policy TR5.
- 7.66 Two coach drop off/pick up bays would be on the southern side of a widened access road.
- 7.67 There would also be 26 covered cycle storage spaces located outside the existing stadium building, on the footprint of the demolished entrance foyer.
- 7.68 A new footpath / avenue would be created leading from Palmer Park Avenue to the south, to the George Palmer's statue. Other footpaths would be retained, and the footpath from the north towards the statute would be realigned to improve the statue's setting.

- 7.69 The enclosed bin storage facility would be to north-west of the new building accessed via the shared zone of the Plaza with the turning circle within the existing parking area.
- 7.70 The servicing access for the new building would also be via the shared zone with traffic access managed to avoid busy periods.
- 7.71 The DAS explains phased approach to construction, and a condition is recommended for the submission and approval of a Construction Method Statement, to include a phasing plan, to ensure that the Park can continue to function safely through the development process, which is particularly important given public access will be maintained throughout.
- 7.72 Overall, officers consider that the scheme would be acceptable in transport terms, subject to attaching a number of conditions (set out in the Recommendation above), and would accord with requirements of policies TR2-TR5.

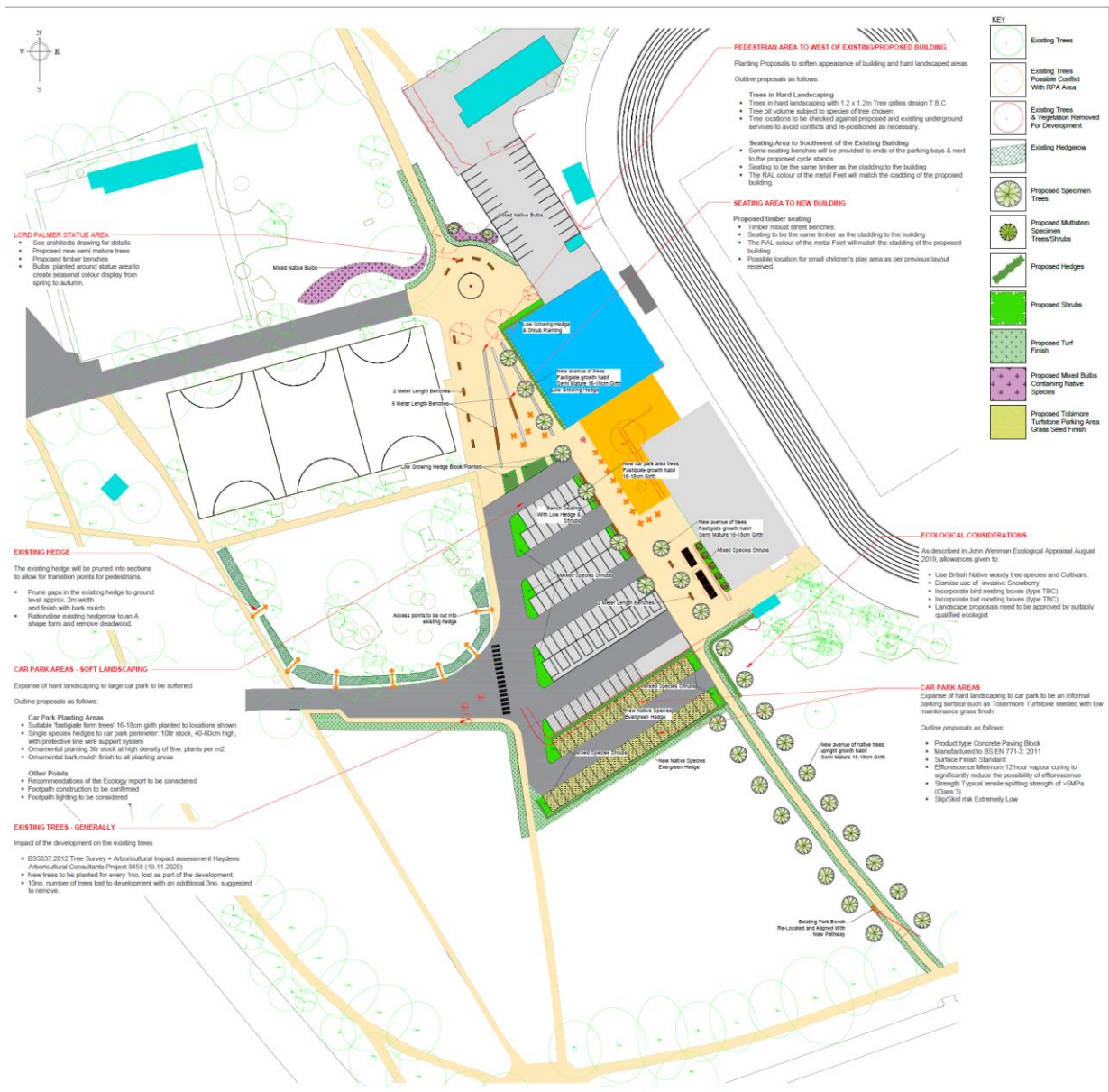
Landscaping

- 7.73 Policy CC7 requires developments to be assessed to ensure that they *“Are visually attractive as a result of good high quality built forms and spaces, ... and appropriate materials and landscaping.”*
- 7.74 Policy EN12 states that on all sites development should provide *“a net gain for biodiversity wherever possible.”*
- 7.75 Policy EN14: Trees, Hedges and Woodlands requires new development *“...make[s] provision for tree retention and planting within the application site, particularly on the street frontage, ... to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.”*
- 7.76 The site is within Palmer Park Local Green Space and Open Space under Policy EN7 which states that, *“proposals that would result in the loss of any of these areas of open space, erode their quality through insensitive adjacent development or jeopardise their use or enjoyment by the public, will not be permitted.”*
- 7.77 The areas of the Park nearest the arterial routes are within an Air Quality Management Area (EN15) where the provision of tree coverage is important.
- 7.78 To the south, south-east and south-west of the site is a large area of short amenity grass. Most of the application site is tarmac car park with areas of soft landscaping in front of the north-west of the building. There are tree belts to the perimeter of the Park and a tree belt and vegetation north, east and south of the stadium. Within the

site itself there are several trees north-west of the building and around the statue.

7.79 The site is not covered by Tree Preservation Orders as trees on RBC land are not protected, but are instead managed by the Council's Parks and Leisure Service. The proposal requires the removal of 14 trees with the mitigation of this tree loss offset by enhanced replacement tree planting at a ratio of 2:1 (in accordance with the aims of the Council's adopted Tree Strategy (2021)) and with the protection of root protection zones for retained trees near the works during construction.

7.80 The proposal includes a comprehensively designed landscaping scheme and further detailed planting plans were submitted following comments from the Natural Environment Officer, and comments on these will be reported in an update report.



