
From: Vicky Aston
Sent: 10/05/2018 08:38:59
To: Planapps
Subject: App Ref: 18/00603/COMIND - Newbury Football Ground/Faraday Road Stadium, Faraday Road, Rg14 2AD
- Sport England Ref: PA/18/SE/WB/48760

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FAO: Jay Singh

Dear Jay

Thank you for consulting Sport England on the above application.

<p>Summary: Sport England raises no objection to this application which is considered to meet exception 5 of our adopted Playing Fields Policy, subject to conditions relating to design and the relocation of the clubhouse and stand.</p>

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 (in particular Para. 74), 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

The Proposal and Impact on Playing Field

It is proposed to develop additional football pitches at the Faraday Road Stadium in central Newbury. The site has an existing full size grass pitch with a stand. It is proposed to replace the existing grass pitch with a new full size artificial senior pitch, a junior pitch and 2 mini pitches.

This is an important site for community football in the town. This application has been submitted by Newbury Community Football Group (NCFG). The Football Foundation (commenting on behalf of Berks & Bucks Football Association) has advised us that the Group was officially formed in 2016 to support and champion the provision of football for all in the local community'. The group is made up of: Newbury Football Club (1 team), Newbury Ladies (2 teams), AFC Newbury Boys & Girls (15 teams), AFC Newbury Colts (16 teams), Newbury District Primary Schools Football Association along with support from others.

As a result of the group's work they secured an additional lease for Newbury FC at Faraday Road until June 2018.

Faraday Road is the only facility in Newbury suitable for National League System football, and the group have also been successful in registering the site as an Asset of Community Value. The facility is not only home to Newbury FC, but other grassroots clubs and football tournaments and events. Facilities such as these underpin the main strands of the County FA vision, and are a key enabler in ensuring we retain the current team participation levels within Newbury & the West Berkshire area.

The Football Foundation, on behalf of Berks & Bucks FA, support the NCFG in their aspirations to develop the site and are in full support of a full size 3G pitch and additional playing pitches. They have further confirmed that they are fully supportive of the NCFG plans for protecting football on this site.

The replacement of the full size grass pitch with an artificial grass pitch (and additional pitches) will increase the number of matches that can be played on the site, as the capacity of grass pitches is lower than it is for artificial pitches. The site is already well used by youth teams and as a competition venue.

The proposals shown as part of this application will impact on the current location on the existing stand and clubhouse. It is understood that the applicant intends to retain these facilities and has put in a second application that contains the details of these alongside this application. It is not clear why Sport England has not been consulted on both in tandem as the two applications are for the same site and were submitted together. The applicant has shared details of the submitted application with Sport England and in the absence of a consultation on these documents, Sport England has suggested a further condition below to ensure that the two applications are implemented alongside one another.

Assessment against Sport England Policy

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception 5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception 5.

As set out above the proposed replacement full size artificial pitch and adjacent junior and mini football pitches are proposed to benefit community football in Newbury. Berks & Bucks FA has confirmed that there is an existing need for a full size artificial pitch in Newbury and this new pitch will meet an identified local need for this type of facility. Berks & Bucks FA/the Football Foundation also confirm that they are fully supportive of NCFG in their plans to protect this site from development and to develop and improve the football facilities on this site.

The location of these facilities close to Newbury town centre means that the facility is accessible by alternative transport modes to the car and ensure that this is an appropriate location for this community football facility.

The pitch sizes chosen meet FA design guidance standards. However, I have suggested a condition below to require the submission of further details. These conditions are required to ensure that Sport England has the following information; location of any fencing, details of the construction of the surface, appropriate line markings, goal storage (the FA recommend that the fencing is recesses to allow for safe and easy goal storage) and confirmation of safe run-off. This information is required to ensure that the facilities provided are fit for purpose.

As highlighted above, a further condition is suggested to link this application with the second application submitted by the Club for the re-provision of the clubhouse and stand, and rearrangement of the car park/access.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to the following condition(s) being attached to the decision notice should the local planning authority be minded to approve the application:

1. No development shall commence until further details of the design and layout of the football pitches to include fencing, details of the construction of the pitch, appropriate line markings, goal storage and pitch layout (including run-off) 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 **.*

Informative: The applicant is advised that the design and layout of the football pitches should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: The FA Guide to 3G Football Turf Pitch Design Principles and Layout. The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches. The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

2. No development shall commence until details for the phasing of the development, including the re-provision of the replacement stand and clubhouse, 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 **.*

3. Before the sports pitches are brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. For Artificial Grass Pitches this should include measures to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the sports pitches.

*Reason: To ensure that the new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy **.*

If you wish to amend the wording of the recommended conditions, or use another mechanism in lieu of the conditions, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

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 me at the address below.

Yours sincerely,

Vicky

Vicky Aston

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