

**From:** [REDACTED]  
**To:** [xxxxxxxxxx@xxxx.xx](mailto:xxxxxxxxxx@xxxx.xx)  
**Cc:** [REDACTED]  
**Subject:** RE: WBC's search for a new football ground and demolition of the existing one  
**Date:** Thursday, August 27, 2020 7:39:00 AM

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Good morning [REDACTED]

Thank you for your email, I'm very well thank you.

In answer to your questions in turn:

1. The proposed demolition will not trigger an automatic objection because there is a commitment in the Playing pitch Strategy to replace facilities when the site is relocated in the future;
2. The change of title to recreational space does not constitute a change of use under the SI 2020 no 747 Town and Country Planning (use Classes) Amendment) (England ) Regulations 2020; and
3. If an existing sports ground was chosen a planning case would have to be made. This has been discussed with WBC.

Can I too please ask a question?

Given the site is to be redeveloped, why hasn't your group worked with WDC to identify a suitable site? Or identified a site on your own. Forgive me for referring to King Cnut, but surely it would be better for the game and community if you worked with the WDC rather than fight them at every stage?

When my local library system was facing closures and reduced hours across the board, I organised a borough wide network of groups and while we fought the closures etc we worked with library staff and were able to put forward a more sustainable business/usage plan which was adopted by Sandwell MBC. I delivered it full council – the first non-officer ever invited to do so. The work we did in the 1990s has ensured even today that the service has not been cut, but had new libraries opened. As a result of this, I spoke nationally at events on libraries and was even on the front page of the Guardian's educational supplement. I only had to step down when I joined Sport England, as they would have been a conflict of interest.

I feel if you could harness your passion to work with the WDC a suitable solution would come quicker as this is one of many projects the officers have to work on.

I do understand your frustration, but ultimately I believe involved wants the same thing, unfortunately bureaucracy and administration tend to wear us all down after a while.

Take care

██████████ RIBA MRTPI Principal Planning Manager - South Team ██████████

M: ██████████

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

**From:** xxxxxxxxxxxx@xxxx.xx <xxxxxxxxxxxx@xxxx.xx>

**Sent:** 26 August 2020 22:43

**To:** ██████████ >

**Cc:** ██████████ <xxxxx@xxxx.xx>; 'NCFG' <xxxxx@xxxx.xx>

**Subject:** WBC's search for a new football ground and demolition of the existing one

Hi ██████████

I hope all is well with you.

West Berks Council has issued a press release to local media which poses some questions we'd like to ask you please.

The text reads:

*Until redevelopment of the London Road Industrial Estate begins, a new temporary open space will be created on the site of the former Faraday Road sports ground. The recreational space will be provided for community use only until the land is required for regeneration. Work is due to begin this autumn with the creation of an area of grass surrounded by a rail and hard surface. It is expected to open in Spring 2021. Before work can safely begin, contractors will be appointed to demolish a derelict clubhouse on the site which is in a dangerous condition and beyond repair. Contractors will be appointed and will submit an application for demolition in the coming weeks.*

*West Berkshire Council is also looking at options to build a new football facility in the Newbury area. Consultants have completed a feasibility study of three possible sites on land owned by the Council, and the Council is also looking at other options working with partners to deliver a new facility. This will create a new sports provision in the area, providing somewhere for Newbury Football Club to play home games as well as being available for wider community use. It is hoped that further details about potential sites will be released in the autumn.*

We've not seen the Surfacing Standards Ltd report into the 3 WBC-owned alternatives (Henwick Worthy, Northcroft, Pigeons Farm 'Diamond') yet, but our local paper reported that it stated none were suitable alternatives for Step 7/6/5 football. We're waiting to hear more about any additional non-WBC-owned venues.

The questions we have for you are:

Does this proposed demolition of part of our ACV require planning and would that trigger an automatic SE objection?

Does this proposed creation of a recreational space constitute a change of use and would that trigger an automatic SE objection?

If an existing sports ground, rather than a new site, were to be used for a replacement facility, would this would fall foul of SE guidelines and would you object when it came to a planning application? i.e. if an existing sports pitch was used as a replacement football ground then this would represent a net loss of at least one sports pitch (Faraday Road) and possibly the loss of the existing pitch's former use (e.g. Henwick Worthy has its fields marked out for rugby and football).

Thanks & regards,

[REDACTED]

Deputy Chair

Newbury Community Football Group

[REDACTED]