- 7.81 The aim of the landscaping scheme is to consolidate the existing current 'parkland' tree species in the Park and soften the proposed appearance of the leisure centre within the overall environment. A key focus has been on creating new sightlines, improved views, and gathering points around the statue and main entrance to the facility and this responds positively to the aims within the PPDF.
- 7.82 In summary the landscaping scheme includes the following:
- A tree lined new north-south path which extends the trees along the path in front of the building to the George Palmer statue, with trees within the Plaza and to the ends of groups of parking bays;
 - Mixed bulb planting beds around edge of the hard landscaping surrounding the George Palmer statue, specimen trees and seating;
 - Hedges to the north and western sides of the new building;
 - Hedge to the northern edge of the main car parking area and at the ends of groups of parking bays;
 - Hedging to the southern side of the main parking area;
 - New section of the car parking to the south open cell type pavers.
 - Hard landscaping would comprise the Plaza area with a mix of seating/gathering places and surfaces.
 - Improved access for events and grounds maintenance vehicles.
- 7.83 Subject to the receipt of satisfactory details of planting and ongoing management, officers advise that the landscaping strategy above is likely to be considered acceptable and further confirmation will be provided in the update report.

Sustainability

- 7.84 There are several sustainability policies within the local plan which are relevant to new development.
- 7.85 The overarching sustainability Policy, CC2 requires proposals for new development to be designed and have site layouts which *"use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change."* In order to achieve this *"all major non-residential developmentsare required to meet the most up-to-date BREEAM 'Excellent' standards, where possible;....Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective."*
- 7.86 Policy CC3 requires that all developments demonstrate how they have been designed to incorporate measures to adapt to climate change.
- 7.87 Policy CC4: Decentralised Energy is relevant to this application as it is over 1000sqm, and requires the consideration of the *"... inclusion*

of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.”

7.88 Policy CC5 requires minimisation of waste during construction and the life of the development.

7.89 The submitted Sustainability Statement and Energy Strategy demonstrate that the proposed scheme would, through a ‘building fabric first’ design approach combined with available Low and Zero Carbon (LZC) technology, meet carbon emission reduction targets to 46% below the Building Regulations’ Part L 2013 baseline, and would be able to exceed the policy target of BREEAM rating ‘Excellent’.

7.90 The scheme would achieve this through a number of measures as follows:

- A passive design exercise has been undertaken to optimise the building design and siting to reduce demand and to make best use of natural daylight and solar gains and thermal mass insulation.
- Natural ventilation for the main reception hub.
- Solar shading has been provided for large areas of glazing through the use of an external brise-soleil.
- Design and use of construction details, which will limit ‘thermal bridging’ and reduce heat loss through the building envelope.
- Fabric upgrades to the existing structure to improve performance including triple glazing and LED lighting
- Low external element u-values (for both the windows and the building fabric).
- Low air permeability/air tightness.
- Mechanical ventilation with passive heat recovery.
- Water conservation measures.
- Air Source Heat Pump (ASHP) space heating to Gym, Studios, Offices, Café, and associated areas.
- High efficiency Air to Water CO2 Air Source Heat Pump (ASHP) hot water services.
- Solar Photovoltaic panels generating on-site zero carbon electricity.

