

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: App Ref: 20/01530/OUTD - Faraday Rod Stadium - Sport England Ref: PA/20/SE/WB/56294
Date: Wednesday, September 2, 2020 8:56:00 AM

FAO [REDACTED]

Dear [REDACTED]

Thank you for consulting Sport England on the above named application.

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.

Sport England has considered the application in light of the National Planning Policy Framework (in particular 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.'

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

The proposal and impact on playing fields

The proposal is for outline permission for replacement of club house and new spectator stand at Newbury Football Ground. Matters to be considered: Access and Layout.

Assessment against Sport England Policy

The site has been designated for redevelopment in the Local Plan and the facilities to be replaced on a more suitable site in the West Berkshire Playing Pitch Strategy. There is work currently being undertaken by WBC to identify a site and to prepare a scheme, which is supported by the Football Association/Football Foundation (FA/FF) and Sport England. It is unlikely that public funding will be invested into a site with a limited life.

Notwithstanding this, we have an application before us for a replacement club house and spectator stand, and in the absence of a replacement site at present we have a duty to assess the current outline planning application.

I have consulted with the FA/FF and they are supportive in principle of the proposal.

However there will be a need to ensure that the building and stand will meet the league standards and therefore they would require to be consulted on the Reserved Matters.

I would echo the FA/FF request to assess the reserved matters to ensure full compliance with league requirements and basic internal safeguarding and equity matters.

We also have a concern that the proposal is not underpinned by a robust business plan. On this type of development it is a crucial component to ensure the building is able to be run in a sustainable financial way and is not a drain on the public purse or becomes a white elephant.

I have mentioned this to the applicants and as yet have not been privy to their business plan. It is unlikely this site would be able to continue on a sound financial basis once the replacement site is built. But this is to be proven one way or another.

Conclusion

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' However there is a need to ensure that the club house and stand are fit for purpose.

This being the case, Sport England **does not wish to raise an objection** to this application, subject to the following planning condition:

No development shall commence until details of the design and layout of club house and spectator stand have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The club house and spectator stand shall not be constructed other than in accordance with the approved details.

*Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.*

Informative: the applicants' attention is drawn to league requirements for ground grading and the associated requirements for internal spaces to play in a particular league.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely,



RIBA MRTPI

Principal Planning Manager - South Team

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[REDACTED]

Sport England


We are undefeatable




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](#)