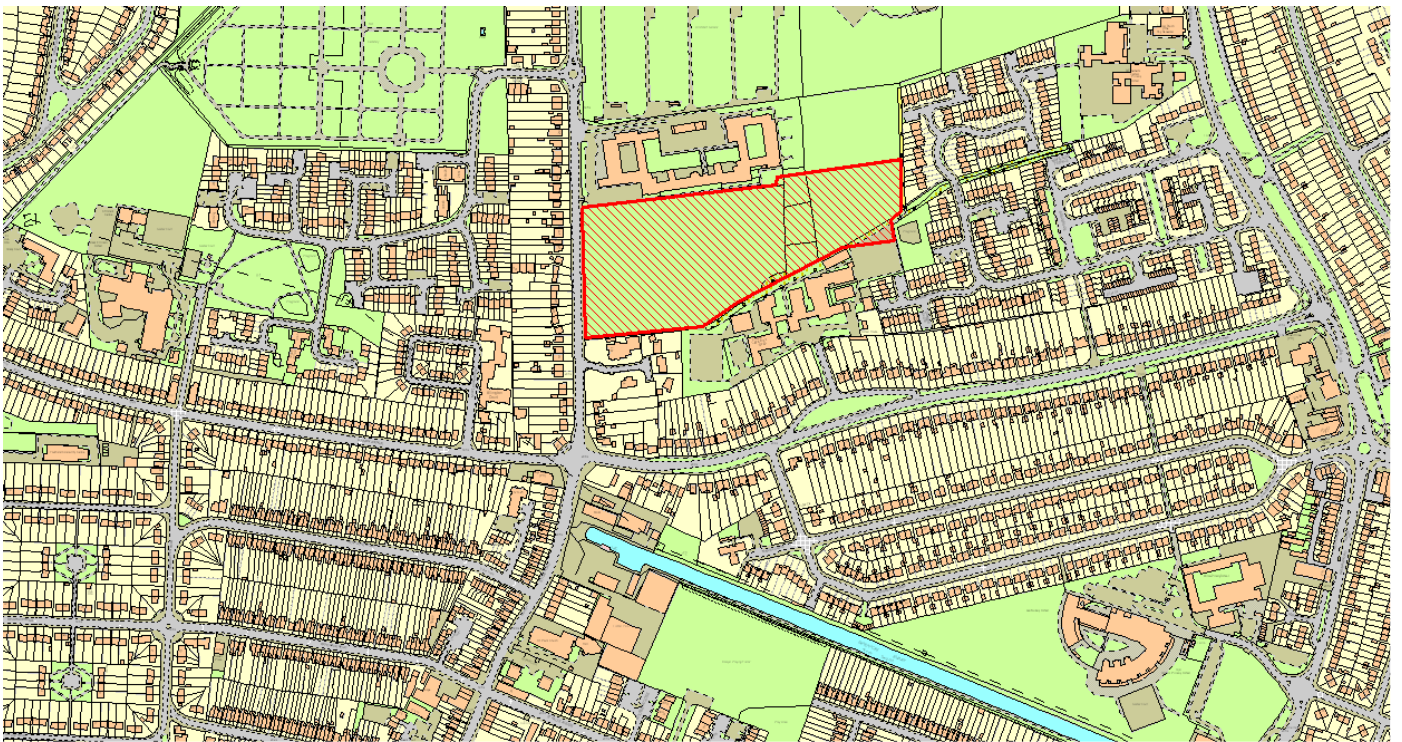


Registration Date:	04-Dec-2014	Applic. No:	S/00587/005
Officer:	Mr. Albertini	Ward:	Elliman
Applicant:	Slough Borough Council		
Agent:	Mr. Tim Byrne, Jones Lang LaSalle 30, Warwick Avenue, Slough, SL2 1DX		
Location:	Former Arbour Vale School & St Josephs Playing Field, Stoke Road, Slough, SL2 5AY		
Proposal:	APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF A COMMUNITY STADIUM TOGETHER WITH ANCILLARY ACCOMMODATION (USE CLASS D2) FOUR COURT SPORTS HALL, ALL WEATHER SPORTS PITCH AND ASSOCIATED PARKING AND LANDSCAPING.		

