



Berkshire County Sports Club, Sonning Lane, Sonning, RG4 6ST

Planning Statement: Proposed Refreshment Facility

Planning Portal Reference: PP-14697052

Introduction

This statement supports the planning application PP-14697052 for the siting of a modified shipping container at Berkshire County Sports Club to serve as a refreshment facility. The proposal aims to enhance the existing recreational infrastructure by providing high-quality, sustainable on-site amenities for players and spectators.

Description of Proposal:

- Structure: A 20ft (approx. 6m x 2.4m) modified steel container.
- Appearance: The unit will be painted to blend with the landscape and maintained by Berkshire County Sports Club to prevent graffiti or decay.
- Function: It will provide hot/cold drinks and snacks.
- Hours of Operation: Proposed hours are to coincide with sports fixtures.

Sustainability:

Whilst the proposed development of a small ancillary refreshment hut is located outside settlement limits, the hut is ancillary to the existing sports ground. The proposed refreshment hut will be located centrally within the site, between the existing sport pitches.

Rural Retail:

It is not considered that the proposal would adversely impact upon existing retail areas. The proposed hut would be utilised ancillary to the existing use of the sports ground which will operate when the sports grounds are in use.

Character of the Area:

The proposal is a modest ancillary building situated well within the site between the existing sports pitches. We believe this will not result in adverse harm to the character of the area or countryside in general. Supporting the existing use of the site and located discretely so as not to impact the wider landscape.

Parking:

The proposal would not result in additional parking requirements, rather the refreshment hut is ancillary to the main use of the sports ground. Any parking would therefore be accommodated within the existing parking on the site.

Heritage and Conservation:

Whilst the sports grounds wider site is adjacent to the Sonning Conservation Area, the proposed refreshment hut is set a notable distance from the Conservation Area and as outlined above, be ancillary and appropriate within the site's context.

Neighbour Amenity:

The proposed refreshment hut is situated centrally within the application site away from any neighbouring amenity. Given the size and location of the hut, we do not believe that the proposal would lead to any adverse impacts upon the surrounding neighbouring amenity.

Flood Risk and Drainage:

The proposed location is outside of the flood risk area. No wastewater will be discharged at the site. Minimal wastewater will be transported to the main clubhouse. Surface run off from the container will be discharged in a soakaway.

Area of hut 17.352m² Propose a 0.4m³ soakaway storage volume using a crate system

Landscaping and Trees:

The scale, mass and size of the container is in keeping with the character of the sports facility and with other on-site storage containers. Colour of the container to be RAL 6009 also known as 'Fir green', is a deep, richly saturated shade of green that conveys a strong sense of depth, stability, and natural elegance. It's a dark green with a cool undertone, reminiscent of dense evergreen forests and shaded conifer needles, which gives it a grounded and enduring character and matches the colour of the nearest storage container.

Ecology:

Recognising our role as custodians of the site we have taken steps to improve biodiversity on the site. Planting 400 native species whips and re-wilding the unused outer areas on the site. Additional screening planting has been carried out to provide further screening and reduce noise pollution for the private residence - South Meadow, Sonning, Reading, RG4 6XB (51.468640, -0.910819) _South of this path/road is a berm, located within the Sports Grounds' property. The berm has been planted with tree/hedge whips along the top and it may, in time, help mitigate the visual impact of the refreshment hut through screening.

Additional planting – possibly evergreen tree planting might be considered for this area to provide further screening and noise pollution management.

Conclusion:

We believe this development to be modest ancillary structure in keeping with the character of the sports ground and supports existing recreational sports use without harming local amenity. We respectfully request that planning permission be granted.