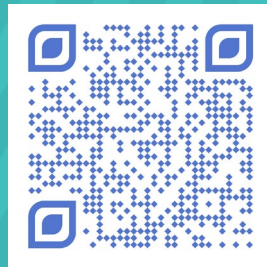




## MAIN ASTRO TURF

PLANNING APPLICATION | ASTRO IMPROVEMENTS & FLOODLIGHTING EXTENSION  
SCHOOL SUPPORTING DOCUMENTATION – NEIGHBOUR CONSULTATION DOCUMENT  
FINAL ISSUE | DECEMBER 2025

There is an 'All' in Alleyn's  
because at Alleyn's,  
we can all become  
all we can be.



## EXECUTIVE SUMMARY

Alleyn's School wishes to apply to Southwark Council for the extension of floodlighting hours on our main astro turf pitch to facilitate wider community use of our site. This document is the final summary of our proposals, following consultation with our neighbours. **Changes to the last issue are highlighted in green.**

### Current:

- Monday to Saturday until 6:30pm
- 1<sup>st</sup> October to 31<sup>st</sup> March
- No Sundays or Bank Holidays

### Proposed

- Monday to Thursday **until 8:00pm (was 8:30pm)**
- Friday until 7:30pm
- Saturdays until 6:30pm (no change)
- Sundays or Bank Holidays (no change, **so no lighting**)
- 1<sup>st</sup> October to 31<sup>st</sup> March (no change, **so no lighting**)

In addition, the School as part of its sustainability programme, and to improve the lighting provision and associated light spill from existing lights, proposes installing replacement LED lighting on telescopic columns. When not in use, the columns automatically retract to a low height, improving the visual amenity of the area.

The School has also suggested several mitigations within this document following consultation with affected neighbours focussed on noise and travel.





# Our Site Current & Future





## ALLEYN'S AT TOWNLEY ROAD

Alleyn's was founded by Edward Alleyn as the College of God's Gift in 1619. The College was split into an upper and lower school in the late 1800s with Alleyn's becoming the lower school, moving to its new campus on Townley Road in 1887. We will celebrate 150 years on our site in 2027.

Following the abolition of Direct Grant status and the withdrawal of the Inner London Education Authority's annual grant to the School, the Worshipful Company of Saddlers agreed in 1970 to provide funds to support the School, and this association continues with the investiture of Saddlers' Scholars each year.

In 1976, Alleyn's became co-educational, and was in fact one of the first independent schools in the country to do so. We will celebrate 50 years of coeducation in 2026.

Our site is divided by Townley Road itself, with the northerly site housing most of the school activity. The southernly site is known as 'Top Field.' This land was granted to the School by the Dulwich Estate in the early 20<sup>th</sup> Century, originally for the building of a Junior School. The School maintained the site as fields, with the pupils themselves being involved in the building of 'Mini Wembley' at the top part of the field in the 1930s. **Figure 1** shows the site in the 1950s, complete with athletics track and pavilion on the southernly site.



**Figure 1**  
Alleyn's at Townley Road, Circa 1950s



**Figure 2**  
Alleyn's Boys build the track



**Figure 3**  
Circa 1970s



## FUTURE DEVELOPMENT – MASTER & “MINIPLAN”

In 2023 the School completed an exercise in master planning to review the future of the Alleyne's site over the next 50 years. We have also reviewed smaller projects which might be required over the next 10 years within a 'mini plan.'

Initial concepts to both the 'master' and 'mini plans' were presented to neighbours in open sessions in September 2023.

The School has completed a full condition, sustainability and access audit of the full estate to inform a development plan for the next 15 years. We will continue to consult our neighbours and Southwark on our plans before submission. This will include a significant scheme to replace our dining hall, which will begin consultation shortly.

Our school has been in Dulwich for over 400 years, and at Townley Road for nearly 150 years. It is our duty to ensure our estate thrives and is here for future generations to benefit from.

### Images Right

Various concept imagery and historical drawings for the Alleyne's site. These **do not** represent final projects.





## CURRENT FACILITIES - GROUNDS

### A – MUGA

Astro, 7 x 7, Floodlit 08:00 to 21:00 on Monday to Friday and 08.00 to 18.00 on weekends.

