

# Braywick Sports and Recreation Park



Stephen Bough – Chairman Maidenhead Rugby Football Club  
Presentation to Maidenhead Forum – 10<sup>th</sup> November 2022



# Braywick Sports and Recreation Park



## History so far - Reasons for football club to relocate as presented by Peter Griffin.

The football club Chairman, Peter Griffin, is the financial backer of the club and wants to reduce his financial commitment to the club. According to 2022 accounts, Mr Griffin has £1,300,000 of loans owing.

The plan is to build a stadium with additional business based facilities that will finance the football club as Peter Griffin reduces his financial input.

York Road is large enough for a 5,200 capacity stadium but not associated business facilities that would provide ongoing funding for the football club.

They do not have the finances to develop a suitable sports and business complex at York Road.

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We believe this shows the focus of the new development is to purely provide financial support through the development of business based facilities on Braywick Park, rather than improving local sports facilities.

Free to build due to the revenue of the sale of York Road.



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Although we have had a couple of discussions with the football club:

- We have had no detail from them with regard to the specifics of the stadium and business centre, including:
  - lease agreement and cost relating to use by the rugby club due to loss of grass pitches
  - upgrade or replacement of the loss of protected sports pitches as required by National Sports Pitch Policy
  - management of match day home and away fan access into and out of park/stadium
  - traffic management, in and around the park
  - local/on site parking
  - facility use and weekly timetable of activities, both sporting and business
  - security and spectator marshalling plans on match days
  - access and cost for members of the public to use the running track
  - noise, light and air pollution

We have been told these will be addressed within the planning application. Our response was that they need addressing prior to the planning application.

# What is being built on Braywick Sports Park



5,200 capacity stadium (same as York Road)

Minimum 22 games/season + women's football, unknown no. of youth teams, other football clubs use throughout year (full details yet tbc)

Commercial Gym

Leasable office space

150 new car parking spaces  
and coach park for 10 coaches

Indoor sports hall

Hospitality facilities/bar facilities

Fenced in and cost to use running track (full details yet tbc)

Loss of 8/10 designated and protected rugby pitches

Loss of London 2012 gym and children's play area

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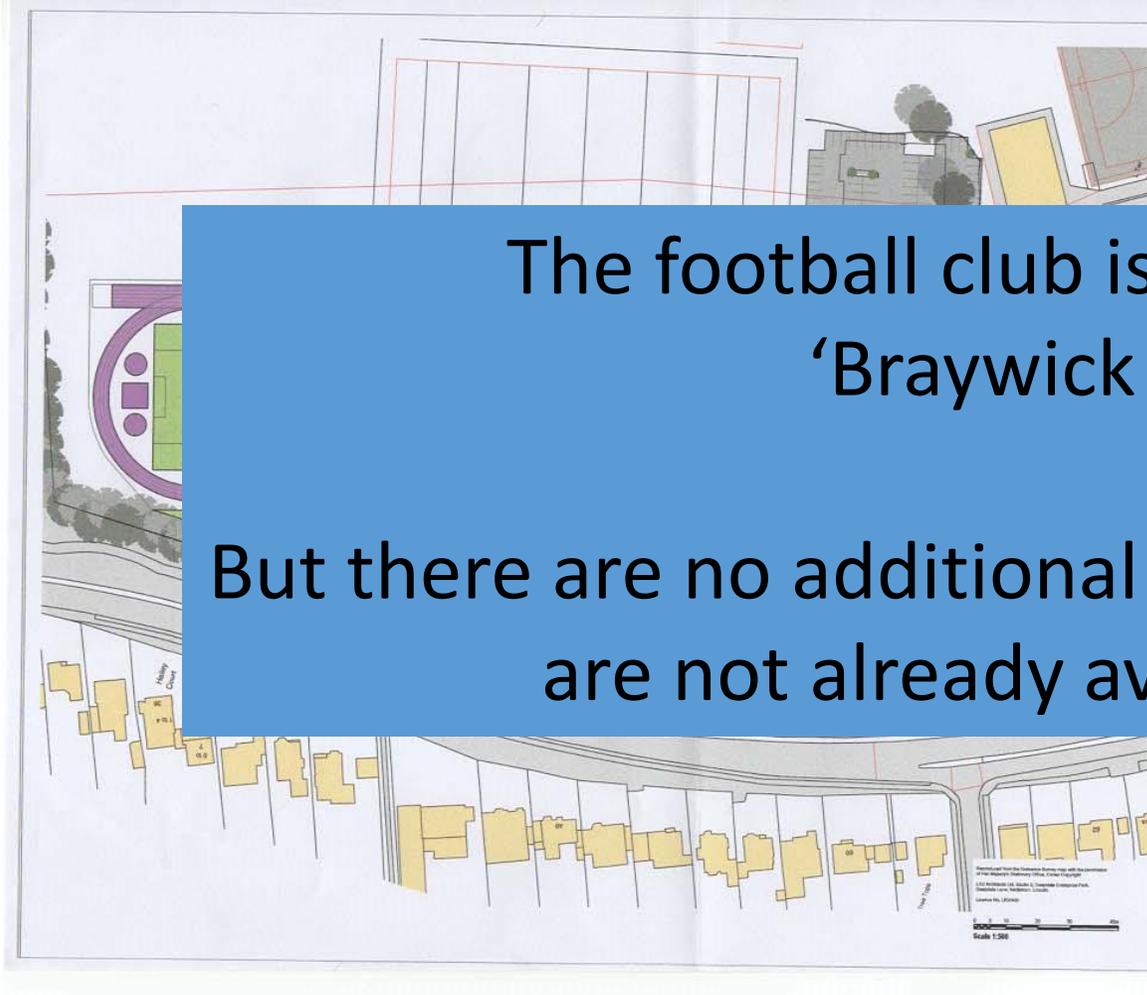
The football club is referring to it as the new  
'Braywick Park Sports Hub'