7.91 The inclusion of 11 electric vehicle charging bays would also contribute to reducing carbon emissions.

7.92 A number of decentralised energy scheme options were considered by the applicant but the leisure centre is not one of the most suitable areas as identified in the Council’s commissioned studies. Therefore, the leisure centre would not be able to connect to a district energy centre. The Strategy also recommends that on site LZC (ie. minimising carbon emissions and energy use through design of the building itself) is the best method of reducing carbon emissions from the leisure centre.

- 7.93 Consideration was given to the use of a green roof but the applicant has advised that the long structural spans that would be required clear of columns for the pool/ sports hall would mean that this measure would be prohibitively costly due to the weight of such measures.
- 7.94 Subject to conditions requiring the submission and approval of a BREEAM certificate and details of the PV panels, it is considered that the scheme would accord with Policies CC2, CC3, CC4 and CC5.

Environmental matters

- 7.95 ***Air Quality:*** Policy EN15 requires developments to “*have regard to the need to improve air quality and reduce the effects of poor air quality*”. The Environmental Health Officer has confirmed that as the air quality at the site is above objective levels for concern, no mitigation has been deemed necessary for the operational scheme. As there is a risk of dust emissions during construction, a condition is included requiring a Construction and Environmental Management Statement to include dust control measures.
- 7.96 ***Noise:*** Policy EN17 relates to noise generating equipment and that where such is proposed “*.. the noise source specific level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.*” The submitted noise assessment demonstrates that the plant noise would not cause adverse impacts on the nearest sensitive receptors, which are the residential properties on St Bartholomew’s Road, Wokingham Road and Palmer Park Road, located at a minimum distance of approximately 184m away. The traffic associated with the site’s use would result in a negligible change to noise levels. The Environmental Health Officer has reviewed the submitted noise assessment and has no objection to the proposed plant subject to a condition restricting the noise levels.
- 7.97 ***Contaminated land:*** Policy EN16: Pollution and Water Resources states that “*Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.*”
- 7.98 The submission included a Contamination Statement which shows that the site is a Characteristic Gas Situation (CS) level 1 for which no protection measures are required.
- 7.99 ***Drainage & Flood Risk:*** Policy EN18 requires all major developments to incorporate Sustainable Urban Drainage Systems (SUDS) with runoff rates aiming to reflect greenfield conditions or be no worse than existing.

- 7.100 A Sustainable Drainage Strategy and Proposed Drainage Layout have been submitted. The Strategy would be to discharge surface water to a cellular soakaway tank in the new car park area. Attenuation tanks will be sized to attenuate the 1 in 100 year storm event with a 40% allowance for climate change.
- 7.101 Following confirmation from the applicant that the development would provide betterment in a 1 in 1 year storm event when compared against the existing discharge rates, the Council SUDS Manager has confirmed that the scheme is acceptable subject to conditions as included above.
- 7.102 Policy EN18: Flooding and Sustainable Drainage requires leisure development to be directed to areas as the lowest risk of flooding in the first instance. The site is within the lowest Flood Risk area 1.

Infrastructure requirements

- 7.103 In accordance with Policy CC9, the following would be sought:
- Employment, Skills and Training - construction
 - £6k contribution to make improvements to the London Road / Liverpool Road pedestrian crossing to help promote alternative modes of travel to and from Palmer Park Sports Stadium.
- 7.104 The applicant has agreed to work with Reading UK CIC to develop an Employment Skills Plan and a condition requiring this is currently recommended rather than a S106 obligation.
- 7.105 The proposed scheme would result in a significant increase in trips by alternative modes, therefore, to mitigate this increase a contribution of £6,000 is sought towards the improvement of the London Road / Liverpool Road pedestrian crossing facility via a S106 obligation. A condition would also seek to deliver the improvements to the pedestrian crossing in time for when the new pool would open, currently planned as Autumn 2022.

Other matters raised during consultation

Biodiversity Net Gain

- 7.106 The application site itself is within the Park, but the area within the red line is relatively poor in biodiversity terms, given the amount of hard surfacing and buildings. To meet the requirements of Policy EN12 there should be no net loss of biodiversity and there should be a net gain wherever possible. Ecology comments are awaited at the time of writing this report. However, at pre-application stage, having assessed the same ecological appraisal report submitted as part of this full application, the Council's Ecology Consultant had no objection on ecology grounds. It was considered that the report had been undertaken to an appropriate standard and it concluded that

the proposal would be unlikely to affect protected or priority species (such as bats, badgers and reptiles) or priority habitats.