Recommendation: Delegate to the Acting Planning Manager



1.0 SUMMARY OF RECOMMENDATION

Delegate to the Acting Planning Manager, subject to planning obligation matters being secured; submission of additional information /revisions, variation and addition of planning conditions and subject to the planning application not being called in by the Secretary of State for Communities and Local Government.

PART A: BACKGROUND

2.0 Proposal

2.1 The proposal comprises :

A 2,000 spectator capacity stadium with 100m x 64m multi-use synthetic 3G sports flood lit pitch for community use.

Main entrance and stand building with changing rooms etc. plus club room upstairs.

New playing field for St Joseph's School including a 100m x 64m multi use pitch.

A 4 court Sports Hall.

plus associated car parking and landscaping.

The sports hall and multi use pitch will be used by St. Joseph's School and will be available for community use out of school hours. The stadium pitch will be available for community and school use. The total floorspace proposed is 3,514 sqm gross external area; 2052 sqm gross internal area.

2.2 The main stand building is two storeys with a maximum height of 10 metres including a cover over much of the main stand seating. The opposite, east, stand will be partially covered with a lightweight 9 metre high canopy. The north and south stands will be about 4 metres high with an 8 metre high cover over part of them . The double height sports hall is 8.6metres high with lower ancillary accommodation adjoining.

2.3 The main stand building is set back from Stoke Road and the sports hall is behind the stadium in the middle of the site. The buildings are positioned on the western half of the site; the eastern half will be a new school playing field including sports pitch for St. Joseph's School.

2.4 The stadium is orientated north – south with a concrete post and panel wall around it. The south stand will be 20 metres away from 2 nearby homes to the south. The frontage of the main building will be 48 to 55 metres away from homes opposite on Stoke Road.

2.5 In front of the stadium will be a 101 space car park served by reforming one of the existing access points for West Wing on Stoke Road just beyond the north western corner of the existing playing field. An additional exit is proposed near the south west corner of the site. The main access will be shared with the proposed new Academy school. Part of the car park extends along the south boundary near homes on adjacent to this boundary.

2.6 The school will be able to make use of the car park at opening and closing times. The adjacent proposed school car park can be available as an overflow stadium car park for another 108 cars.

2.7 Cycle parking will be provided and spaces for disabled people. The pick-up / drop-off

facilities for buses / coaches at the adjacent school site would be available for the use of the stadium on match days. The two nearest bus stops on Stoke Road will be upgraded; and parking restrictions will be implemented.

- 2.8 The main access will include a ghosted right turn facility on Stoke Road. This will involve the loss of some mature trees but the remainder of the Stoke Road frontage trees will remain.
- 2.9 Other boundary trees will be retained or, where in poor health, replaced. Trees and scrub in the middle of the site will be lost and some new trees are proposed around the stadium and north of the sports hall. There is a query about retention or not of some trees next to St. Joseph's School.
- 2.10 Off site works will include a combination of measures associated with the proposed school development comprising a zebra crossing on Stoke Road adjacent to the site; a footway / cycleway linking Stoke Road to Moray Drive (in conjunction with the masterplan proposals at this site and the adjacent new school site); widened footway linking Stoke Road and St. Joseph's Catholic School; improvement of the existing Public Right of Way link between Stoke Poges Lane and Stoke Road.
..
- 2.11 A travel plan is also proposed to encourage use of non car modes of travel.
- 2.12 The main building is characterised by strong curved lines and a limited palette of materials; timber, self-coloured render and standing seam metal cladding with glazing used to emphasise particular features and provide elements of colour. The sports hall will be similar. The curved roof of the stadium building sweeps up from ground level, over the building and extends out to form the main stand canopy. On the central portion of the frontage the roof terminates above ground floor level with rendered wall/windows below.
- 2.13 To reduce carbon emissions from the buildings at least 10% of the projected energy demand will be from renewable technologies. At this stage, it is anticipated that the energy solution for the development may include air-source heat pump, solar thermal and/or solar PV.
- 2.14 The stadium pitch will have four 25 metre high pillars for floodlights.
- 2.15 The application outlines the benefits of the scheme to the town including enhanced sports facilities for St. Joseph's School and the local community, the opportunity for Slough Town Football Club to return to the town, scope for training and coaching, encourage greater participation in sport and economic benefits.
- 2.16 Information on the need for better sport facilities are also outlined referring to the Council's 2005 sport, recreation and open space study which identified a need for more football pitch provision. The Council's emerging Leisure Strategy is also referred to.
- 2.17 Supporting information submitted includes :
 - Planning Statement
 - Design and Access Statement
 - Transport Assessment
 - Arboricultural Statement ;
 - Ecology Report
 - Flood Risk Assessment
 - Landscape and Visual Impact Assessment
 - Acoustic Report
 - Preliminary Geoenvironmental Assessment

