

THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PLAYING PITCH STRATEGY & ACTION PLAN

APRIL 2016

Page 19 - protecting supply of pitches

- Pitches at Braywick Park must be protected in order to be able to continue to meet demand from Maidenhead RFU.
- Both the club and RFU should work to ensure the current supply of pitches is not impacted upon by proposed developments onsite.

Commendations – rugby union

Existing quantity of rugby pitches to be protected, particularly at Braywick Park given development proposals which may include the loss of grass pitches.

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Aim 1

- To protect the existing supply of playing pitch facilities where it is needed for meeting current or future needs

Recommendations:

- Protect playing field sites through local planning policy.

Recommendation a

- The PPS assessment shows that all currently used playing field sites require protection and therefore cannot be deemed surplus to requirements because of shortfalls now and in the future. Therefore, based on the outcomes of the PPS, local planning policy should reflect this situation.
- NPPF paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The PPS assessment shows that all currently used playing field sites require protection and therefore cannot be deemed surplus to requirements because of shortfalls now and in the future. Lapsed, disused, underused and poor quality sites should also be protected from development or replaced as there is a requirement for playing field land to accommodate more pitches to meet the identified shortfalls.

Sport England's playing field policy exception E1 only allows for development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all playing pitch sports types and sizes.

Policy exception E1:

- 'A carefully quantified and documented assessment of current and future needs has been demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport'.
- Where the PPS cannot demonstrate the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with Sport England policy exception E4.

Policy exception E4:

- 'The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:
 - of equivalent or better quality and
 - of equivalent or greater quantity;
 - in a suitable location and
 - subject to equivalent or better management arrangements.
- Further to this, all playing fields should be protected or replaced up until the point where all satisfied demand has been met within the study area or each individual sports catchment areas within a sub area

Page 33 - Likely future sport-by-sport demand trends

Rugby Union

- Locally, the RFU wants to ensure access to pitches in RBWM that satisfies existing demand and predicted growth. It is also an aim to protect and improve pitch quality, as well as ancillary facilities including changing rooms and floodlights.
- Clubs are likely to field more teams in the future. It is important, therefore, to work with the clubs to maintain the current pitch stock, support facility development where appropriate and increase the number of floodlit pitches where necessary.



Page 44 – Maidenhead Analysis Area

Rugby Union

- Pitches at Braywick Park used by Maidenhead RFC may be under threat as a result of proposed development plans for the site and need to be protected.
- Recommendations
 - Seek options to secure use of Braywick Park for Maidenhead RFC which may be under threat.
 - Improve pitch quality to provide greater capacity through improved maintenance regimes, remedial work and installation of drainage systems.
 - Maximise use of the 3G pitch at Maidenhead RFC to meet training and match play demand.

Page 48 - 7 Braywick Park Rugby Union

Proposed developments for the site threaten the loss of some grass pitches which are currently used to capacity at junior peak time.

Seek options to secure use of the site for the club. However, if loss of grass pitches is inevitable it must meet the requirements of the second criterion of paragraph 74 of NPPF.

This requires replacement provision of an equivalent or better quantity and quality in a suitable location.