- 7.107 The Ecologist advised that any proposal should maximise its value for wildlife through a 'wildlife friendly' landscaping scheme. The proposed scheme, set out above includes for native mixed bulb planting, trees, and hedges, which would provide additional soft landscaping compared to the existing position.
- 7.108 The Ecologist also stated that in accordance with paragraph 180 of the NPPF, it would be important to ensure that any new lighting was designed to minimise the impacts of the proposals on wildlife, including bats, birds and invertebrates. A lighting strategy has been submitted, and a condition is recommended for further lighting details to be submitted and approved.
- 7.109 Objectors have raised concern the proposal would result in a net loss of biodiversity and no net gain. The applicant has submitted further information in the form of a DEFRA Biodiversity Metric, which is a tool used for measuring biodiversity losses and gains resulting from development projects. This concludes that there would be a biodiversity net gain. The original submission also included a BREEAM metric, which for linear habitats, such as tree lines and hedges, are assessed separately, and this showed a net gain of 127%. The Ecologist's response to this will be confirmed in the update report.
- 7.110 Officers recommend conditions to secure the submission and approval of mitigation and compensation measures such as sensitive lighting, and sensitive removal of vegetation, bird nesting and bat roosting boxes in order to accord with Policy EN12.

No 50m pool as part of these proposals

- 7.111 Some objectors have raised concern over the proposal not including a 50m pool. This is not material to the planning balance, but for clarity this was thoroughly considered in developing the proposals. RBC Leisure has provided the following information:
- 7.112 Sport England's demand modelling results indicated that there was no clear strategic need for provision of this scale on a single site. The provision of a 50m pool was not supported by Swim England (formerly the Amateur Swimming Association - ASA) as the most appropriate facility type for Reading.
- 7.113 50m pools are rare due to the cost of building, maintaining and operating them and it would not have been possible to provide a 50m pool and diving facilities. The overall aim was to provide a wide range of facilities to meet a broad range of activities and a 25m pool would still meet FINA (International Swimming Federation) requirements and it would be able to be used as a short course competition pool.

Consultation with Sport England and Swim England supported 25m pool options as the most appropriate scale of facility to meet the strategic needs of swimmers and clubs in Reading.

No path across the 'table top' area

- 7.114 An objector requested that no path be installed across the 'table top' area and it is confirmed that the proposed scheme does not include for a path from the entrance near the bridge at Culver Lane in the direction of the Stadium.

Proposals disappointing for a cyclist

- 7.115 The remit of the proposed scheme is for the provision of a new pool and additional sports hall space. The velodrome and the wider park are not part of the application area but the enhancements brought in this scheme will benefit all users.

Archaeology

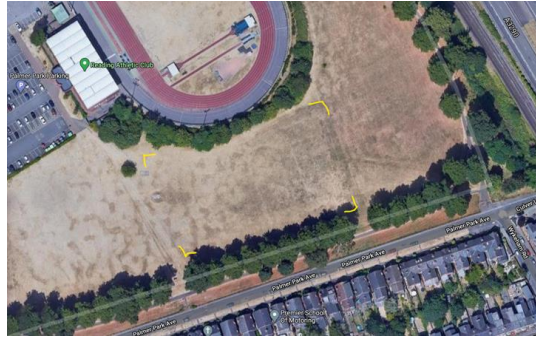
- 7.116 The RBLP allocation for the site includes the requirement for any proposal to "*take account of potential archaeological significance*". Prior to the submission of the application the applicant consulted Berkshire Archaeology who advised that there is little information recorded on the Historic Environment Register upon which to indicate the archaeological potential, but there is record of some mase holes⁴. In their formal consultation on this application they recommended the inclusion of a condition requiring the submission and approval of a programme of archaeological work. Works have been commissioned, and commenced week commencing 15th March, to undertake an archaeological survey through exploratory trenches. Should further detail be available by the time of committee this will be reported in an update, but at present the recommended condition will be retained.

Need for the new north-south path

- 7.117 The Palmer Park Development Framework identifies the importance of the historical routes through the park and creating a new 'heart'. The path is in response to these priorities, although in reality the route is not heavily used (although a desire line can be seen running across the park) the main access routes likely being from the corners of the park not part way along Palmer Park Avenue. However, this entrance is a historic one and one we would not choose to close off and assume has always opened up onto the road rather than footway. At the end of path just before the park boundary you can turn left or right and follow the path just inside the park until you reach a corner.
- 7.118 The new path and more importantly the trees, will be smaller than the lime trees, to be subservient to the existing avenues and path. There is a terraced piece of land to the east of proposed path, which is designed for sport (roughly within the yellow corners), and the land

⁴ Man made pits

to west has been partly used for overflow parking, fairs, car boots over the last few decades and is not very flat. With an anticipated increase in sports centre use, the more that the use of the north south path can be encouraged, rather than cutting diagonally across the sports area, the better this surface will be protected especially in the winter months.