Archaeology Assessment
Lighting Report

3.0 Application Site

- 3.1 The 3.37 hectare site comprises playing fields for St Joseph's Catholic School plus, on the east side, overgrown land that used to be used by the now demolished Arbour Vale School. The site is relatively flat and has trees along the west and part of the south boundary plus a thick shrub belt on the east boundary and trees/scrub in the middle of the site.
- 3.2 To the south are buildings of St. Joseph's secondary school plus Oxford House, a nursing homes, and a detached house in Stokesay. To the east are homes in Moray Drive, to the north is the site of the former site of Arbour Vale School – overgrown playing field, demolished building and at the west end, The West Wing Arts Centre, a remnant of the old school building. This is a two storey building with a large three storey tower. To the west on the opposite side of Stoke Road are mainly two storey suburban detached and semi detached homes.
- 3.3 The site is located 1.2km (0.7miles) north of Slough Town Centre. Slough rail and bus stations are located approximately 1km (0.6 miles) away down Stoke Road. The wider area is generally residential in nature but beyond the West Wing to the north are allotments and open land spreading into South Bucks District Council area.
- 3.4 The site together with the old Arbour Vale School site is in the Green Belt.

4.0 Site History

- 4.1 None relevant. Application for new secondary school submitted for site to the north P/03896/003.

5.0 Neighbour Notification

- 5.1 Stoke Road 171 – 255 odd, 204, 184-190, 196.
Stokesay 1,2,3
Moray Drive 35, 37 – 81 odd
St. Joseph's School, Shaggy Calf Lane
Khalsa Primary School, Wexham Road
- 5.2 Notice in local paper and on site.
- 5.3 1 letter received from a resident of Stoke Road raising traffic, environmental and social issues :

Stadium and new school will create too much traffic for the site. Better to retain green belt land as recreation use allied to revised stadium and increased parking and small area of housing. Response – See Section 9 and report on new school.

Stoke Road – parked cars moved off the curb recently resulting in congestion and narrow lanes for traffic leaving pedestrians at risk from fast moving vehicles.
Response – See Section 9

Various other traffic related issues more related to the new school also referred to.
Response – See report for the new school

Increased traffic impacts on air quality. Response – the scale of additional traffic is

small to warrant restrictions because air quality concerns. The site is not in an identified air quality management area.

Loss of green belt quoting National Planning Policy Framework and what the local planning authority should have regard to re inappropriate development in the green belt. Response -

Questions the applicants conclusion re impact of scheme on green belt and character of the area, privacy and amenity of local residents, ecology. Response – see section 7 and 10.

Loss of habitat and corridors for wildlife. Response – see para 10.8

Changing nature of otherwise residential area into a football ground. Response – the character of the area will change but that is not necessarily a reason to prevent development. The key issue is whether or not the change complies with policy and any adverse effects are dealt with or balanced with the benefits of the development.

Loss of privacy and access for local residents and stress related issues. Response – the change to privacy and access is not so great to warrant restriction of the development.

Impact on property prices. Response – this is not a planning matter.

