

**WESTERN AREA PLANNING COMMITTEE**  
**21<sup>ST</sup> JULY 2021**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 20/02402/REG3                      **Page No.** 23-62

**Site:** Newbury Football Club, Faraday Road, Newbury, RG14 2AD

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**Planning Officer Presenting:** Masie Masiwa

**Member Presenting:**

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**Parish Council:** N/A

**Objector(s):** Lee McDougall (attending in person)  
Les Durrant (on behalf of Alan Pearce) (via zoom)

**Supporter(s):** N/A

**Applicant/Agent:** Bill Bagnell

**Ward Member speaking:** Councillor Jeff Cant  
Councillor Jeff Beck

## **1. Additional Consultation Responses**

### **Consultation from Sport England**

Since the publication of the committee report, Sport England have submitted a consultation response withdrawing their previous objection. The full Sport England response is attached below:

**Masie Masiwa**

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**From:** [REDACTED]  
**Sent:** 20 July 2021 16:11  
**To:** Masie Masiwa  
**Cc:** [REDACTED]  
**Subject:** App Ref: 20/02402/REG3 - Faraday Road Stadium (Closed) - Sport England Ref: PA/20/SE/WB/56892  
**Attachments:** Meeting of 13th July

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

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Dear Masie

Further to my response to the above planning application on 11<sup>th</sup> June 2021 we have had several discussions with WBC which culminated in a meeting last Tuesday (13<sup>th</sup> July 2021) at 4pm between Charles Johnson, Executive Director Property, and myself from Sport England, and Lynn Doherty, the leader of WBC, and several of her colleagues.

Lynn outlined the commitment by WBC to the Faraday Road Stadium replacement site and other issues arising from this. This was then backed up in an email which we received on Friday 16th July which I have attached.

As a result I no longer require a Unilateral Undertaking or any conditions as pre-requisite to us not objecting to the current planning application.

#### For Clarity

Sport England does not wish to raise an objection to this application.

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.

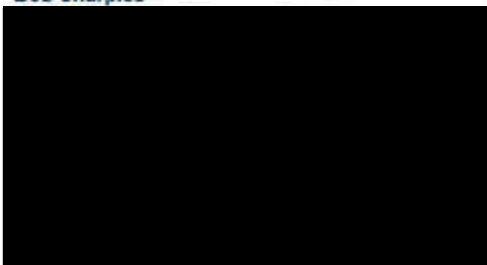
If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

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

Yours sincerely,

Bob

**Bob Sharples**



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**From:** [REDACTED]  
**Sent:** 18/07/2021 10:13:22  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Meeting of 13th July

Dear Charles and Bob,

Thank-you for a positive meeting via zoom on Tuesday evening and I'm glad that we have agreement on the advantages of working together to deliver our Playing Pitch Strategy. The meeting notes and draft joint comms statement on the PPS proposed by Nick will be circulated early next week.

In the meantime, I am happy to confirm the sequencing of our delivery of that part of the PPS that relates to the new Sports Hub, the former stadium at Faraday Rd and the new pitch as set out below, assuming the relevant planning applications are approved by the Planning Committee:

- August 2021 – Derelict former clubhouse and associated structures at Faraday Rd are demolished and work starts to remove and replace sections of fencing and make available to the public the old grass pitch for general recreational sport on a first come first basis as per planning application 20/02402/REG3;
- Before the end of summer 2021 – Planning application submitted for the new Sports Hub at Newbury Rugby Club;
- Before end December 2021 – Planning application submitted for new playing pitch in Newbury;
- December 2021 - Recreation space for community use at Faraday Rd opens to the public;
- March 2022 – New Sports Hub opens at Newbury Rugby Club;
- 2022 – Outline planning application submitted for London Road Industrial Estate
- Within 18 months of planning approval for new playing pitch – pitch opens to the public
- 2023 – Work starts on site for redevelopment of London Road Industrial Estate

I look forward to seeing this progress and working with you over the coming months.

Kind regards,  
Lynne

Cllr Lynne Doherty

Leader, West Berkshire Council  
[REDACTED]

### **Consultation response from Newbury Society**

A consultation response has been submitted by Newbury Society since the publication of the committee report and the comments are outlined below:

20/02402/REG3 Newbury Football Stadium, Faraday Road

We support the response from Sport England dated June 11, 2021.

In particular, we understand that Sport England would be satisfied with a unilateral undertaking from West Berkshire Council for the replacement of the stadium, in other words that the Faraday Road site would not be redeveloped until an acceptable replacement stadium is operational.

If WBC is serious in its current proposal for a replacement, this should not be a problem. The current planning application should not be granted until that clear assurance has been given, and Sport England is satisfied.

However, as an overall comment on redevelopment plans for this area, we feel that removing a permanent dedicated sports facility on a site where the council owns the freehold, and replacing it with a more short-term facility on a site which is already a sports site (the Rugby Club) is an overall loss for sport in Newbury; and do not understand how it could be appropriate policy for a council which nominally favours an expansion of sports facilities and supports a rising population.

Yours  
David Peacock  
For the Newbury Society

### **Additional representation**

Additional comments have been received from Mr Pearce since the publication of the committee report and the comments are outlined below:

*Ref 20/02402/REG3 Creation of open space for public recreation including demolition of former football ground clubhouse.*

As the development is proposing to retain the existing drainage strategy and extend it to suit any further proposals (Flood Risk Assessment and Drainage Statement SMARef:6606-FRA&DS 4.0 Surface Water Drainage Strategy 4.3) and Surface water from the existing development within the red outline currently does not discharge into the nearby sewer. (4.2) as attached.

Thames's water is a statutory consultee, as the development is increasing flow rates, they have a statutory obligation to maintain a network that can absorb the proposed development and not increase flooding off site.

Please as a matter of urgency, can you confirm you have consulted with Thames Water and supply a copy of all correspondents and add this document to your website for the public to reference.

Officers consider that the site drainage matters have been adequately addressed by the Environment Agency and the Local Lead Flood Authority Officers who have both recommended conditions are attached.

## **2. Update Information**

### **Additional condition - Materials as specified**

A condition to address materials was omitted from the schedule of conditions in error. The condition has been added to the schedule of conditions list for members' consideration and is outlined in full below:

*The materials to be used in the development hereby permitted shall be as specified on the approved plans and documents. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.*

*Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).*

### 3. Updated Recommendation

The recommendation set out in the agenda has been amended and updated since the receipt of the latest comments from Sport England (comments received 20 July 2021). The updated recommendation is set out in full below. whilst the first part of the recommendation remains the same, the second part has been removed, as there will be no requirement to refer the application to the National Planning Casework Unit if members are minded to recommend approval.

To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 of the report)