Competition between cafes

- 7.119 The applicant has included a café within the proposal because it was included in the PPDF, and stated that it *“should complement the existing café within the pavilion to ensure both facilities will be successful.”*
- 7.120 Although the café would predominantly serve the leisure centre it includes outside seating for it to serve passing users in the park (this seems to also be important in the development framework). The offer would differ to the current park café, which seems to offer more substantial meals, whereas the proposed café would focus on panini’s/sandwiches and hot/cold drinks. The matter of competition is not a planning matter.

Does the existing pool at Bulmershe impact on the need for pool provision at Palmer Park?

- 7.121 The overall need for pool space was assessed under RBC’s commissioned leisure review and that the closure of Central Pool and Arthur Hill were agreed to be provided at Rivermead and Palmer Park respectively. At the time of that assessment the extension of the pool at Bulmershe was not known about. The extra water space being provided at Bulmershe pool is less than that which was being provided at Arthur Hill. The Council did not wish to see a reduction in the level of provision in the east of Borough. There has been a strong commitment to provide a replacement 6 lane pool by the Council for a number of years. The total amount of water space available is one consideration, overall leisure service provision locally is another.

Equalities Impact

- 7.122 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. Matters have been raised through the consultation with regard to a number of access matters, as documented in the Consultation section above. The proposed scheme would be DDA compliant, with links through to the

existing stadium at first floor, allowing full access to the existing building, achieved through an accessible compliant ramp allowing for level changes. The scheme was presented to the Reading's Access and Disabilities Working Group on 5th March 2020.

7.123 The proposed scheme includes a wide range of accessibility measures (listed in Appendix 2).

7.124 Following consultation with the Access Officer during the course of the application, as detailed in the Consultation section above, and in direct response, the applicant mainly provided further clarification within the Consultation Response Statement. The following was revised:

- 5 Blue Badge spaces relocated closest to the main reception, creating a row of dedicated spaces. Keeping Blue Badge parking within the main tarmac car park, means that the new overflow car parking can be surfaced in a material more suitable for a parkland setting, through the use of Grasscrete or similar.
- Increase of Blue Badge spaces by 1 (normal spaces will be reduced by 1 to compensate)

7.125 A further presentation was made to RBC's Access and Disabilities Working Group on 4th March 2021, to explain the accessibility strategy further. The applicant has confirmed that a working group is being set up between members of this working group, GLL, RBC and SBA who would review plans going forward into the next design stage.

7.126 Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

CONCLUSION

8.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019. The proposal would provide new leisure provision, including a pool, as an extension to an existing site and in accordance with the allocation in the Reading Borough Local Plan and identified Corporate priorities. The proposed parking area extends further south than the existing resulting in the small loss of some existing open space. This loss has been offset by the new Plaza enhancements, and as the Plaza would have pedestrian priority, would need to relate well to both the new buildings, but also the enhanced arear around the statue. This has meant that the parking area has had to shift further south. However, this has been kept to a minimum, whilst ensuring sufficient parking provision to meet the needs of the development. This small loss of open space is considered to be acceptable when weighed against the overall public benefits of the scheme.

- 8.2 It would provide enhanced leisure facilities that would meet national and local objectives and policies regarding access and participation in sport and leisure and promoting health and wellbeing.
- 8.3 The design includes a new contemporary building form, which wraps around the existing stadium, and provides a careful use of materials so as to be complementary to the existing structures as well as modernising elements. As such it is considered that the relationship and massing next to the stadium corresponds effectively with it and would provide a simple form and mass which would sit comfortably within the surrounding Park.
- 8.4 The provision of a Plaza to the front of the building, with new hard and soft landscaping would enhance the visual appearance of the area, and reinforce the theme of reintroducing a 'heart' in the Park and a clear destination of routes and vistas, as set out in the Palmer Park Development Brief.
- 8.5 It is considered to not cause significant harm to the character and appearance of the Park, detrimentally affect views into it, nor affect the setting of the listed George Palmer statue.
- 8.6 The proposal would provide for flexible and well designed internal spaces and would integrate effectively within a refurbished and reconfigured existing leisure centre.
- 8.7 It would be a sustainable building, designed to exceed the BREEAM 'Excellent' rating and would therefore, meet the Council's sustainability policies.
- 8.8 Officers have worked positively and proactively with the applicant on this scheme, and amendments have been secured which are considered to satisfactorily address policy issues and overall officers consider this to be a supportable scheme, which accords with relevant national and local policy. The planning application is therefore recommended for approval subject to conditions as detailed above.

Case Officer: Alison Amoah

APPENDIX 1: EIA Schedule 3 Criteria

CHARACTERISTICS OF DEVELOPMENT

1. The characteristics of development must be considered with particular regard to—

- (a) The size and design of the whole development;
- (b) Cumulation with other existing development and/or approved development;
- (c) The use of natural resources, in particular land, soil, water and biodiversity;
- (d) The production of waste;
- (e) Pollution and nuisances;

LOCATION OF DEVELOPMENT

2.—(1) The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to—

- (a) The existing and approved land use;
- (b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) The absorption capacity of the natural environment, paying particular attention to the following areas—
 - (i) Wetlands, riparian areas, river mouths;
 - (ii) Coastal zones and the marine environment;
 - (iii) Mountain and forest areas;
 - (iv) Nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation;
 - (vi) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) Densely populated areas;
 - (viii) Landscapes and sites of historical, cultural or archaeological significance.