6.0 **Consultation**

6.1 Traffic /Highways

Full comments to be on amendment sheet. No fundamental objections subject to a planning obligation for off site works, financial contribution for mitigation of increased traffic flow etc. and provision of a travel plan. Further information and revised drainage proposals required.

6.2 Environmental Protection

Any comments will be on the meeting amendment sheet.

6.3 Tree Officer

The development will result in the removal of many trees. There is scope to mitigate this by suitable new tree planting. Trees on the boundaries are of high amenity so protection for retained trees during construction is needed. New tree planting should be a minimum of heavy standard in size and the loss of a class A beech tree to accommodate the right turn lane needs to be mitigated by a semi mature replacement. Discrepancy between drawings re retention or not of group of trees next to St. Joseph's School and on east boundary.

6.4 Environment Agency

No objection. Highlight need for Local Authority to consider surface water drainage issues.

6.5 Sport England

Any comments to be reported on amendment sheet. Sport England have been consulted because a playing pitch on St. Josephs will be lost. The new sports provision in terms of outdoor and indoor facilities and an all weather pitch is likely to be considered of greater value than the pitch lost.

6.6 Berkshire Archaeology

No objection. Request condition to ensure archaeological investigation carried out.

6.7 South Bucks District Council

Has concerns that proposal is inappropriate development in the green belt. Proposals should not be allowed unless adequate parking and traffic not adversely impact amenity of surrounding area.

PART B: PLANNING APPRAISAL

7.0 **Policy Background – Green Belt**

7.1 The key issue for this application is that the proposal is within the Green Belt. Under the Government's National Planning Policy Framework the proposed buildings are inappropriate development in the Green Belt and should not be approved except in 'very special circumstances'. Some exceptions are listed which are referred to in para. 7.13 below but the proposal, as a whole, does not fall into any of the exceptions listed.

7.2 The Framework notes that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is outweighed by other considerations.

7.3 Consequently for this application to be treated as 'very special circumstances' the degree of harm needs to be assessed and other considerations taken into account that might outweigh the harm identified.

7.4 There are five purposes of the Green Belt, which are set out below together with their relevance to this site. Only two have any relevance to the site and for both only to a limited degree.

7.5 1 - To check the unrestricted sprawl of large built-up areas. Relevance : The site is not quite on the edge of the built up area and can be considered more of an infill site because it is substantially surrounded by development. Consequently the contribution this site makes to this purpose of the green belt is limited.

2 - To prevent neighbouring towns merging into one another. Relevance : The strategic gap between Slough and Stoke Poges is substantial and does not start until further up Stoke Road as above.

3 - To assist in safeguarding the countryside from encroachment. Relevance : The site is not within the countryside it being used as a playing field and substantially surrounded by development. It is divided from agricultural land by other school land.

4 - To preserve the setting and special character of historic towns. Relevance : Slough is not a historic town and there are no heritage buildings/areas nearby.

5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Relevance : this is relevant but not to a great degree as the site is in school use in an urban area. It also forms part of a site allocation in a Development Plan (SSA18 referred to in para. 8.1 below) where some development is promoted.

