

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 20/01530/OUTD - Faraday Rod Stadium - Sport England Ref: PA/20/SE/WB/56294  
**Date:** Thursday, October 22, 2020 1:16:00 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)

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For clarity [REDACTED], and to be fair I am aware of the limitations of the planning system on individual planning applications.

I have concerns of the piece meal approach of the applicants in dealing with this site, which is why there is some confusion.

One question for you, do these attachments solely relate only to 20/01530/OUTD?

We have got another PA 20/01966/COMIND which is different and we have slightly different issues.

It may be advantageous to have a Teams Call with [REDACTED] and myself.

Many thanks

[REDACTED] RIBA MRTPI Principal Planning Manager - South Team [REDACTED]  
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**From:** [REDACTED] >  
**Sent:** 22 October 2020 13:04  
**To:** [REDACTED] >  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** 20/01530/OUTD - Faraday Rod Stadium - Sport England Ref: PA/20/SE/WB/56294

Dear [REDACTED]

Thank you for the email and comments.

I do understand Sport England position and concerns on this site and the wider issue of football club provision within Newbury. As a Local Planning Authority we can only consider and determine the application as submitted and based on the individual planning merits.

Only the amended site plan has been re-submitted to support the club house application, whilst the Design and Access Statement has been amended for the pitch application only. I have attached these for your information. The additional amendments are outlined within our re-consultation letter.

I trust this is helpful, please do let me know if you are making additional or follow up comments and if you will require additional information.

Kind Regards

[REDACTED]  
**Senior Planning Officer**  
**Development and Planning**

West Berkshire Council, Market Street, Newbury, RG14 5LD

Direct Telephone: [REDACTED] |

Email: [REDACTED]

Planning website: [www.westberks.gov.uk/planning](http://www.westberks.gov.uk/planning)

Please be aware that due to the nature of my work, I may not always be in the office or contactable. In my absence and where your enquiry is urgent please email [Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk) or telephone (01635) 519111.

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**From:** [REDACTED]

**Sent:** 22 October 2020 10:37

**To:** [REDACTED] >

**Cc:** [REDACTED]

**Subject:** <v9\_SmartSaved/> App Ref: 20/01530/OUTD - Faraday Rod Stadium - Sport England Ref: PA/20/SE/WB/56294

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Dear [REDACTED]

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

We had trouble accessing the documents on the web site and could only find drawing 689/20/PL02 – *proposed Site Plan – stand* as additional information.

It is disappointing our comments which we made in our formal response on the 2<sup>nd</sup> September have not been addressed. I think they are worth repeating at this juncture.

### **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,

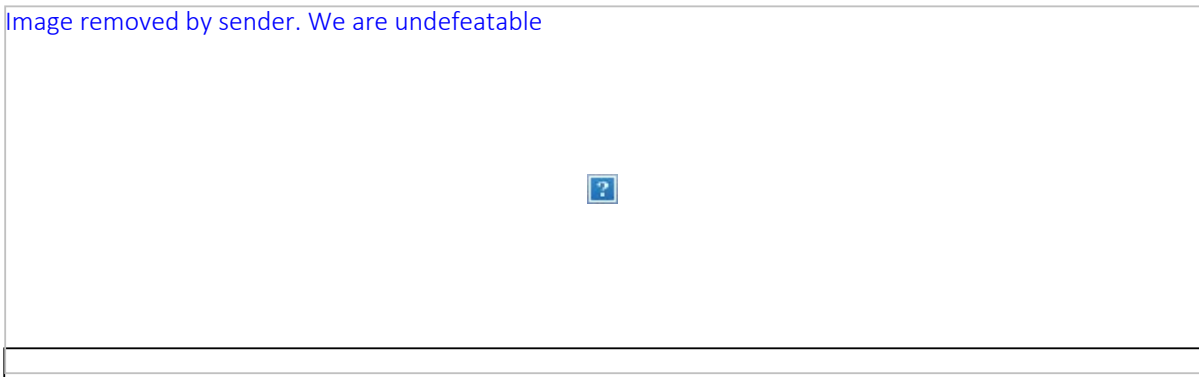
[Redacted signature]

Principal Planning Manager - South Team

[Redacted address lines]



Image removed by sender. We are undefeatable



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