TYPES AND CHARACTERISTICS OF THE POTENTIAL IMPACT

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in Regulation 4(2), taking into account—

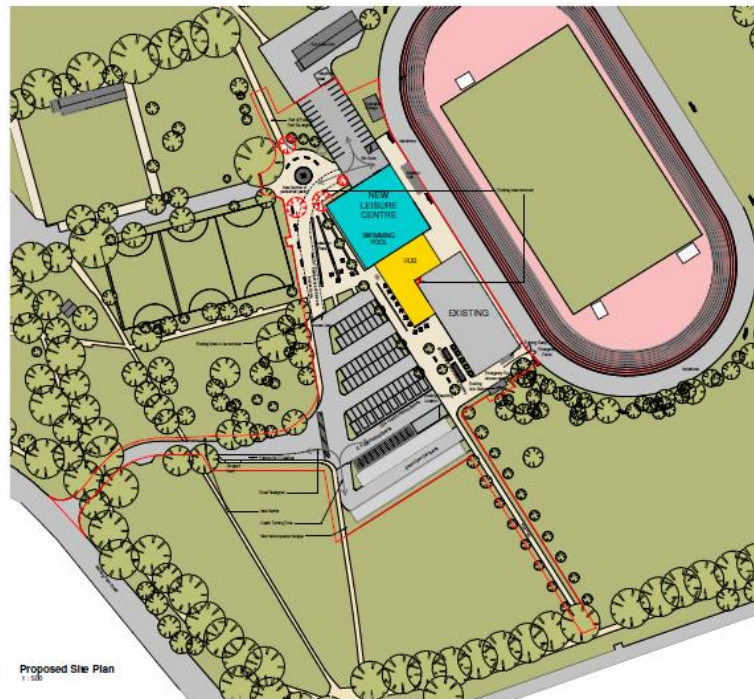
- (a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) The nature of the impact;
- (c) The transboundary nature of the impact;
- (d) The intensity and complexity of the impact;
- (e) The probability of the impact;
- (f) The expected onset, duration, frequency and reversibility of the impact;
- (g) The cumulation of the impact with the impact of other existing and/or approved development;
- (h) The possibility of effectively reducing the impact.

APPENDIX 2: Accessibility Measures

- Well-lit level footpaths through to the main entrance - with suitable surfaces, through to the main entrance, with dropped kerbs and blister paving where required. Resting benches will be provided no more than 50m apart along these routes to the entrance;
- 7 no. accessible parking spaces;
- Drop off points and dropped kerbs outside the main entrance;
- Level access into and within the building;
- Automatic doors within the lobby area;
- Circulation widths suitable for wheelchair users, with sports wheelchairs at ground floor;
- Induction hearing loops and dropped counter sections;
- Accessible toilets;
- Accessible changing facilities (all detailed to Sport England Accessible Facilities Design Guidance note);
- Changing Places room;
- Lift;
- Shallow accessible steps into the pool with handrails;
- Wet side wheelchair lifts;
- Stairs to be accessible for ambulant disabled with wheelchair refuges;
- Brail signage;
- Detailed review of Swim England's Dementia Friendly design guidance to ensure the centre would be Dementia friendly.
- Coloured paving and tarmac to be decided at the next detailed design stage;
- Pedestrian Plaza would be wide enough to allow adequate circulation between users and detailed design to ensure 'clutter free' zones;
- Tree pits with suitable grating and future maintenance;
- Lighting strategy for suitable site wide lighting. To be detailed further at next design stage;
- Manifestation on glass doors and windows would be provided in line with Building Regulations;
- Entrance barrier matting would be suitable for wheelchair users and of an appropriate colour for those with Dementia.
- Tactile surfaces