- 7.6 Reinforcing the above and in summary the harm to the Green Belt in terms of loss of openness will be small because the site is hidden from much of the neighbouring area and it is substantially surrounded by development already. Most people who currently see the openness of the site from their homes or passing nearby see development in the background rather than extended views to open sites beyond. The eastern portion of the site will remain open. The western portion, where development is now planned was cut off, visually, from other green belt land until most of the old school building (2 storey) was cleared in 2012.
- 7.7 In terms of the very special circumstances that can apply to this proposal three key matters to consider are:
- 1 Why has the site been chosen?
 - 2 Are there any other sites not in the Green Belt that could be used?
 - 3 What advantages are there to the proposals that should be considered?
- 7.8 The applicant has researched and tested 21 possible sites in the 'wider' Slough catchment area including non-Green Belt and Green Belt sites. Accessibility to the community of Slough was deemed an important consideration. The search covered both public and commercially owned properties. The preliminary desktop assessment reviewed all identified sites and broad locations, providing an audit of available land. The assessment provides the information to enable the identification of sites and locations suitable for the development of a community stadium. A wide range of sites were identified including existing sites that could be improved, intensified or changed.
- 7.9 All the sites were assessed against the requirements for the community stadium, the site search criteria includes the following requirements:
- Characteristics of the site e.g. sufficient size and appropriate location to accommodate a stadium;
 - Suitability for development e.g. planning policy designations, physical limitations;
 - Availability e.g. confidence that there are no legal or ownership problems;
 - Deliverability/achievability e.g. prospect that stadium would be developed and economically viable.
- 7.10 The applicants conclude the proposed site is the only one which has proved acceptable among those selected, and can be clearly demonstrated as such, in terms of the defined criteria involved in the selection. None of the proposed alternative sites are sufficiently advantageous that they represented feasible, practical and realistic alternatives to the application site for the proposed community stadium. They also conclude that there is no reasonable prospect of planning permission being granted for a community stadium at any of the alternative sites discussed.
- 7.11 The site availability search included the old Slough Town stadium site off Wexham Road and within South Bucks District Council area.
- 7.12 Regarding what advantages are there to the proposals key benefits will include the following :
- A community sports stadium close to the population of Slough.

Use of the stadium and indoor sports courts by the local community.

The provision of better facilities for St Joseph's School.

Scope for Slough Town Football Club to return to and have a permanent home in Slough

Sports training/course opportunities for local schools/children.

New pedestrian footpath linking Stoke Road and St Joseph's School to improve home to school travel and encourage non-car mode of travel.

Local economic benefits – job creation and increased local spend.

Raising Sloughs profile in terms of sporting destinations.

7.13 Re para 7.5 the exceptions listed in the Framework include

“ Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it”.

This exception is applicable to the pitches and associated small scale ancillary works. However the size of the buildings are too big for this exception to easily apply.

7.14 Regarding Green Belt matters in conclusion it is considered that very exceptional circumstances do exist for development in the Green Belt to take place. The harm to the Green Belt is not great and not particularly significant because of the sites surroundings and its very limited contribution to the purposes of the Green Belt. The benefits of the proposal outweigh the harm likely to be caused.

7.15 Despite this conclusion the application is still a departure from the Council's Development Plan as outlined in Section 8 below and under planning regulations the application must be notified to the Secretary of State in case he wishes to decide the application himself. The Council can resolve to support the proposal but it cannot decide the application unless the Secretary of State states that he does not wish to decide it himself.

8.0 Policy Background – Local Plan

8.1 The site is allocated on the 2010 Proposals Map and Site Allocations Development Plan of 2010 as part of site SSA 18. The allocated site also includes the former Arbour Vale School site and the Plan refers to use of brownfield land for housing and community use. Amongst other site requirements it seeks retention of a playing field for St. Josephs, ensure new development is within the envelope of former buildings; buildings ancillary to sport use will be acceptable subject to normal green belt policy. Retain openness and setting of green belt, limit impact of floodlights on residential use, retain trees near site boundaries, no loss of former Arbour Vale playing fields unless surplus in accordance with planning policy guidance 17 (Open space, sport, recreation(now superseded)). Any development proposals must demonstrate 'very special circumstances' in line with green belt policy. The Plan also mentions that any future application for a football stadium will need to demonstrate 'very special circumstances' re green belt policy.

8.2 The Council's Core Strategy policy 1 (Spatial Strategy) and 2 (Green Belt) restrict inappropriate development in the Green Belt but the special circumstances referred to

above also justify a departure from the Core Strategy and the site requirements of the Site Allocations Plan. Both these plans are Development Plans and as indicated in para 7.15 above any departure from these Plans must be notified to the Secretary of State before a decision is made.

8.3 Local Plan Policy OSC2 (Protection of School Playing Fields) states that “development upon school playing fields will not be permitted “ But certain exceptions are listed and the proposal satisfies one of these which reads “the playing field lost to development is replaced by new provision which is at least comparable in terms of size, facilities and amenity, and is located adjacent to the school” A condition to secure the new playing field before the existing is lost and to secure building of the sports hall will be applied if there is no evidence of this in land owner agreements.

