

WESTERN AREA PLANNING COMMITTEE

18TH MARCH 2026

UPDATE REPORT

Item No: (1) **Application No:** 25/02139/REG3 **Page No.** 23-56

Site: Faraday Road Football Ground Faraday Road Newbury RG14 2AD

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Environment Agency:	<p>Updated their response to raise no objections.</p> <p>“Thank you for consulting us on the amended application above, on 9 March 2026. We understand that the proposed development has been revised. It is now for erection of floodlighting only, with resurfacing of the football pitch no longer forming part of the proposal.”</p> <p>Going on to state they have no objections</p>
Natural England:	<p>Thank you for your consultation on the above dated 06 March 2026 which was received by Natural England on 06 March 2026</p> <p>NO OBJECTION</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Natural England’s generic advice on other natural environment issues is set out at Annex A.</p>

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

9.	<p>Community Use Agreement</p> <p>Within 6 months of the date of this permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to outdoor sports facilities, changing and car parking and include details of pricing policy, hours of use, access by non- educational establishment users and community users, other than the host club, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p>
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	<p>Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy SP10 Green Infrastructure and the National Planning Policy Framework.</p>
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