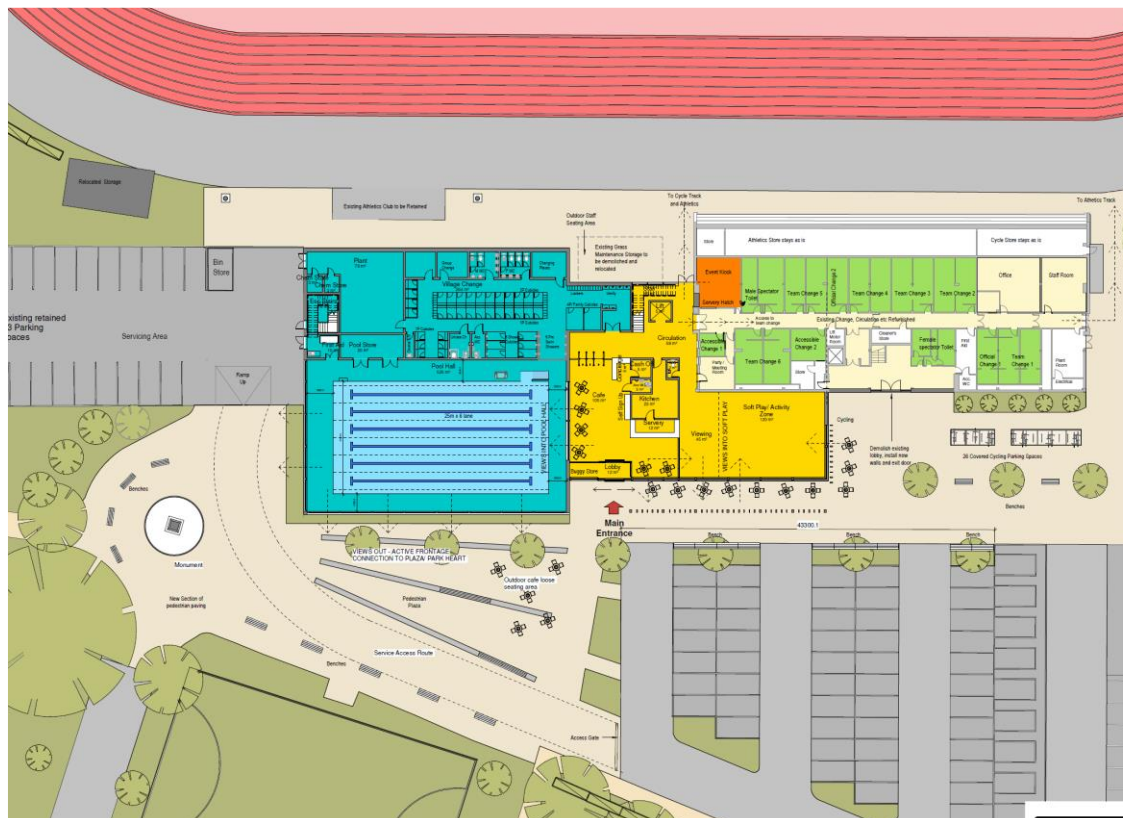
APPENDIX 3: Plans

Site Plan

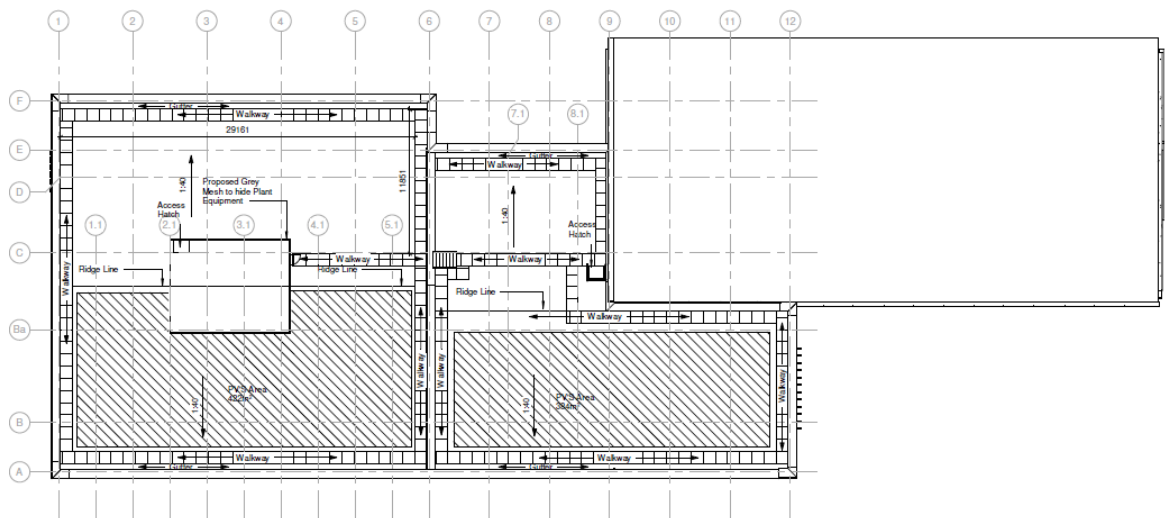
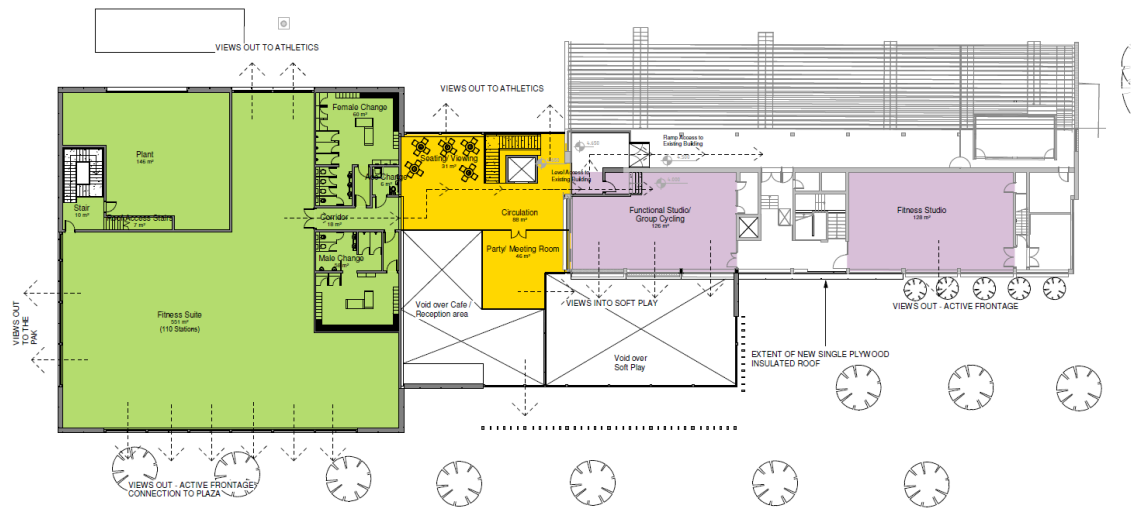