### B – Cricket Nets

Astro, 6 Lanes

### C – Grass Pitches

4 x Football (Winter), 2 x Cricket (Summer)

### D – Full Sized Astro

Astro, Full Size, Hockey & Tennis, Floodlit Monday to Saturday until 18:30, 1<sup>st</sup> October to 31<sup>st</sup> March

### E – Hard Courts

3 x Netball/Tennis, Floodlit 07.30 to 18.30 on Monday to Friday and 09.00 to 18.30 on Saturdays

### F – Grass Pitches

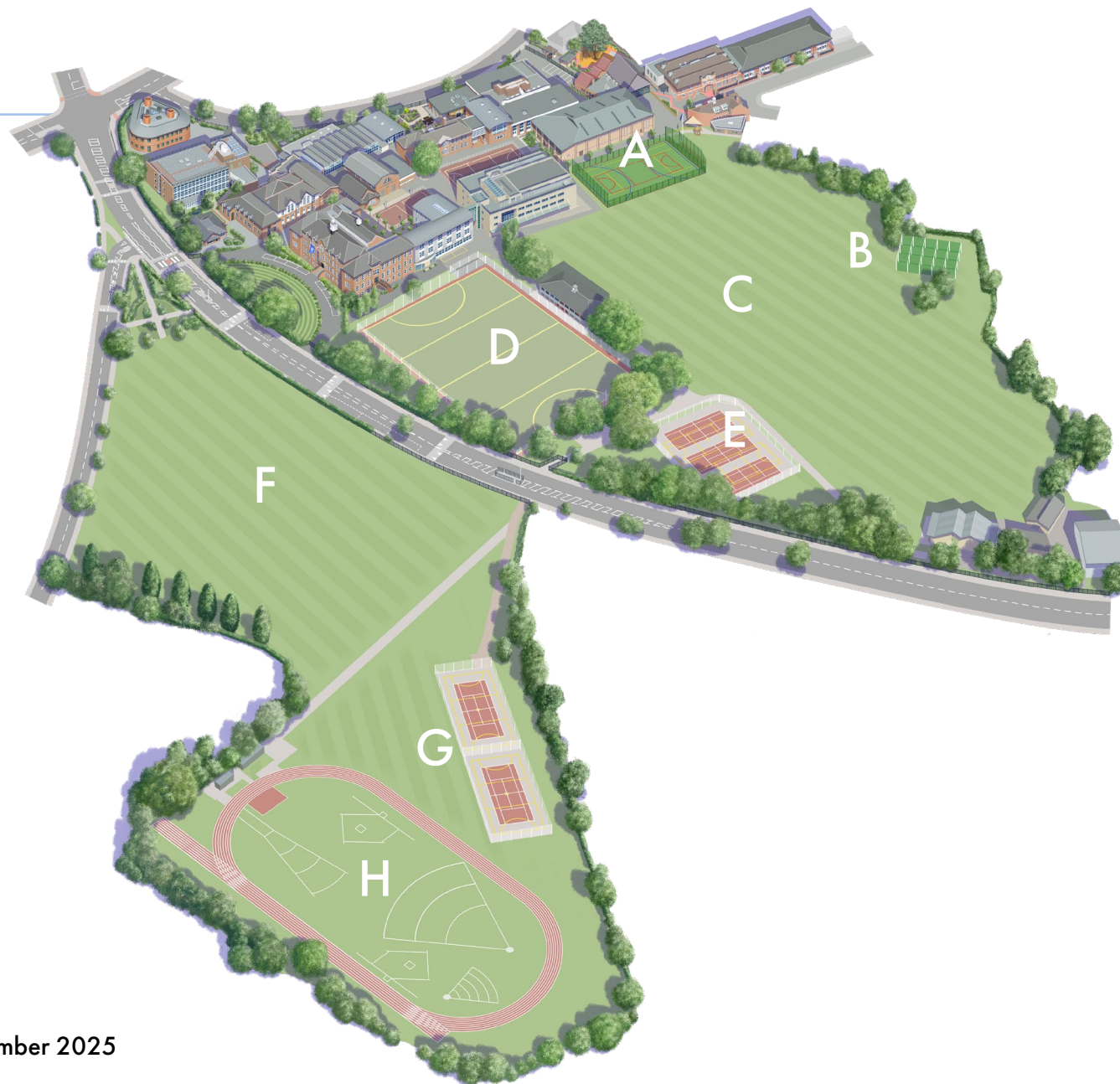
3 x Grass Pitches (Winter), 1 x Cricket (Summer)

### G – Hard Courts

2 x Netball/Tennis

### H – Athletics Track & Grass Pitch

RedGra Track, Long Jump Pit, 11 x 11 Grass Pitch



## FUTURE DEVELOPMENT POTENTIAL – SPORTS FACILITIES

### A – MUGA (Astro)

Existing. No planned changes.

Timeframe: N/A

### B – Sports Campus

Masterplan refurbishment and reconfiguration of existing sports facilities.

Timeframe: 10-15 Years

### C – “A Line”

Planned. Biodiversity walk around the whole school site.

Timeframe: 1-10 Years

### D – Full Size Astro

Existing.