9.0 **Transport, Access and Parking**

9.1 The main access (entry and exit) and additional ‘exit only’ are acceptable for the type and quantity of traffic expected. The localised road widening of Stoke Road is needed at the main access to form a right turn lane to limit queuing when vehicles are waiting to turn into the Stadium site. The main access is outside the application site but within the Council’s control.

9.2 The sharing of the main access with the proposed new Academy school adjacent is supported as this will limit the number of access points onto Stoke Road and make it easier for the car parks of each development to be shared.

9.3 The development combined with the new Academy school will result in more traffic movements than the old school but peak flows will not conflict. However to limit congestion in Stoke Road and provide convenient and safe pedestrian access off site highway works are required in connection with the combined stadium and new school development. The works comprise changes to the signal controlled junction at Stoke Road/Shaggy Calf Lane, zebra crossing near the main entrance, parking restrictions on part of Stoke Road (double yellow on east side; single yellow on west side adjacent to right turn lane period 0800 – 1800), upgrading two bus stops nearby. The applicant has agreed to these.

9.4 The two new path links are supported as these will encourage non car modes of travel to school. The short cut between Stoke Road and St. Joseph’s School is within the site. The proposed foot/cycleway along the north side of the proposed Academy School to Moray Drive will only be implemented if the new Academy School proposal progresses. In addition the applicants state Muddy Land path will be improved to make it easier to walk from Stoke Poges Lane. This will also encourage people to walk to the site.

9.5 The travel plan will be an important part of the package of measures to encourage non car modes of travel. The stadium is within walking distance of the railway and bus station just over 1 km away. Cycle stands are proposed with space for more to be added.

9.6 The 101 car parking spaces are sufficient to deal with expected crowds in the near future. If the Stadium is used to its maximum capacity it will be important to secure use of additional parking spaces and manage parking demand. The proposal includes provision for the 108 space car park of the proposed Academy school to be used. There is also space for away team coaches to stand on site.

9.7 Traffic and travel analysis has assumed a typical 400 spectator crown with the possibility of 500.

9.8 Subject to the off site works, mitigation for additional traffic, travel plan and shared parking

being secured the proposal will comply with Core Strategy Policy 7 transport and Local Plan policy T8 cycling facilities.

10.0 Design, Layout and Environment Matters

- 10.1 The 30 metre set back of the stadium main building from Stoke Road limits the dominance of the large building on an otherwise suburban character of the road. It will be no higher than the existing West Wing clock tower but the length of the building will mean the character of this bit of Stoke Road will change. Retention of many of the frontage trees and replacement of those lost will be controlled by condition to help soften the appearance of the building as viewed from homes opposite.
- 10.2 The stadium (and sports hall) will be visible from some points to the east and north but not to an extent that it would result in views being adversely affected. Site boundary vegetation limits many low level views across the site. However the 25 metre high flood light towers will be visible from many nearby areas.
- 10.3 The stadium inclusive of its stands and outer fence nearly fills the gap between the old Arbour Vale School site and the south boundary of the playing field. Consequently the back of the south stand will be 20 metres away from the adjacent nursing home and nearby flank of a detached home in Stokesay. This is quite close in terms of the possible affect on residential amenity and typical separation distance of large to small buildings in a suburban area. The nursing homes building has been extended towards the site boundary and some rooms overlook the existing playing fields through the boundary trees.
- 10.4 A ball stop fence is proposed at the back of the stand that is near the two homes next to the south boundary.
- 10.5 A noise report concludes that for homes adjacent or near to the southern boundary 'minor to moderate adverse' impacts will occur during pre and post matches periods. 'Substantial adverse' impacts are likely to occur from crowd noise during a match.
- 10.6 Homes on the west side of Stoke Road and in Moray Drive are expected to have 'neutral to negligible' changes in noise levels although for Moray Drive, during a match, there may be some 'moderate adverse' changes in noise levels. A noise barrier on the eastern boundary has been suggested.
- 10.7 For homes south of the site no mitigation is proposed. A request for more information on this matter and what mitigation could be introduced has been requested to ensure it can comply with Core policy 8 (sustainability and Environment) that covers noise pollution.
- 10.8 Although the stadium has a capacity for 2,000 people there is no evidence to suggest that events will attract this number of people on a regular basis nor in the near future. The applicant refers to 400 people as a typical maximum crowd and possibly 500.
- 10.9 A lighting study concludes that the floodlights proposed are designed to reduce the potential spill light affecting surrounding properties. Boundary trees will help block some light spill. The applicants report states there are no windows in elevations that face the site (which is not accurate) but the stadium will be visible from windows in the rear elevation of both homes. These homes will experience a significant change compared to now when floodlights are on in the evening as the homes currently back onto a unlit playing field. The applicants reports indicates some windows in 3 homes would be on the recommended upper limit regarding vertical luminance.
- 10.10 A condition will be applied to restrict hours of operation of the lamps – 10 pm has been

