

Wokingham Borough Council

FAO: Ms H Maynard

By email only

26th June 2025

Planning Practice Guidance: Non-statutory consultees

Paragraph 022 Reference ID: 15-022-20140306

Application Reference: 250517

Site: Land Off Basingstoke Road To the south and west of Spencer's Wood, Sinfield Wokingham RG7 1DT

Proposal: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.

Sport England Reference: PA/25/SE/WON/70662

Dear Helen,

Thank you for re-consulting Sport England on the above proposal with additional information pertaining to the Development Specific Emergency Plan and drainage strategy and revised Flood Risk Assessment.

We have reviewed the documents and have no further comments to make beyond those submitted on the 20th of May 2025.

For Clarity Sport England's Position

Sport England does not object to this application, as it is considered to meet Objective *Provide*.

Sport England would like to review the details of the off-site contributions proposed when they are available as well as the details of the on-site sports provision.

Sport England recommends, based on our assessment, that if the Council is minded to approve the application, the following planning conditions should be imposed, if they are not to form part of the Section 106 Agreement.

1.

- (a) No development of the playing fields shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- (b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame – e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

*Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy **.*

Informative: The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2025 or subsequent revision)

2. No development of the sports pavilion and 3G artificial grass pitch shall commence until their details have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Sports pavilion and 3G artificial grass pitch 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 **.*

3. Within 6 months of completion of the artificial grass pitch, 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. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacture's specified period. It should also include the required testing to comply with FIFA Quality certification. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G artificial grass pitch.

*Reason: To ensure that a 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 **

4. Within 3 months of the work starting to create the sports facilities, 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, management

responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

*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 **.*

If you wish to amend the wording of the recommended condition(s) or use another mechanism in lieu of the condition(s), 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.

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 agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

If you would like any further information or advice, please contact the undersigned.

Yours sincerely,

Bob

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cc G Goudie Esq. WBC