Planning to extend lighting to 8:00pm (Mon-Thu), 7:30pm (Friday). No change at weekends.

Timeframe: Imminent

Planning to upgrade lighting to LED, modern directional and telescopic.

Timeframe: 1-2 Years

### E – Athletics/4G

Existing. Redevelopment for 4G astro and replacement of changing facility (2 x Change & 2 x WC). No Floodlighting.

Timeframe: 2-5 years

### F – Cricket Nets

Existing. No planned changes.

Timeframe: N/A

### G – National Fives Centre

Conceptual. Extension to current fives courts, would be funded by national association.

Timeframe: 10-15 Years

### H – Hard Courts

Existing. Resurfaced & Relined in existing surface type.

Timeframe: Complete

### I – Hard Courts

Existing. Replacement 2 x Netball/Tennis. No Lighting.

Timeframe: Permission Granted, completion by Summer 2026





# Sport at Alleyn's



## SPORTING ACHIEVEMENTS



### Basketball

U16 Team qualified for LISBA playoff finals 2025  
U15's reached the LISBA finals, Finished 2nd place in the league but 4th on Finals Day 2024



### Tennis

U15 Boys Tennis LTA Surrey Schools League Semi Finalists 2025  
U13 Girls Tennis LTA Surrey Schools League Semi Finalists 2025  
U13 Surrey County finalists: Play your way to Wimbledon 2025  
U12 Kent County Champion 2025  
Bromley Tennis Centre national player pathway



### Athletics

2024 Inter Girls Shot Put National Champion 2024  
2nd in U20 women's Shot put  
U20 South of England 200m indoor Champion 2024  
10th National XC Championships 2024  
20th Pentathlon GB National Finalists U12 Girls Category  
16th Pentathlon GB National Finalists U12 Girls Category



### Cycling

U14 Boys London Inter School Champions 2024



### Cricket

U18 Boys – London Cup Finalists 2023  
U18 Girls – National cup Q/F 2025  
U15 Girls – Surrey Cup Finalists 2024  
U14 Girls – Surrey Cup Finalist 2023  
U12 Girls – Surrey Cup Champions 2023  
U12 Boys – London Cup & Gifford Cup Champions 2025



### Swimming

U13 Freestyle Relay Team 4th place at ESSA Nationals  
U13 Medley Relay Team 10th place at ESSA Nationals 2024/25  
U13 Medley Relay Team 1st Place at World Swimming Games 2025  
U13 Freestyle Relay Team 2nd Place at World Swimming Games 2025  
U12 U13 Swim Teams: London Independent League Grand Finals 2025-4th Place



### Fives

U13 National Singles Winner  
U13 National Runner Up  
U13 Plate Singles Winner  
U13 National Doubles Winners  
U13 Plate Doubles Winners  
U14 National Singles Winner  
U14 National Doubles Winners  
U16 National Singles Winner  
U16 National Singles Runner Up  
U16 Plate Singles Winner  
U16 National Doubles Runners Up  
U16 Plate Doubles Winners  
U16 Plate Singles Winner  
National Winners  
National Runners Up



## SPORTING ACHIEVEMENTS



### Football

U15 Girls ISFA National Finalists 2024  
 U14 Girls SIS National Finalists Silver Medal 2024  
 U14 Girls SIS National Finalists Bronze Medal 2025  
 U13 Girls ISFA South East Regional Cup Winners 2025 U13 Girls ISFA National Cup 7's Finalists 2023 & 2024  
 U18 Boys Football 1st XI: Elgin Capital League Winners 2025  
 U18 Boys Football 1st XI: Trinity Cup Winners 2025  
 U18 Boys Football 1st XI: London Plamer Cup Winners 2024  
 U15 Boys Football ISFA National Cup S/F 2025



### Gymnastics

UBSGA Milano Team National Finals- 3rd U16 2024/25  
 3rd for London Team 2024/25  
 BSGA Milano Team National Finals-5th- U13 BSGA FLOOR & VAULT National Finals-3rd place



### Water Polo

U13 Girls Water Polo: Silver Medal at ESSA National Finals 2025  
 U15 Girls Water Polo: Bronze Medal at ESSA National Finals 2025  
 U18 Girls Water Polo: Bronze Medal at ESSA National Finals 2025  
 U15 Mixed Water Polo: 6th Place at ESSA National Finals 2025  
 U15 Girls Water Polo: Bronze Medal at ESSA National Finals 2024  
 U18 Girls Water Polo: 5th Place at ESSA National Finals 2024  
 U18 Boys Water Polo: 5th Place at ESSA National Plate Finals 2024  
 U13 Girls Water Polo ESSA National Champions 2024