suggested. This will ensure compliance with Core Policy 8 and Local Plan policy OSC 13 that cover light pollution and affect on living conditions.

- 10.11 The loss of many trees in the middle of the site is regretted but as St. Joseph's need a replacement playing field there are no options to lay out a pitch and keep the trees. On site new tree planting is indicated. Most boundary trees are retained which will be important and replacement of unhealthy trees is proposed. The loss of a good quality beech on the frontage is difficult to avoid if a satisfactory shared access is to be incorporated. Replacement with a semi mature tree will be controlled by condition. There is a query about retention or not of trees next to St. Josephs which is to be clarified.
- 10.12 There are no significant ecological constraints other than timing of clearance work to avoid nesting season. There will be a loss of vegetation on the site. New planting can, potentially create new habitat particularly for birds if appropriate plant species are chosen. Planting details will be the subject of planning conditions.
- 10.13 The design of the buildings is contemporary and distinctive. It is appropriate to have a distinctive design for a community building.
- 10.14 The concrete panel fence that surrounds the stadium beyond the main building might look a bit utilitarian. Whilst only parts of it will be visible from nearby homes a request for some screen planting or special surface treatment will be requested. The height is to be clarified as the stated 1.83 m height differs from 3 metres scaled off elevation drawings.
- 10.15 Overall the proposal complies with Local Plan Policy 1 Design, EN 3 Landscape; Core Policy 8 Sustainability and Environment; Core Policy 9 Natural and Built Environment; Core Policy 12 community Safety subject to the changes or further information requested above.

11 **Planning Obligations**

- 11.1 As the site is owned by the Council it is not appropriate for a Section 106 to be signed by the Council. However, the obligations necessary to make the development acceptable that might otherwise have been contained in a Section 106 agreement need to be secured in some equivalent way. How this is to be achieved will be discussed with the Head of Legal Services. The obligations are :

Car park to be shared with Lynch Hill Academy school

Financial contribution toward off site highway and transport improvement works.

Sign a Section 278 Highway Agreement (re off site works).

Financial contribution for travel plan monitoring.

Travel Plan to be submitted, implemented and reviewed.

- 11.2 As community and school use of the stadium and sports hall are critical to the 'very special circumstances' case for development in the Green Belt and to satisfy Local Plan loss of playing field policy. These can be secured through planning conditions together with ensuring the sports hall is built if the stadium is built. Land owner agreements will no doubt cover these matters also so coordination with these will be desirable.

PART C: RECOMMENDATION

12 Recommendation

- 12.1 Delegate to the Acting Planning Manager, subject to planning obligation matters being secured; submission of additional information /revisions, variation and addition of planning conditions and subject to the planning application not being called in by the Secretary of State for Communities and Local Government.

PART D: LIST OF CONDITIONS.

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

TO BE COMPLETED

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Details of Materials

Details of external materials and samples of cladding (metal and timber) to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Landscaping Scheme

No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs. New trees shall be a minimum of heavy standard and the beech tree shown as to be removed at the site entrance shall be replaced with a semi-mature tree.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in

the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

5. Tree protection

No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) have been implemented in accordance with approved measures. The approved measures shall comprise details in the Arboricultural Method Statement (Section 4.3 of ECUS report dated November 2014 but excluding the drawing number L5092/02) submitted with the application and :

(i) a revised drawing detailing tree protection measures and

(ii) details of no dig construction

that have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved measures shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN4 of The Adopted Local Plan for Slough 2004.

