

From: [REDACTED]  
To: [REDACTED]  
Subject: App Ref: 18/00604/OUT - Faraday Road Stadium - Sport England Ref: PA/18/SE/WB/49901  
Date: [REDACTED]

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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 below link:

[www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)

This is an outline planning application follows the application submitted in April this year for *the renewal and expansion of existing football pitch including artificial pitches*, application number 18/00603/COMIND, which is currently awaiting a decision.

What is being applied for in this application is *outline consent for the replacement of clubhouse and stand at Newbury Football Ground. Matters to be considered: Access and Layout.*

The Football Association and the Football Foundation are supportive of this proposal.

Having assessed the application, Sport England is satisfied that the proposed development should meet 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.'

As the proposal is an outline application there are insufficient details to ensure that the clubhouse meets the standards required by the football league. This can be addressed by a suitable condition to ensure the design and layout are acceptable, in order to meet our planning policy exception E2. This would remove any doubt.

However, this application cannot be implemented without 18/00603/COMIND being implemented. While this may seem common sense, it is the view of the Football Association, the Football Foundation and Sport England that there needs to be a condition to ensure that neither application can be implemented independently. This is in line with condition 2 which my colleague Vicky Aston recommended in her response to 18/00603/COMIND on the 10<sup>th</sup> May 2018.

Given the above assessment, Sport England **does not wish to raise an objection** to this application subject to the following conditions:

1. No development shall commence until further details of the design and layout of the clubhouse and stand have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The pitches 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 \*\*.

2. No development shall commence until details for the phasing of the development, including the re-provision of the new full-size 3G Artificial Grass Pitch, a junior pitch and 2 mini pitches, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.

Reason: To ensure the satisfactory quantity, quality and accessibility of the ancillary facilities (clubhouse and stand) which secures a continuity of use and to accord with Development Plan Policy \*\*.

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]

[Redacted]

Principal Planning Manager - South Planning Team

T: [Redacted]

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Sport England



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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 [Gail Laughlan](#)