

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892  
**Date:** Tuesday, July 13, 2021 10:50:05 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[West Berkshire Council Leisure Statement.pdf](#)

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Dear [REDACTED]

Thank you for the prompt response and outlining clearly the Sport England position. We will await any further updates (if necessary) following the meeting between Sport England and West Berkshire's Leader Cllr Doherty scheduled for 13<sup>th</sup> July 2021.

Having considered the response further, the application is due to be referred to the planning committee scheduled for 21 July 2021 at 6pm. You are welcome to attend/speak if you wish, but you will have to register beforehand. The Committee report will soon be available on the planning website under the above reference.

We have also received the attached statement from the Service Director – Communities and Wellbeing outlining the plan to replace the stadium facility at the Newbury Rugby site. This is also available on the planning website. We intend to condition the statement as part of the approved documents.

As you mentioned that Sport England is "open to some other mechanism to secure the replacement stadium" we would welcome Sport England's view on the submitted statement.

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)

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***This Council has implemented its Community Infrastructure Levy (CIL) and some developments may be CIL Liable. For more information please visit our website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)***

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**From:** [REDACTED]

**Sent:** 05 July 2021 14:36

**To:** [REDACTED]

**Cc:** [REDACTED] >

**Subject:** RE: 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892

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Good afternoon [REDACTED]

I have discussed your request internally and we wish to decline altering our formal response, as it clearly states that if a Unilateral Undertaking is not attached, then we have an objection: *If a Unilateral Undertaking does not form part of the planning permission or the wording is not robust enough, Sport England's response would be one of objection.*

As you maybe aware Sport England is meeting Cllr Doherty at her request on 13<sup>th</sup> July 2021 and part of the discussion is to be Sport England's requirement for a Unilateral Undertaking in connection with this planning application.

We are open to some other mechanism to secure the replacement stadium.

Kind regards

[REDACTED]  
[REDACTED] Principal Planning Manager - South Team T: [REDACTED]

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](#)

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**From:** [REDACTED]

**Sent:** 02 July 2021 15:53

**To:** [REDACTED]  
[REDACTED]

**Subject:** 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892

**Importance:** High

Dear [REDACTED]

Thank you for submitting the Sport England consultation comments below dated 11 June 2021. The Local Planning Authority (LPA) has now reviewed the consultation comments and consulted internally.

The LPA cannot support Sport England's requirement for a Unilateral Undertaking on this application. The LPA consider that the Unilateral Undertaking would not be linked to this current planning application, but instead it will refer to a future development/application.

Please kindly update your consultation comments based on the above position.

Please be advised that the application will be referred to the Western Area Planning Committee scheduled for 21 July 2021.

We therefore look forward to hearing from you.

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)

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**From:** [REDACTED]

**Sent:** 11 June 2021 09:05

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** <v9\_SmartSaved/> App Ref: 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892

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Dear [REDACTED]

Thank you for consulting Sport England on the above application.

### **Sport England - Statutory Role and Policy**

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 (NPPF) (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:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

### **The Proposal and Impact on Playing Field**

Creation of open space for public recreational sport including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally. There is no loss of the playing field.

### **Assessment against Sport England Policy/NPPF**

The ancillary buildings are to be demolished and it should be noted that they are covered as part of the listing of the site as an asset of community value and therefore Part 11 of the General Permitted Development Order is a material consideration in my assessment.

West Berkshire Council's adopted playing pitch strategy (February 2020) highlights the re-provision of the Faraday Road Stadium as a priority (page 32). It should be noted here that Sport England does require the new stadium to be operational prior to the redevelopment of the whole site. Sport England and the Football Foundation along with the County Football Association have been working with WBC to assess suitable replacement sites. Whilst there

is a solution in the offing, currently no planning permission is secured for the replacement site.

The playing field is not to be altered through this planning application which is under consideration. The proposal is for the site to be opened up for public recreational sport, therefore the playing field will remain a playing field. The only differences are that the site will be open to the public to use and not a single club, and that there will be the demolition of the ancillary facilities including toilets. I have advised WBC that if the site is to be opened up for general public use, toilet provision should be considered.

I note in the planning statement that the income generated from the parking is to be used to maintain the grass pitch which is welcomed.

The pertinent issue to this application is the demolition of the ancillary accommodation to support the stadium. When it is replaced, paragraph 97 bullet point b) and Sport England's planning policy E4 will be satisfied. However given the site as whole is listed as an asset of community value, and the re-provision of the site has not happened, my view is if WBC signed a unilateral undertaking to ensure the re-provision does take place, then the reasons for the site being listed as an asset of community value would be satisfied.

### **Conclusion**

Further to the above assessment, Sport England does not wish to raise an objection to this application, subject to a Unilateral Undertaking for the replacement of the stadium being signed which would clearly include a statement that the existing Faraday Road site would not be redeveloped until the replacement stadium is operational. For clarity the definition of the redevelopment to this area would be the reduction in the grass footprint which forms the playing field/pitch.

If a Unilateral Undertaking does not form part of the planning permission or the wording is not robust enough, Sport England's response would be one of objection.

Sport England would like to be consulted on the drafting of the Unilateral Undertaking to avoid any confusion or loss of time.

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 this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

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

Yours sincerely,

[Redacted Signature]

Principal Planning Manager - South Team

T: [Redacted]

[Redacted]

F: 01509 233 192

E: [Redacted]



Image removed by sender. We are undefeatable



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