### Hockey

U18 Boys Hockey 1st XI: Runners up England Hockey T2 Plate final 2025  
 ISHC Inspire Sport National Champions U18 Senior Girls 1st XI 2024  
 England Hockey T2 National Champions U18 Senior Girls 1st XI 2024  
 ISHC Inspire Sport National Plate 6th Place U15 Boys 2024  
 St George's Sixes Champions U18 Senior Boys 1st XI 2024  
 England Hockey T1 National Finalists U13 Girls A Team 2024  
 London Finals T1 2nd Place U12 Girls A Team 2024  
 London Finals T1 2nd Place U13 Girls A Team 2024  
 England Hockey Indoor Regional Final U18 Girls 2024



### Netball

U12 Girls Netball: SIS Plate National Finalists (4th Place finish) 2024/25  
 U18 Girls Netball: Winners: St Joseph's College National Netball Festival 2025  
 U15 Girls Netball Surrey Netball County Finalists 2025  
 U19 Girls Netball Surrey Netball Finalists 2024  
 U15 Girls Netball Surrey Netball Finalists  
 U13 Girls Netball Surrey Netball finalists

## PARTNERSHIPS



1015

Alleyn's pupils involved  
in Alleyn's Together  
partnership projects



5000+

Visitors benefit from  
using our facilities



1072

Hours offered at reduced  
or no cost



1061

Pupils from partner schools  
involved across all  
partnership projects.



45

Educational  
Partnerships



£36,986

Raised for charity  
in the Year 2024-25



## COMMUNITY PARTNERSHIP – ALLEYN'S TOGETHER

At the heart of Alleyn's Community & Partnership Programme is a long-standing commitment to share facilities with local schools, charities, and youth organisations. Separate from our commercial activity, this ensures access is offered free or at significantly reduced cost, removing financial barriers for those who benefit most.

In 2024–25, we supported **43** community activities, sharing facilities with over **30** organisations and providing **1,072** hours of access, most at free of charge or direct cost.

The Astro Turf is central to this offer and in high demand, especially in winter when safe, floodlit outdoor space is limited. Extending lighting hours would enable us to:

- Expand evening access for children and underrepresented groups, particularly girls and local schools
- Support structured, year-round youth sport in a safe environment
- Strengthen proven programmes like Girls United and the Alleyn's Academy
- Deliver more of our community offer without compromising safety or scheduling

### Girls United – A Long-Standing Partnership Rooted at Alleyn's

What began at Alleyn's in 2019 with four girls training in our gym has grown into an international charity empowering girls through football. We support their weekly sessions, CPD workshops, and summer training. Extending lighting will help meet rising demand, particularly in winter months. *"Your support has had an amazing impact... We couldn't have done it without you."* — Girls United, *Monitoring & Evaluation Report*

### Alleyn's Academy – Widening Participation in Sport

Free weekly sports coaching for local primary pupils. Over 90 children take part, gaining access to structured training. In 2025, we launched the Sporting Futures Academy for 15 high-potential pupils, to deliver focused coaching and mentoring. *"My son joined Old Alleynians Rugby Club after trying it at the Academy – this never would have happened otherwise."*

# Alleyn's Together



# Consultation Feedback & Response





## OUR CONSULTATION PROCESS

- **4 October 2024** – Letter drop to homes 19 – 24 Townley Road to inform them of plans to extend lighting with suggested timeslot to discuss concerns/questions with COO.
- **8 October 2024** – Main Astro Floodlights discussed at Neighbour's Advisory Group meeting. Some 19 – 24 Townley Road residents present.
- **4 November 2024** – Meeting organised for Chief Operating Officer to meet with residents of 19 – 24 Townley Road, three neighbours present.
- **07 February 2025** – email letter from residents on 19-24 Townley Road outlining their concerns around proposals to the School, and possible mitigations. Responded to by the school informally on 10 February 2025.
- **12 February 2025** – Main Astro Floodlight update delivered at Neighbour's Advisory Group meeting. Some of the 19 – 24 Townley Road residents present.
- **7 May 2025** – Forest School Proposals & Astro Lighting Extension Project Neighbour Consultation held at School.
- **16 October 2025** – School formally issues Neighbour Consultation Document with final proposals.
- **23 October 2025** – School receives further consultation questions from key neighbours on Townley Road for consideration.
- **21 November 2025** – School formally replies to final consultation queries in detail. This resulted in a number of emails and calls, with a resolution achieved on 25 November 2025.

