
From: Bob Sharples
Sent: 07/07/2020 07:37:43
To: Niko Grigoropoulos
Cc: Jake Brown; Jason Bowers
Subject: App Ref: 20/01238/OUTMAJ - Sandleford Park - Sport England Ref: PA/20/SE/WB/55919

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Dear Niko,

Further to my holding objection on the 2nd July 2020, I received the clarification from you colleague Jake Brown which you were copied into regarding my questions/concerns.

I apologise for not being able to find the information Jake referred to in his email. We were having difficult accessing the council's website last week.

For clarity the following is an extract from Jake's email dated 3rd July 2020:

Retention of Former Newbury Rugby Club Limited Land in Recreational Use

- *1.3 With effect from the Occupation of any Dwelling within that part of the Site shown [] on [], to reserve and make available the Triangle Land for the playing of sports and not to use the Triangle Land for any other purpose; and*
- *1.4 not to Occupy any Dwelling until the Owner has made an irrevocable offer to Newbury Rugby Club Limited to transfer back the Triangle Land for nil payment.*

The parcel of land to be transferred can be seen in the attached plan submitted with the application.

In addition they are proposing a contribution toward Newbury RFC via the following obligation:

- *1.4 not to use or Occupy or cause, suffer or permit to be used or Occupied more than [] Dwellings without first having paid the Newbury Rugby Club Contribution to the Council.*

The contribution amount is defined in the draft S106 as:

Newbury Rugby Club Contribution the sum of £180,000 (one hundred and eighty thousand pounds) plus any Additional Sum to be paid to the Council to provide surface and drainage upgrades to the existing playing pitches at the Newbury Rugby Club located to the north west of the Site and to the south of Monks Lane;

The applicants also propose in their draft S106 the following obligation on the Council for the additional secondary school land to be provided to the neighbouring Park House School:

- *The Council covenants with the Owners to use reasonable endeavours to procure that the Secondary School Site and any sporting facilities that are provided on the Secondary School Site are made available for use by the public following the transfer of the same to the Council pursuant to paragraph 1 of part 3 of Schedule 1 and subsequent occupation by the Park House Secondary School.*

The draft S106 document is not available for viewing on our website due to data protection. Please let me know if you wish to see a copy of this document.

Paragraph 5.4.4 of Chapter 5 – Socio-economic of the submitted Environmental Statement states: 'The application site includes a small area of land that is part of Newbury Rugby Club. This is consistent with the area of the allocated site shown in the Core Strategy. The proposed development does not affect the area of playing pitch and this land is going to be retained in its current use. Although this land is not currently used as playing pitches, it is within the curtilage of the Rugby Club and as such is defined as playing field land in the NPPF.'

This does appear to be in line with the previous discussions with my former colleague Vicky Aston.

Conclusion

Sport England raises no objections to granting of permission for the outline planning application, subject the details outlined above being in the proposed S106 Agreement.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice. We would also like a copy of the signed S106 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

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