

Application Ref. 73071

2nd June 2026

Response to Sport England Comments dated 5th May – Discharge of Planning Conditions

TT responses provided in red.

- The C10: (Drainage Maintenance and Management)

Though drainage detail is part of the 3G material sections plan, there is no specialist drainage plan showing area drainage system and outfall for the 3G pitch. The drainage plan appendices refer to a specialist pipe system, detail of which is to be included separately, but isn't within the documentation elsewhere.

Condition 10 asks for sustainable drainage management and maintenance plan for the lifetime of the development, it is not asking for drainage design details.

The drainage details for the development have previously been approved under S73 ref. 72502, the approved drawing references are listed below;

- FS1013-REN-EX-00-D-C-5201;
- FS1013-REN-EX-00-D-C-5210;
- FS1013-REN-EX-00-D-C-5211

SEL drainage information for all the Sports Pitches are provided in the drawing references below;

- FS1013-SEL-EX-XX-D-SC-2002
 - FS1013-SEL-EX-XX-D-SC-2003
 - FS1013-SEL-EX-XX-D-SC-4002
 - FS1013-SEL-EX-XX-D-SC-4003
 - FS1013-SEL-EX-XX-D-SC-5002 (12)
 - FS1013-SEL-EX-XX-D-SC-5007
- C31: (Pitch Specification / design)

91x55m pitch is 11v11 sized and can meet strategic need. 3m safety run offs are compliant.

No detail of pitch perimeter fencing – appearance, height, infill retention features.

Perimeter fencing has been approved under S73 ref. 72502. This is included within drawing ref. FS1013-ALA-EX-ZZ-D-L-0012. The drawing includes reference to the type of fencing, weldmesh fencing, and its maximum height of 3m for the MUGA, 2G and 3G

pitch. The eastern boundary also includes a 2m ball stop net above. These have been previously approved.

No detail of pitch entrance/exit points (with infill mitigation features and boot brushes), maintenance tractor entrance/exit points, or goal storage areas. Safety run off areas must always be unobstructed and unused goals cannot be stored within them – goal storage recesses required.

The entrance and exit points are also shown on the previously approved drawing ref. FS1013-ALA-EX-ZZ-D-L-0012. Goal storage recesses are included in the 2G pitch.

Foldable goals to be used for five-a-side, which can be strapped to fence, avoiding the need for goal recess storage. Full sized football will not impact run-off areas when pitch is being used for five-a-side.

No detail of where maintenance tractor etc will be housed and access the pitch. This is why a hardstanding spectator area is advised (see attached guidance), as a maintenance container can then be housed within the pitch footprint. Taking the tractor from other areas of the site to and from the 3G pitch is likely to cause migration of infill (rendering retention features redundant) and contamination of grass and mud onto the 3G which could lead to fungal growth etc.

The maintenance tractor will be brought to site as part of regular maintenance schedule. The tractor will not be stored on site. The access route for the tractor is displayed on drawing Ref. FS1013-ALA-EX-ZZ-D-L-0047-Access Strategy - Maintenance-C01.

No detail of entrance pathway to and from the pitch or indication of where spectators will observe, as again they must not be within the safety run off areas.

The entrance pathways are shown on the previously approved drawing ref. FS1013-ALA-EX-ZZ-D-L-0012. Regarding the 3G pitch, the spectators can use the grassed terrace immediately to the west. Drawing ref. FS1013-ALA-EX-ZZ-D-L-0001 Rev P19, approved under the S73 ref. 72502 application, provides these details.

No detail of infill mitigation to EN Guidance - <https://www.estc.info/wp-content/uploads/2020/03/FprCENTR-17519-Public.pdf>

Timber kick-boards around perimeter edge will prevent escape of infill material.

No detail of floodlighting location, product appearance and specification, illuminance and lighting assessment. See attached guidance – 200 lux average and 0.6 uniformity required. The line marking system does not make provision for 7v7 or 9v9 football. FF advises the applicant follows the recommended U15/16 pitch line marking system and colours within the attached 3G Layouts Guidance on pg9.

Condition 31 requires details of the design and layout of the pitch, it does not require details on lighting. External lighting is included under Condition 29, which is being dealt with separately. The application reference is 72574.

Marking layouts for the 3G pitch were considered, the pitch includes 4x 5-a-side markings as it is considered that this will maximise usage and was at the request of the school.

Strongly recommend the applicant tests and secures pitch on FA 3G Pitch Register to enable match play if not already secured by planning condition.

- C32: (Ball strike assessment)

Ball strike assessment has been undertaken based on U13-16 maximal velocity, however adult maximal velocity and spin rate has not been tested. The 3G pitch meets dimensions suitable for adult match play, whilst it is also likely that the pitch would be hired in the evenings for adult training sessions.

We are currently awaiting an update to the Ball Strike Assessment.

Don't agree that 5m fencing to each side of the 3G pitch is unfeasibly deliverable and so the alternative is preferred. The 3G design has provided no detail of fencing, however guidance and FF expectation would be for 4.5m regardless, so an extra 0.5m in height seems achievable.

No detail submitted of the appearance and specification of the fencing system.

Perimeter fencing has been approved under S73 ref. 72502. This is included within drawing ref. FS1013-ALA-EX-ZZ-D-L-0012. The drawing includes reference to the type of fencing, weldmesh fencing, and its maximum height of 3m for the MUGA, 2G and 3G pitch. The eastern and southern 3G boundary also includes a 2m ball stop net above. These have been previously approved.

5m fence height to the eastern boundary is considered above what is required given the site layout.

- C35: (Management and Maintenance Scheme for pitches)

The 3G product manual has been included which sets out recommended best practice, however there is just one reference to 3G in the LEMP and it simply refers to the recommended manual. Doesn't specifically cover detail of exactly who is to maintain the pitch i.e. day to day, possible annual contractor visit, how often and when in the days of the week maintenance is to be undertaken etc. Not sure it meets the required condition wording clearly enough.

We have provided a letter from Star Academies dated 25th March 2026. The letter confirms Star Academies will be responsible for ongoing management maintenance and upkeep of the artificial pitches.

England Netball (EN):

- The dimensions of the netball courts meet our technical standards however where there is a common runoff between the netball courts the distance should be 2m, the plans are showing as 1.5m. The run off between the court and the fence is correct at 1.5m.

2m common runoff between the MUGA Courts is provided in drawing Ref. FS1013-SEL-EX-XX-D-SC-8002 REV C03.