Plans

Ground Floor



First Floor



Proposed Roof Plan
1 : 200

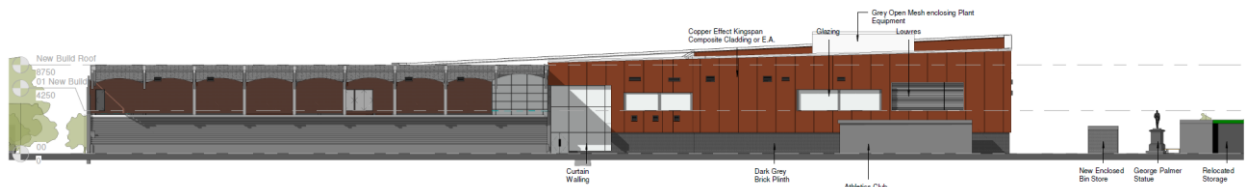
Elevations

Front

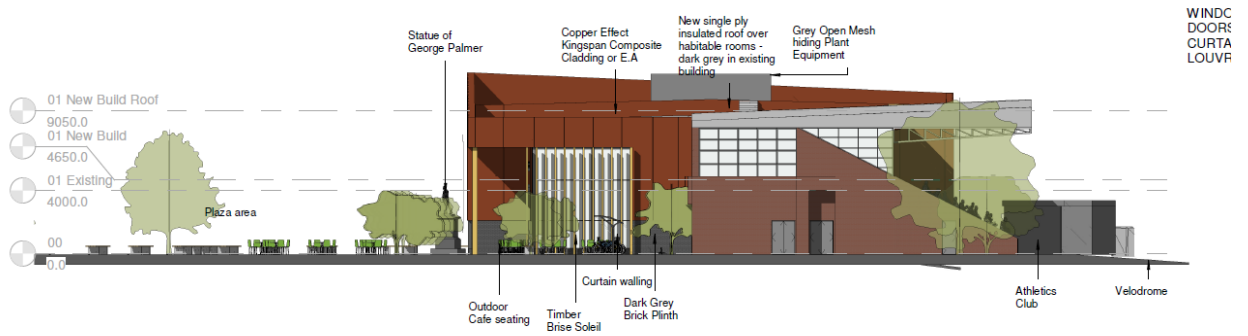


Proposed South-West Elevation
1 : 200

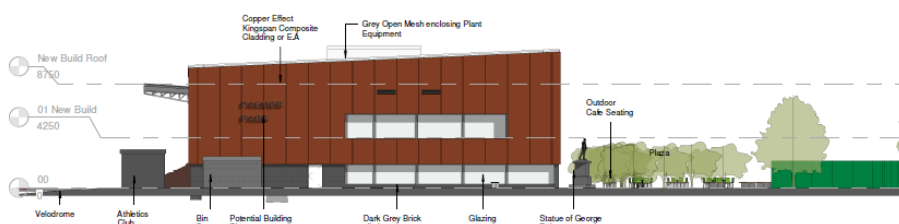
Rear



Proposed North-East Elevation
1 : 200



Proposed South-East Elevation
1 : 200



Proposed North-West Elevation
1 : 200

WINDC
DOORS:
CURTA
LOUVR

WINDOWS: DARK GREY PPC ALUMINIUM
DOORS: DARK GREY PPC ALUMINIUM
CURTAIN WALLING: DARK GREY PPC ALUMINIUM
LOUVRES: DARK GREY PPC ALUMINIUM

Sections (need amended to show new roof form)