But there are no additional sports facilities being created that are not already available at Braywick Park.

Fenced in and cost to use running track (full details yet tbc)

Loss of 8/10 designated and protected rugby pitches

Loss of London 2012 gym and children's play area





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## Are there benefits to the development?

- The football club makes the following justifications based on providing ‘new facilities’ for the community:
  - New gym, there are already two on site.
  - Indoor facility, there is already one, it is called The Leisure Centre.
  - Disabled sport facility, there is already one, it is called The Leisure Centre.
  - 5 a side football – already covered at Maidenhead RFC 3G, the council’s astro turf pitch and at The Leisure Centre artificial pitches.
  - Local school facilities – already covered, it is called the Leisure Centre.
  - A new running track, restricted use and usage charge for local residents.

In our view, these claims are purely to sugar coat the stadium and business facilities as a ‘great local community facility’ to gain favour amongst decision makers and local residents.

This is a business based development on a valuable, precious and unique green belt, free to use, local community sports facility.

# Braywick Sports and Recreation Park

The new football stadium and business complex covers circa 9 acres of Braywick Park

Before



After



Braywick Sports Park has already lost:

- 6.5 acres to the Leisure Centre
- 2.5 acres to the school
- And now potentially an additional 9 acres to a football stadium and business complex.

That is 18 acres lost, out of an original 48 acres

That is 37% of beautiful Braywick Park

Plus a potential reduction in the greenery bordering the park



# Braywick Sports and Recreation Park



## Loss of rugby pitches

Loss of 8/10 protected rugby pitches where over 160 young children enjoy the health and mental wellbeing of outdoor, organised sport.

This includes: 40 x U6 girls and boys – 50 x U7 girls and boys - 55 x U8 girls and boys - 60 x U12 girls, U14 girls and U16 girls.

We are an expanding club, already managing the use of what space is available.

All of these pitches are protected under The Council's Adopted Playing Pitch Strategy:

*'Pitches at Braywick Park must be protected in order to be able to continue to meet demand from Maidenhead RFC.'*

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



# Braywick Sports and Recreation Park



## Loss of rugby pitches

Our response to the offer to use the new football stadium for pitches has always been rejected based on the following:

- The rugby club will be charged for the use of the stadium facilities, an additional cost that we cannot afford to bear.
- National and local Playing pitch strategy protects grass pitches, specifically at Braywick.
- We want to maintain grass pitches and open air space at Braywick and want our youth players and members to enjoy and experience that environment.
- There would be no option to put posts up if and when we need to or the ability to expand usage times when required.
- Lack of confirmation of the type of surface that is being laid and whether it meets rugby accreditation specification for non grass pitches.



# Braywick Sports and Recreation Park



## In summary

We believe that this is a financial, business led proposal built on a valuable, precious and unique green belt sports park that is currently free to use for the local community.

It contributes no additional sports facilities to the people of Maidenhead.

What it does add is:

- Another commercial gym
- Even more leasable office space
- An additional 150 new car parking spaces
- An coach park for 10 coaches
- Another indoor sports hall
- Hospitality and bar facilities

All on the unique, green belt, open air space that is currently the beautiful Braywick Sports Park.