Throughout this time, the project has been mentioned in various electronic communications to our neighbour distribution list, and individual conversations held with different neighbours on a one-to-one basis. **We wish to thank our neighbours for their open dialogue and willingness to work with us for a mutual solution.**





## CONSULTATION AREA

Alley's uses its mailing list and website to consult with Neighbours, alongside letter drops for specific applications. This is supported through our Neighbour Advisory Group which meets twice termly, where projects are discussed. Our proposals are shared on our website for comment before we finalise our submissions to Southwark, so we can proactively deal with concerns in advance.

For this project, and the neighbours we believe to be affected, we have had closer contact with and met in person.

Key:

**Most Affected**

**Partially**

**Slightly**







## NEIGHBOUR CONSULTATION THEMES

---

We have been consultation with neighbours for several years around various potential sports projects, initially focussed on the replacement for our netball courts on our southernly site (known as Top Field).

We have specifically been consulting around proposals for improvements to our main astro and proposed extension to hours of floodlighting with neighbours directly adjacent to the location (namely 19-24 Townley). The core concerns are as follows:

### Light Pollution

Concerns were expressed that light pollution could impact on neighbours living rooms and kitchens during the evening as well as affect sleep, particularly (but not exclusively) for those with young children.

### Noise

Noise from specific sports such as hockey and touch rugby are more intrusive such as from whistles, player noise, coaches and spectators.

### Disruption and traffic

Neighbours believe parking on Townley Road to already be a concern, the large majority of which is driven by school use (being the largest occupant of the

road). Neighbours believe adults and children attending sports clubs on a winter's evening are not realistically going to come by public transport and will drive, with associated noise, pollution and parking disruption to residents this could cause.

Neighbours and the School have been open about exploring mitigations, as well as improvements the School is able to offer.

The subsequent pages of this document explain how we intend to work with our neighbours on their concerns, and what our final proposals are intended to be.

# LIGHTING PROPOSALS

## Proposed Timings

The current planning conditions for the astro turf allow Monday to Saturday until 18:30. There is to be no use of flood lights on Sundays or Public Holidays.

We had originally proposed requesting an extension to 9pm. Following consultation with our neighbours, our final proposals are as follows:

- Monday to Thursday until 8:00pm
- Friday until 7:30pm
- Saturday – no change (remaining 6:30pm)
- Sunday & Public Holidays – no change
- Current seasonal timing remains as 1<sup>st</sup> October to 31<sup>st</sup> March inclusive

We believe this restricts use to core weekdays, whilst leaving our neighbours with a clear weekend of no evening disruption. We also commit to full removal of temporary portable light use beyond those times.

## Lighting System

Subject to planning consent, we will be replacing our current outdated floodlighting with new, telescopic LED floodlighting within 2 years. This is a highly specialised lighting with little light spill. The proposed lighting system is the latest technology available:

- Brand & Model: Siteco: FL11 mxpro
- The FL11 distributes light asymmetrically (multi-directional) which allows the

floodlight to cast light with pinpoint and targeted precision onto the sports ground or playing field – and only there. Without any spill light or obtrusive light, the night sky remains dark.

- The light distribution diagram on the next page shows the distribution of light on the pitch. Spill into the public realm reach 5 lux max.
- The poles are telescopic, so during use they will be 15 metres in height (same as current poles) and drop under 3 metres when not in use. The video link below shows the installation at a tennis club in a dense residential area in Nottingham.
- <https://youtu.be/cSMrtoRIOKY?si=eDc2HzeFFY5Hq7Eu>

\*Lux is a unit of illuminance. One lux is equal to the illumination of an area of one square metre that is one metre away from a single candle. Also, one lux is equivalent to one lumen per square metre.

## Management

The lights will work via centrally controlled electronic timers. At the end of the session, the lighting level will automatically drop to 5% for 10 minutes post cut-off (17 lux – equivalent to street lighting level) to allow players to exit safely, and then fully off, dropping to their lowered position. We have agreed with neighbours that this will now drop to 5% for the 10 minutes prior to the end of the session, so all lighting finishes at the end of the session.

Neighbours have asked for baffles or shades to be added to the lights, which we have agreed to.



# PROPOSED LIGHTING DIAGRAMS

Drawing – HLS5514 REV7  
350 lux (full power)

Zoomed Image Next Page



Scan to access  
Neighbour Website  
& PDF Plans



**NOTES:**  
**Floodlighting Equipment**  
8 x 15m Masts (M1-M8)  
Each carrying the following Floodlights -  
M1, M4, M5 & M8  
...2 x Siteco FL11-2 Blade-PL33T  
M2, M3, M6 & M7  
...2 x Siteco FL11-3 Blade-PL33T  
**Lamps = Siteco LED - 5,000K CRI 70**

**Illuminance Levels**  
**Initial -**  
(100hrs) E.I.ave = 395Lux  
**Maintained -**  
(4000hrs) E.I.ave = 356Lux  
**Uniformity**  
Emin/Eave = 0.77  
Emin/Emax = 0.63

Grid values in Lux (initial).  
Grid interval = 5m.  
Contour values in Lux (initial).  
Contours: 5, 15, 25, 50 Lux.

