

FAO: Isabel Johnson
West Berkshire Council
Avonbank House
West Street
NEWBURY
RG14 5LD

1st April 2015

Our Ref: SE/WB/2015/39153/S

Dear Isabel,

App Ref: 15/00366/FUL
Site: Triangle Field, Priory Road, Hungerford, RG17 0AR
Proposal: Proposed instillation of 4x storage units on triangle field, hungerford. Change of use of land from recreational and amenity to storage for theatrical equipment.

Thank you for consulting Sport England on the above application. It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184)

The consultation is therefore statutory and Sport England has considered the application in the light of the National Planning Policy Framework (in particular Par 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England (see link below). <http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Essentially 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/part of a playing field, unless one of 5 exceptions applies:

Sport England Policy	
Summary of Exceptions	
E1	An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport
E2	The Development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches
E3	The Development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch
E4	Playing field lost would be replaced with equivalent or better playing field in terms of quantity, quality and accessibility
E5	The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field

It is proposed to change the use of land at Triangle Field from recreational and amenity to storage for theatrical equipment to accommodate 4 containers for a local theatre group. The proposed development will result in a loss part of this sports site that could be used in the future to accommodate ancillary facilities for the sports users of this site, such as car parking.

A plan submitted with the application shows that the proposals include an extension of the car parking area and how this will fit in with the proposed storage unit. However, the Applicant's application form and Design & Access Statement contain no reference to the proposed amendments to the parking area, nor are they included within the red line on the location plan.

As it is not clear from the application documents how the proposed containers will be accommodated alongside the requirement of sports users for additional parking spaces at the site, the Rugby Football Union (RFU) has asked Sport England to object to this application. The RFU's comments to Sport England state;

'...The amount of Rugby played at the venue is on the increase with the RFU recently investing in the Clubhouse social space, the club are also looking to work with the Town council to significantly develop the changing resources for the clubs at the venue.

This will of course require significant investment in the car park, once the agreement has been reached between the groups to achieve the desired car parking the RFU will remove its objection to the above application.'

These comments are supported by the FA which states;

'Subject to the proposed location of the four containers will impact whether the Berks & Bucks FA and the FA will support the application. On a match day when 'Legion of Hungerford FC' are playing at the Triangle Field in addition to the Rugby teams, parking is extremely limited and often results in volunteers and parents having to park off-site. In addition the pitches are utilised to capacity and therefore we would not support the application if they are located on the recreation ground or impact on loss of parking spaces.'

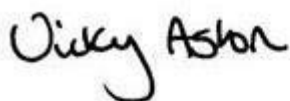
Sport England would like to see changes made to the application to improve the car park so that the requirements of the sports users of the site can be accommodated alongside those of the new users.

In light of the above, Sport England **objects** to the proposal because is not considered to accord with any of the exceptions in Sport England's playing fields policy. Sport England will withdraw its objection if further information confirming that the car park remodelling shown in plan will take place or if potentially a condition could be added to the planning permission to secure this?

Should your Council be minded to grant planning permission for the development then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the National Planning Policy Guidance the application should be referred to the National Planning Casework Unit.

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

Yours sincerely



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