

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Update on Newbury Sports Ground  
**Date:** Tuesday, May 11, 2021 7:46:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
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[image011.png](#)  
[image012.png](#)  
[image013.jpg](#)  
[image014.png](#)

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Thanks [REDACTED]

Would be good to talk to you on the project too. Perhaps after we have received your observations. I know it is vitally important that Sport England is supportive of the plans from the WBC perspective.  
BW

[REDACTED]  
Interim Consultant - Leisure  
West Berkshire Council, West Street House , Newbury, RG14 1BZ

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

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**From:** [REDACTED]  
**Sent:** 11 May 2021 07:29  
**To:** [REDACTED] >  
**Subject:** RE: Update on Newbury Sports Ground  
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Of course [REDACTED],  
Best wishes

[REDACTED]  
**From:** [REDACTED] >

**Sent:** 11 May 2021 07:26

**To:** [REDACTED]  
[REDACTED]  
<[REDACTED]>  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Update on Newbury Sports Ground

Hi [REDACTED]

I have now taken the lead on this project for West Berks and [REDACTED] is now winding down [REDACTED] involvement in the project so could you please forward your observations to me?

[REDACTED]  
Interim Consultant - Leisure  
West Berkshire Council, West Street House , Newbury, RG14 1BZ

[REDACTED]  
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**From:** [REDACTED]

**Sent:** 11 May 2021 07:15

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

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Update on Newbury Sports Ground

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Good morning [REDACTED],

I have just had comments back from the RFU and I should be formally responding within the next 24 hrs to [REDACTED], but I will copy everyone in.

Kind regards  
[REDACTED]

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**From:** [REDACTED] >

**Sent:** 11 May 2021 07:07

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

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Update on Newbury Sports Ground

Morning,

Please find attached the revised layout. Welcome your comments and hopefully sign off of the concept layout. It does not yet include the external accessible toilets as that was not defined.

Once the council have the procurement process signed off and sorted then Alliance Leisure will redevelop and cement the layout to include the external accessible toilets and any other necessary alterations/tweaks.

[REDACTED] have you got any other comments on the operation and use of the development? Have you had any other information or detail to satisfy any further concerns you might have? Have RFU been formally consulted? We are providing a world rugby compliant 3G and improving the old stone access to the north east to further U7 grass pitches so hopefully parties are happy with this but would appreciate your thoughts?

Could you also confirm who the direct contact would be for the ground grading sign off so we can speak with them further on specific matters on layout and timescales please?

Please do not hesitate to contact me to discuss any details further.

Kind Regards,

[REDACTED]  
Consultant

Mobile: [REDACTED]

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**From:**

**Sent:** 06 May 2021 16:21

**To:**

**Cc:**

**Subject:** RE: Update on Newbury Sports Ground

Hi

Yes, sorry – that area for visiting officials / directors needs to be separate. Could use a partition/divider, but will need to be made larger to enable this.

It may be that the additional 2 changing rooms are lost. In reality, the 3G pitch can operate with 2 team changing rooms, as when there's mini-soccer/youth matches, the kids won't use the changing rooms. More social space also provide more space for income generation on the site.

Hope this helps.

Kind regards

The Football Foundation

10 Eastbourne Terrace | Paddington | London | W2 6LG

M:

E: [www.footballfoundation.org.uk](http://www.footballfoundation.org.uk)



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From: [REDACTED] >

Sent: 06 May 2021 13:19

To: [REDACTED]

[REDACTED]

[REDACTED]

Cc: [REDACTED]

[REDACTED] >

Subject: RE: Update on Newbury Sports Ground

Afternoon [REDACTED]

Thanks for coming back so promptly.

Could I just get some further clarification on the below...

This is currently the social space on match days and competitive league events. If you are suggesting this area needs to double in size then two changing rooms will certainly need to be lost and all elements re-configured? (If this space can accommodate 24 people, that's fine)

I may have misinterpreted but the conversation with [REDACTED] seemed to suggest that an area to serve 24 people as a board room needs to be separated. Then there is still a need to supply a social area for spectators?

I assume this point relates to the below item in the NGG but does not specify a size or number of persons etc.

1.5 Clubhouse

There must be a clubhouse facility either on or adjacent to the ground and which should be open on match days to provide refreshments to spectators and visiting Players, Officials and Match Officials, unless provided for elsewhere in the Ground.

Please do not hesitate to contact me to discuss any details further.

Kind Regards,

[REDACTED]

Consultant

Mobile: [REDACTED]

DD: [REDACTED]

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From: [REDACTED] >

**Sent:** 06 May 2021 13:11

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

**Cc:** [REDACTED]  
[REDACTED] >

**Subject:** RE: Update on Newbury Sports Ground

Hi [REDACTED]

I understand you've spoken to [REDACTED], but for others benefit, please see comments below.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED])

The Football Foundation

10 Eastbourne Terrace | Paddington | London | W2 6LG

M: [REDACTED]

E [REDACTED]

W [www.footballfoundation.org.uk](http://www.footballfoundation.org.uk)



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**From:** [REDACTED] >

**Sent:** 29 April 2021 19:07

**To:** [REDACTED]  
[REDACTED]  
<[REDACTED]>

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** RE: Update on Newbury Sports Ground

Afternoon,

Thank you for the comments [REDACTED]. I written some points to clarify before we work through the necessary changes as I feel they are rather pertinent to finalise what we are to work towards and complete the layout.