**Maintenance Factor = 0.90**  
(Based on a cleaning interval of 2 years)

**Source Intensity Cals (Candelas):**  
House 1: 3252CD  
House 2: 2932CD  
House 3: 3259CD  
House 4: 6454CD  
House 5: 7247CD  
House 6: 3872CD  
House 7: 2898CD  
House 8: 1723CD  
House 9: 1542CD

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PROJECT NAME: Alley's School	
DRAWING TITLE: Proposed Floodlighting	
DRAWN BY: IH	DATE: 13/03/2025
CHECKED BY: IH	SCALE: NTS
DRAWING No: HLS5514	REVISION: REV7

13/03/25/21Astro & Tennis courts re-laid.  
17/03/25/25REV DATA

REV 7  
IH | BH

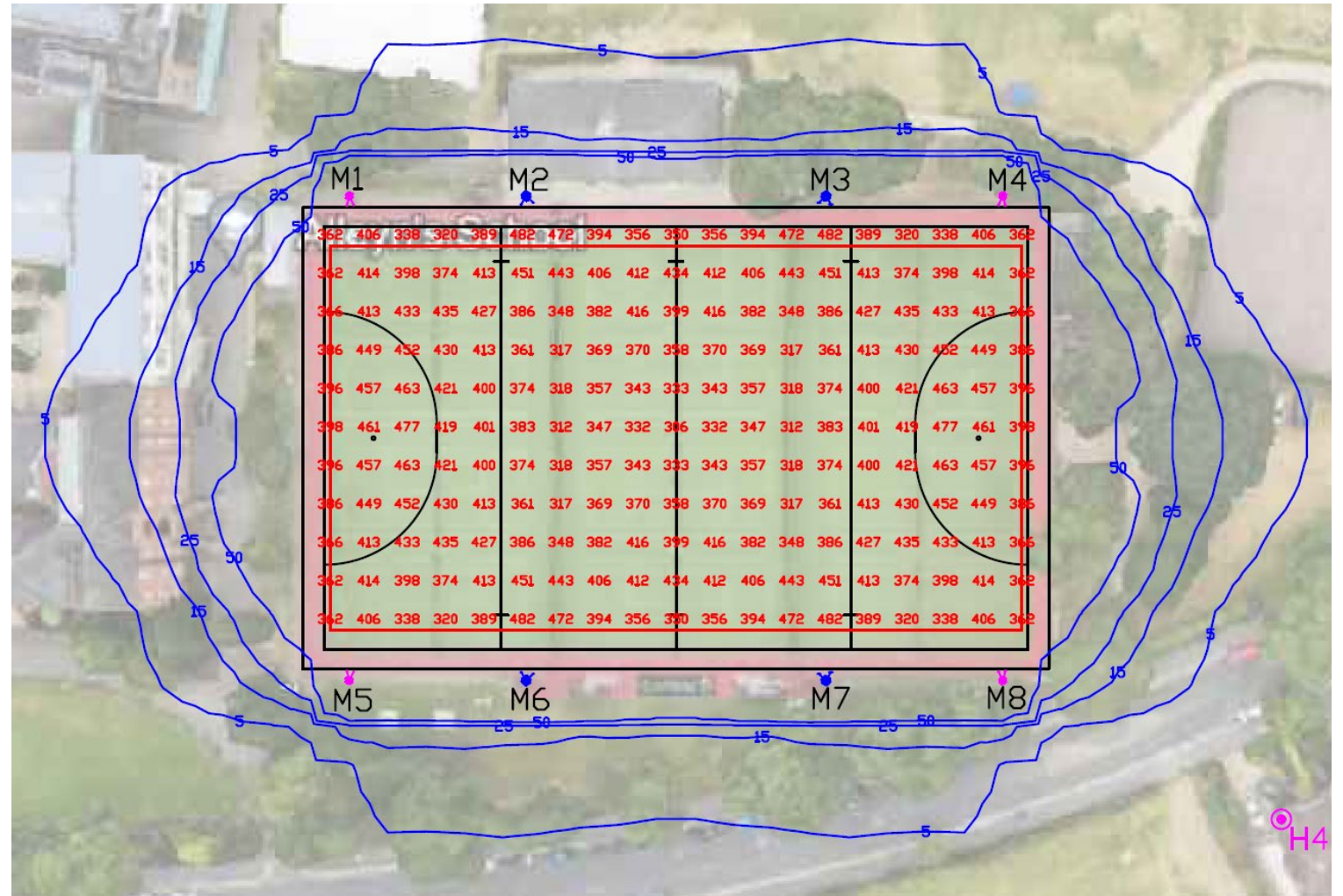
# PROPOSED LIGHTING DIAGRAMS

Drawing – HLS5514 REV7  
350 lux (full power)

