

From: [REDACTED]
To: [REDACTED]
Subject: RE: App Ref: 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892
Date: Friday, June 11, 2021 1:01:25 PM
Attachments: [image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)

Hi [REDACTED]

Thank you for the comments.

The comments state:

"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."

Just to get some clarity on the UU requirement:

- 1) Are we correct to assume that the above approach will ensure application 20/02402/REG3 can be implemented and the site can be used as an open space/ recreational play area as proposed.
- 2) The UU will apply to future redevelopment or future reduction in the grass footprint on the site ie outside of the open space/ recreational play area permission.

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

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 xxxxxxxx@xxxxxxxx.xxx.xx or telephone (01635) 519111.

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

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From: [REDACTED]

Sent: 11 June 2021 09:05

To: [REDACTED] >

Cc: [REDACTED]

Subject: 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

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 block]

T: [Redacted]

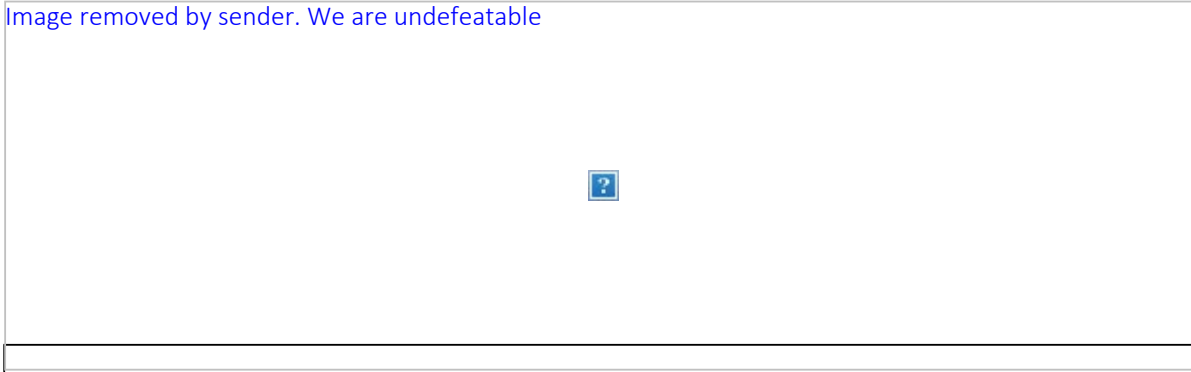
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F: 01509 233 192

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