In the current plan only two of the four team changing rooms could be when the changing room are require by the senior team. The changing room corridor would need to be for the exclusive use of the two teams and officials. Otherwise the arrangement would require amending to all two team changing rooms and one officials changing room to be used exclusively with external access to the pitch.

Could you clarify what you are stating in the area highlighted in yellow please?

The request of 4no. changing rooms was for diverse use for younger matches / junior / training 7v7 and 9v9 and 5v5 etc being split between male / female groups. I believe this has derived

from local club / user request to [REDACTED]. On match days the 2<sup>nd</sup> changing rooms would double up as medical and physio rooms for competitive league fixtures and therefore the area is not in use or accessible for any other party. Are you happy with this premise? (Yes, that's fine and makes sense. Chances are mini-soccer / youth footballers won't use the changing rooms)  
The point on the corridor and player / officials access to the pitch privately is already noted and will be changed with the end "plant" room acting just as a corridor outwards.

There should be viewing on three sides with a 1.1m pitch perimeter barrier with infill. Currently there is not full length viewing on one side of the pitch. The hardstanding areas and covered stands should provide a total capacity 1,300.

Not sure which version of the plans you have been sent or if the thicker fence lines block viewing but a minimum of 1m hardstanding is proposed to all 4 sides/ends with a 1.1m high viewing / spectator fence and a 4.5m fence beyond (do we need 4.5m or can they reduce to 1.83m if planning have concerns of visual considerations?). (Ideally, needs to be 4.5m for ball retention)

The boundary fencing should prevent a direct view from the outside up to 1.8m.

there will be a 1.83m visual mesh / screening around the entire 4.5m perimeter fence to meet the NGG clause. (Noted)

There should be 150 covered seats and 150 covered standing for spectators. Work for spectator accommodation and associated facilities must meet the requirements of the Local Certifying Authority (where one exists), comply with all Health and Safety laws and the provisions and highest standards of the Guide to Safety of Sports Grounds (the Green Guide) 6th Edition and other advice to which it refers.

Apologies this is an error from me on the annotation that has not been updated for the seating / stand of the site. The NGG that needs to be met is step 5 that requires 200 spectator accommodation with at least 100 seated. The proposal is actually for a stand to serve 250 seated and if the club progress to step 4 then they would then just need to add a 50 standing accommodation to meet ground grading step 4. (Noted)

There should be in addition to the Club house toilets male toilet with 2 urinals and 1 WC. Female toilet with 2 WCS.

The remit was/is currently to meet step 5 and allow future proofing to step 4 and allow future proofing and space allocation for step 4 of further external toilets. That said the architect has been made aware that the toilets need to increase to include one with 2 urinals and the other with a 2<sup>nd</sup> toilet. With this alteration / addition are you happy for the amendment? (Yes)

There should be within the pavilion a separated area that could accommodate up to 24 people (directors of both Clubs).

This is currently the social space on match days and competitive league events. If you are suggesting this area needs to double in size then two changing rooms will certainly need to be lost and all elements re-configured? (If this space can accommodate 24 people, that's fine)

The officials changing room should provide lobby, shower, WC, WHB plus 6sqm of usable changing area.

There is no NGG request for a lobby? That said the rooms have an access corridor / lobby space? There is also a shower, WHB and 6m area. can you confirm which plans you were sent please? (Noted, all fine)

The Designs should be the requirements of The FA National Ground Grading – Category D.

The current remit we were working to is step 5 with future proof capacity to step 4. Can all parties just confirm what the works should be installed and implemented to please? (We need the LA to confirm this, but last email we saw was step 4)

Please do not hesitate to contact me to discuss any details further.

Kind Regards,

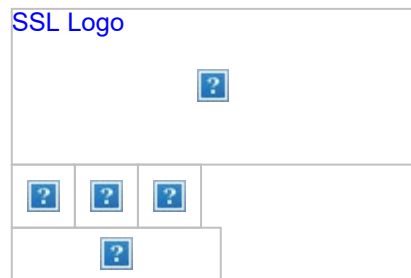
[REDACTED]

Consultant

Mobile: [REDACTED]

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**From:** [REDACTED]

**Sent:** 29 April 2021 18:16

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

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Update on Newbury Sports Ground

Hi [REDACTED]

Thanks for sharing these.

Please find enclosed feedback from our Technical Project Manager on the proposal. The only other item to add is to ensure the 3G pitch has 3m run-offs in line with ground grading too.

I've also copied [REDACTED] from SSL into this, as had separate email trail with [REDACTED] too.

Kind regards

[REDACTED]  
[REDACTED]  
[REDACTED]

The Football Foundation

10 Eastbourne Terrace | Paddington | London | W2 6LG

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E [REDACTED] W [www.footballfoundation.org.uk](http://www.footballfoundation.org.uk)



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**From:** [REDACTED] >

**Sent:** 28 April 2021 08:59

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

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** Update on Newbury Sports Ground

Morning all,

Further to my conversation with [REDACTED] yesterday, please find attached the updated and amended site plans. As you will see we have been more ambitious in our plans and are now aiming for Step4. The Executive are considering all the contract and financials tomorrow and subject to approval it would be great to have the more detailed discussion about usage and how to liaise with local clubs. I would be very grateful if you could confirm that, subject to the construction being completed, this set of plans will meet our objectives as set out in the PPS.

I must also advise that due to a reorganisation I will no longer be involved with the project, I have cc'd in [REDACTED] and [REDACTED] who will be running things in the future.

All the best, [REDACTED]  
[REDACTED]

Head of Public Protection and Culture

West Berkshire Council  
[REDACTED]  
[REDACTED]

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