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18th June 2024

LF – 23/042
VIA PLANNING PORTAL

To whom it may concern,

SANDILANDS PRIMARY SCHOOL

PLANNING APPLICATION REF. 137074/FO/2023 - DISCHARGE OF PLANNING CONDITIONS

I write on behalf of my client, Tilbury Douglas Construction Ltd, to submit an application to discharge conditions 6 and 8 attached to permission ref. 137074/FO/2023.

The Conditions

Condition 6 – replacement playing field

Condition 6 states that:

(a) No development of the replacement playing field land shall commence until the following documents have been submitted to and approved in writing by the City Council as Local Planning Authority:

(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. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Condition 8 – timetable of pitch provision

Condition 8 states that:

No development shall commence until a timetable for the provision of the following football pitches i.e., Junior O/A size (88m x 56m (3m R/O); 2 x U7/U8 O/A (43m x 33m (3m R/O)) has been submitted to and approved in the Local Planning Authority. The pitches shall be delivered in accordance with the timetable approved in writing by the Local Planning Authority

a. The Submission

Condition 8

On behalf of Tilbury Douglas, we previously applied to discharge condition 8, however feedback was received from Sport England. The feedback stated that:

In terms of condition 8, a submission has been provided in the form of a Time Schedule for consideration and Sport England welcomes the commitment to discharging the condition. However, at this stage the submitted document fails to cover all the details and requirements set out in the condition and further information is required in the form of: -

- A timetable specifically stating that this includes pitches. The period of time for growth/establishment of pitches is key to meeting the May 2026 date.

Therefore understanding a timetable in relation to the agronomy work being undertaken to ensure that the construction is suitable, and that the timelines as identified by an agronomist can meet a May 2026 finish."

In response to this feedback, Tilbury Douglas have appointed STRI, a specialist agronomist consultancy, to advise on the timetable and information required to discharge the condition. We have therefore submitted a report completed by STRI which provides recommendations with regards to a) the timeline to reinstate the existing pitches to the north of the school and b) the creation of a new replacement playing field to the front of the school.

With regards to the timetable to address condition 8, it is as follows and has been informed by conversations with STRI following the production of their report:

Area of the Site	Seeding period	Growth and establishment period	Use by the school
New replacement pitch to the front of the School: <ul style="list-style-type: none">1 x U7/U8 (O/A 43m x 33m with 3m R/O)	To be undertaken September 2025	12 month period	October 2026
Pitches to the rear of the school. This is comprised of: <ul style="list-style-type: none">1 x Junior pitch (O/A size 88m x 56m with a 3m R/O)1 x U7/U8 (O/A 43m x 33m with 3m R/O)	To be undertaken March 2026	12 month period	April 2027

The above dates will be dependent on the weather conditions experienced during the periods. STRI have confirmed that they are comfortable with the timescales and months proposed.

Condition 6

STRI's report provides an assessment of the ground conditions at the Site and advises what works will be required to create a new replacement playing field area to the front of the site. The report advises that a type 1 pitch can be created, but which will be of a higher quality than the existing pitches on site. This is because the field would be constructed to be within the Sport England gradient guidelines and the turf quality would be improved as seeding with desirable grass species would occur.

b. Application Package

The following documents have been submitted in support of this application to discharge conditions:

- This covering letter.
- Condition tracker, prepared by Icen Projects
- Agronomist Report, prepared by STRI.

c. Summary

We trust that the enclosed documentation is helpful in providing the information required to discharge conditions 6 and 8 attached to permission ref. 137074/FO/2023. Please note that we have also recently applied to discharge condition 5 (again) taking into account United Utilities and the LLFA's comments.

Should you require any further information please don't hesitate to contact me via mobile phone or email.

Yours sincerely,

Lucy Furber
SENIOR PLANNER