Zoomed 125%



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& PDF Plans

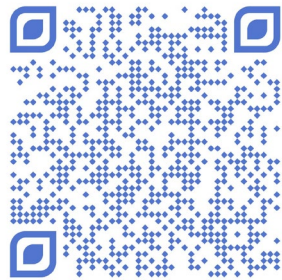




# PROPOSED LIGHTING DIAGRAMS

Drawing – HLS5514 REV9  
17 lux (reduced power 95% dimmed)

Zoomed Image Next Page



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Neighbour Website  
& PDF Plans



**NOTES:**  
**Floodlighting Equipment**  
8 x 15m Masts (M1-M8)  
Each carrying the following Floodlights :-  
M1, M4, M5 & M8  
... 2 x Sileco FL11-2 Blade-PL33T  
M2, M3, M6 & M7  
... 2 x Sileco FL11-3 Blade-PL33T  
  
Dimmed by 95%  
**Lamps = Sileco LED - 5,000K CRI 70**  
  
**Illuminance Levels**  
**Initial -**  
(100hrs) E.I.ave = 20Lux  
**Maintained -**  
(4000hrs) E.I.ave = 18Lux  
Uniformity  
Emin/Eave = 0.77  
Emin/Emax = 0.63  
  
Grid values in Lux (initial).  
Grid interval = 5m  
Contour values in Lux (initial).  
Contours: 5, 15, 25, 50 Lux.  
  
**Maintenance Factor = 0.90**  
(Based on a cleaning interval of 2 years)  
  
**Source Intensity Candles (Candelas):**  
House 1: 3282CD  
House 2: 2832CD  
House 3: 3259CD  
House 4: 6454CD  
House 5: 7247CD  
House 6: 5872CD  
House 7: 2898CD  
House 8: 1723CD  
House 9: 1542CD

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PROJECT NAME:  
Alley's School  
DRAWING TITLE:  
Proposed Floodlighting

DRAWN BY:  
H.J.

DATE:  
07/05/2025

CHECKED BY:  
J.M.

SCALE:  
NTS

DRAWING NO:  
HLS5514

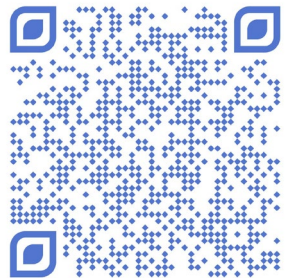
REVISION:  
REV9

9/07/2025	Dimmed by 95%	H.J.	JM
0/06/25/25	Dimmed by 95%	H.J.	JM
7/13/23/23	REV DATA	JM	JM
6/07/25/24	Astro & Tennis courts redefined	JM	JM

