

28 July 2026

FAO Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2177i

Dear Mr King,

Application for approval of details reserved by Conditions 8, 10, 12, 13, and 14 pursuant to application reference DM/23/2699 at Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex.

This application has been submitted online via the Planning Portal under reference **PP-15116722** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted for approval pursuant to Conditions 8 (3G Sports Pitch), 10 (Running Track), 12 (Turf Pitches), 13 (Playing Field Maintenance), 14 (Pitch Lighting) of application reference DM/23/2699 which received consent for the aforementioned development on 23 December 2025.

Conditions 8, 10, 12, 13, and 14 are each required to be discharged prior to the commencement of development of their respective elements. Details of all documents submitted for the discharge of this condition are set out below.

Condition 8 (3G Sports Pitch)

No development shall commence on the new/replacement playing field and sports facilities (including associated infrastructure) until details of the design and layout of the 3G Artificial Grass Pitch and the cricket nets have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The 3G Artificial Grass Pitch and the cricket nets shall not be constructed other than in accordance with the approved details.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
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This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- MCA-MUK3532-01
- MCA-MUK3532-02
- MCA-MUK3532-03
- MCA-MUK3532-04
- MCA-MUK3532-D01
- MCA-MUK3532-D02
- MCA-MUK3532-D03
- TP - Four Lane - tp5t Open

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 10 (Running Track)

Prior to the commencement of the work in relation to the running track hereby approved, details of its design and layout (including materials) shall be submitted to and approved in writing with the Local Planning Authority. The running track shall only be implemented in accordance with the approved details.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- MCA-MUK3532-01
- MCA-MUK3532-03
- MCA-MUK3532-04
- MCA-MUK3532-D03

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 12 (Turf Pitches)

No development shall commence on the natural turf pitches until the following documents have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England:

- 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.***

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..

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **GTC001046 001 Issued 250326**
- **GTC001046 SK01 CONSTRUCTION 260326 Issued**
- **GTC001046 SK02 CONSTRUCTION 260326 Issued**
- **GTC001046 Specification Issued 26032026**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 13 (Playing Field Maintenance)

No development on the grass playing pitches shall commence until a schedule of playing field maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development has been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **Yearly Maintenance for Natural Turf Pitches - Imberhorne Farm 09-07-2026**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 14 (Pitch Lighting)

No development shall commence on the athletic track and the 3G Artificial Grass Pitch until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in 2012 and relevant NGB guidance. After commencement of use of the sports facilities the sports lighting shall be operated in accordance with the approved scheme.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **a2605-01-Imberhorne-LightingDesign-02**
- **a2605-ColumnDrawings-Christy-6m Streetlighting Column**
- **a2605-ColumnDrawings-Christy-14m R-and-L Column**
- **a2605-ColumnDrawings-Christy-16m-Raise-and-Lower**
- **Christy-MAHA-PlusGen2-Spec**
- **Christy-WP50_Spec Sheet_230103_en**
- **MCA-MUK3532-99 Light Spill Plan**
- **Nelson20W - V17**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Conclusion

To summarise, this submission seeks the approval of details reserved by Conditions 8, 10, 12, 13, and 14 relating to application reference DM/23/2699 at Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead, West Sussex.

We look forward to receiving written confirmation of the approval of these details in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director