6. Boundary treatment

No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied the approved boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future. The boundary treatment shall include the ball stop fence adjacent to the south stand shown on the approved layout.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

7. New access

No development shall commence until construction details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development. Means of access means both the exit point and the off site shared access (on land within the applicants ownership) shown on the approved layout.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Core Policy 7 of the Core Strategy 2006 - 2016.

8. Off site highway works

The development shall not be occupied until the following works have been completed :

TO BE COMPLETED

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway and to encourage non-car modes of travel in accordance with Core Policy 7 of the Core Strategy 2006 - 2016.

9. Path to St. Josephs School

The development shall not be occupied until the south boundary path from Stoke Road to St. Joseph's School has been completed in accordance with the approved landscape and tree protection details pursuant to condition X and Y and is available for use.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway and to encourage non-car modes of travel in accordance with Core Policy 7 of the Core Strategy 2006 - 2016.

10. Cycle parking

The development shall not be occupied until the cycle parking provision shown on the approved layout drawing has been provided in accordance with the approved layout drawing and in accordance with details of cycle stands and cover that shall have first been submitted to and been approved in writing by the Local Planning Authority. The cycle parking shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

11. Internal access roads and parking

Prior to first occupation of the development, the internal access roads footpaths and vehicular parking and turning provision shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy 7 of the Core Strategy.

12. Floodlights cut off

The floodlights for the stadium shall not be on between the hours of 10 pm and 9 am.

REASON In the interest of the living conditions of residents adjacent to or near to the site.

13. Floodlights detail

The stadium floodlights shall be installed in accordance with the details in the submitted report - Lighting Impact assessment and report dated Nov 2014 by Avoca.

REASON In the interest of the living conditions of residents adjacent to or near to the site.

14. Archaeology

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason: The site lies in an area of archaeological potential, particularly in relation to prehistoric and post-Roman remains.

15. Surface Water Drainage

Development shall not commence until details of surface water drainage have been submitted to and been approved in writing by the local planning authority. No building shall be occupied until the drainage system has been constructed in accordance with the approved details.

REASON In the interest of avoiding flooding on or off the site that affects property or highways.

16. Sustainable Development

Development shall not commence until a certificate, from an accredited BREEAM assessor, has been submitted to the Local Planning Authority confirming that the development has been designed to achieve a standard of BREEAM Very Good. The development shall be constructed so as to achieve a standard of BREEAM Very Good and confirmation of compliance from an accredited BREEAM assessor shall be submitted to the Local Planning Authority within one month of completion of each of the two buildings on the site.

REASON In the interest of sustainable development in accordance with policy 8 of the Core Strategy

17. Low or zero carbon energy

Construction work shall not commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority. The scheme shall include details of energy to be generated on the site from low or zero carbon sources equivalent to 10% of the buildings estimated carbon emissions as measured by the Target Emission Rate of the Building Regulations Part L. The scheme shall be implemented as approved and the building shall not be occupied until its associated energy generating equipment has been installed and is operational.

REASON In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy 2008. .

18. Community Use

TO BE COMPLETED

Community use of the stadium, sports hall, grass pitch

19. Joint use of car park

TO BE COMPLETED

Provide for the frontage car park to be used for school drop off/pick up time car parking if an school is opened on the site to the north.

20. Replacement St. Josephs playing field

TO BE COMPLETED IF NO OTHER LAND OWNER AGREEMENT SIGNED

Ensure replacement playing field provided before existing field lost; ensure improved sport facilities for school (sports hall etc) provided in a stated timescale.

21. Travel Plan – to be completed

22. Hours of construction

During the site clearance and construction phase of the development hereby permitted, no work shall be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with policy 3 of the Slough Core Strategy 2006-2026.