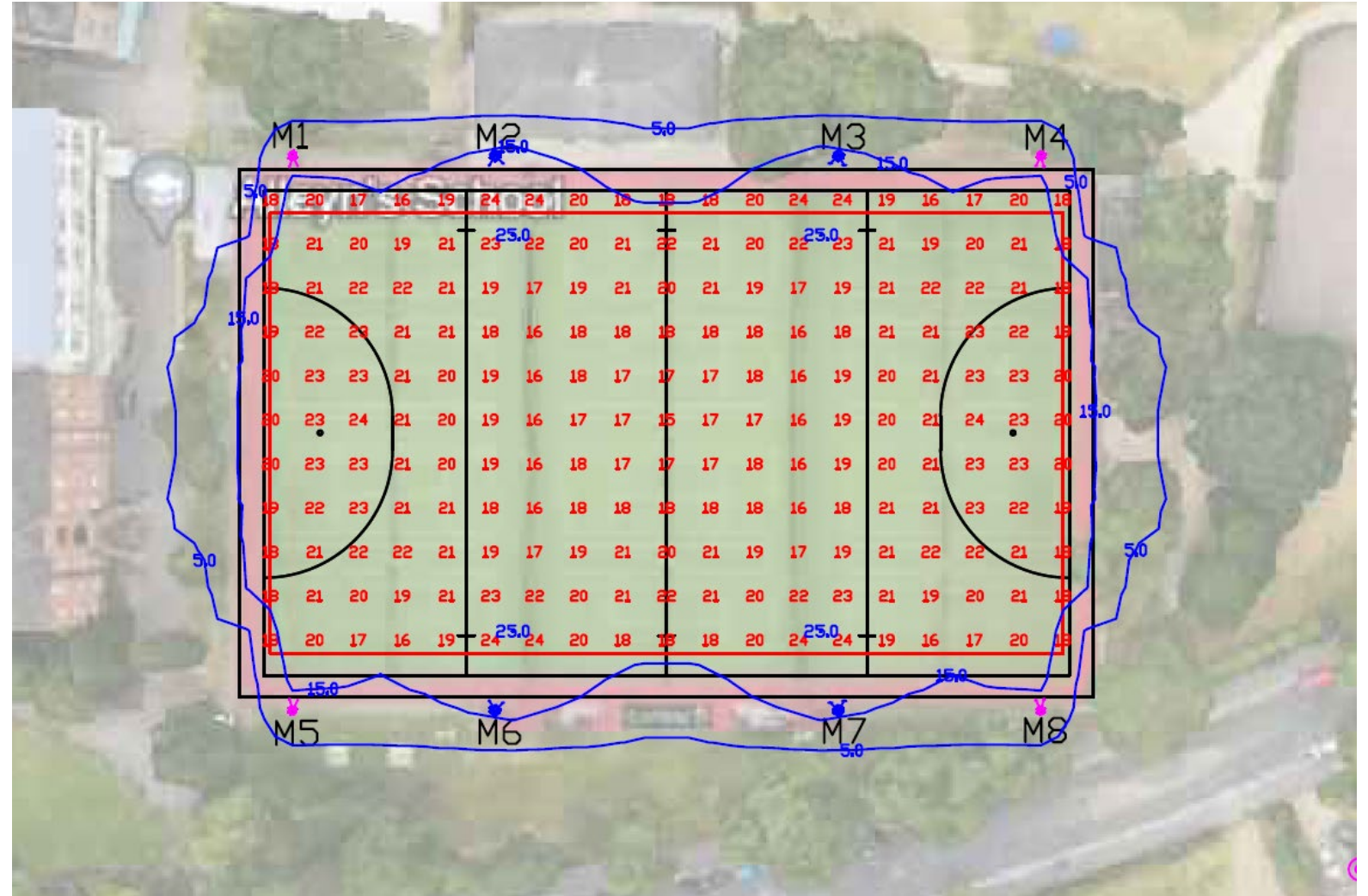
# PROPOSED LIGHTING DIAGRAMS

Drawing – HLS5514 REV9  
17 lux (reduced power 95% dimmed)

Zoomed 125%



Scan to access  
Neighbour Website  
& PDF Plans





## LIGHT POLLUTION



Images of proposed solution at alternative site, in the lowered position.



## NOISE POLLUTION - MITIGATIONS

We will support our application with an Astro Turf Facility Management Plan, which will be secured and enforceable by a planning condition. The measures will include that **post 7pm on the main astro turf pitch:**

- That any use of the astro is for **training purposes only**.
- That **no competitive fixtures** are to take place. This includes small leagues such as tag rugby.
- That there is to be **no Hockey**.
- That there is to be **no amplified sound**, enforceable through planning condition.
- That the **excessive use of whistles is not permitted** and limited to what is only strictly necessary, reinforced through signage and user briefing.
- **Additional signage on exits to be added highlighting the residential nature of the area, and to respect our neighbours.**

The above rules would be reinforced through:

- The booking process.
- Active management on site via CCTV and physical supervision.
- Signage at entry and exit to the astro.
- That repeated offenders have their use barred from the pitches.

### Further Noise Mitigation

- That **additional padding** be installed around the pitches to mitigate noise from hockey balls during normal operating hours.
- That the number of users of the astro outside of school hours be **limited** to no more than 50.



# TRANSPORT & TRAFFIC - MITIGATIONS

Alleyne's School is committed to active and green travel. Our Green Travel Action Plan, alongside our 'All Now' sustainability plan are both key components of that approach. We know we cannot force any of our community to make a particular choice over how they access their site, but we can be proactive in promoting the most sustainable methods:

- All community users receive a guide to travelling to Alleyne's which actively promotes green methods of travelling to our site.
- The school has installed new showers and locker storage to the pavilion during the summer of 2025, which is adjacent both to the astro turf, and the bike racks.
- We have already worked with Southwark to make improvements to Townley Road to make it more pedestrian friendly.
- Our social media regularly features active travel, including in our commercial and community communications.
- We will build the commitment to active travel into all our community use contracts.
- Our guidance for travel will be reversed to actively discourage driving – "we actively discourage driving to Alleyne's". Alleyne's is well served by public transport and parking nearby is extremely limited and restrictions apply. Please do not bring your car if you can."





