

South Derbyshire District Council

By email only

1st June 2026

Application Reference: DMOT/2026/0396

Site: Repton School Sports Centre, Repton, DE65 6FP

Proposal: The approval of details reserved by conditions 5 (WSI) , 6 (Community Use Agreement) , 7 (Management and Maintenance Plan) , 9 (CEMP: Biodiversity) , 10 (Landscape and Biodiversity Enhancement and Management Plan) , 13 (Event Parking Plan), 15 (Lighting Strategy) , 17 (Sustainable Energy Details), 22 (Species Enhancement Plan) , 26 (Surface Water) , 27 (Tree Survey) of planning permission DMPA/2023/0700 for change of use of a field from agriculture to education and the creation of two 3G football pitches with the associated floodlighting and fencing, the erection of a changing room pavilion building with tiered spectator seating, the erection of four Padel Tennis courts (two covered), the relocation and extension of an existing groundman's maintenance shed and the creation of a new car park area with the associated lighting and EV charging points and improved vehicular access road

Sport England Reference: PA/26/EM/SD/73536

Thank you for re-consulting Sport England in respect of the details submitted under the above planning reference to discharge condition 6 (community use agreement details) of planning permission reference DMPA/2023/0700.

Sport England does not wish to comment on the details for conditions 5 (archaeology), 7 (surface water drainage management and maintenance), 9 (CEMP biodiversity), 10 (LBEMP), 13 (event parking plan), 15 (lighting strategy), 17 (sustainable energy), 22 (species enhancement plan), 26 (surface water), or 27 (tree survey) as these are matters requested by others.

Condition 6 stipulates:

No development shall commence above the sub-base level of any of the 3G pitches or padel courts hereby approved until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the local planning authority, and a copy of the completed approved agreement has been provided to the local planning authority. The agreement shall include use of the two 3G pitches and four padel courts along with access to car parking and changing rooms and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a

mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement. Reason: To secure well managed safe community access to the sport facilities to ensure sufficient benefit to the development of sport and to accord with the NPPF (2024).

To address the requirements of this condition the applicant has submitted a draft community use agreement document.

Sport England have previously commented on draft agreement as follows:

We welcome the opportunity to comment on the draft agreement and are encouraged that the applicant has utilised our model template agreement for this purpose. We do have the following comments to make on the drafting:

- We would encourage the applicant to approach Derby FA to establish if they are willing to be an additional party to the agreement and to fulfil a role on the Review Committee to support the Council with their input to the review process.
- We note that the Targets section has been removed. We would encourage the applicant to identify some bespoke targets for the development of football at the site with Derby FA which reflect identified priorities for the County FA. Eg. youth football, women and girls, disability etc.
- Schedule 1, para 2 please add reference to available use of toilet facilities for spectators etc. Could a plan extract be included to show the relevant location of the changing room and toilet facilities within the building please?
- Schedule 2, Hours of Access – We note that the proposed hours of community availability of the two AGP's has been adjusted slightly from the draft programme of use provided at planning application stage:

KEY														
	Repton Senior and combined				School									
	Repton Preparatory School				School									
	St. Wystans School				School									
	Repton Primary				Community									
	Repton Casuals				Community									
	WillingtonFootball Club				Community									
	General Community Use and poor weather requirement				Community									
	Timing clash with Willington FC training and prep fixtures				School									
	Allowance for maintenance				School									

PITCH 1	8-9am	9-10am	10-11am	11-12noon	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm	
Monday	Prep School				Prep School	Repton Senior Teams Training 16 Teams				Girls Football	Repton Casuals U11s	Community Use		Boarding House Usage (10 Boarding houses)	
Tuesday				Maintenance flexible timing		Repton Senior Teams Training 16 Teams				Girls Football	Repton Casuals		Community Use		
Wednesday	Prep School				Prep School	Senior School Fixtures				Girls Football	Repton Casuals				
Thursday	Prep School (2 teams)			Prep School (2 teams)		Repton Senior Teams Training 16 Teams			Prep school (3 teams)		Prep School Fixtures	Repton Casuals			
Friday	Prep School (2 teams)			Prep School (2 teams)		Repton Senior	Repton Senior Teams Training (16 Teams) Prep school (3 teams)				Repton Casuals		Community Use		
Saturday	Prep School Fixtures				Repton Senior School Fixtures (max 16 Teams) Prep School Fixtures (max 7 teams)						Community Use				
Sunday	Community Use fixtures		Repton Senior Fixtures					Whole School Use as part of a 7 day		Community Use					

PITCH 2	8-9am	9-10am	10-11am	11-12noon	12-1pm	1-2pm	2-3pm	3-4pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm	9-10pm	
Monday						Repton Senior	Prep school (3 teams)				Willington FC	Community Use		Boarding House Usage (10 Boarding houses)	
Tuesday	St. Wystans Training			Maintenance flexible timing		Repton Senior Teams Training 16 Teams				Prep School	Prep School GK training	Willington FC			
Wednesday	St. Wystans Training					Prep School Fixtures/St. Wystans fixtures		Prep School Fixtures		Repton Senior	Willington FC	Prep School Fixtures	Willington FC		
Thursday						Repton Senior Teams Training 16 Teams				Girls Football	Willington FC				
Friday				Repton Primary			Repton Senior	Repton Senior Teams Training (16 Teams) Prep school (3 teams)			Girls Football	Community Use	Willington FC		
Saturday	Community Use fixtures					Repton Senior School Fixtures (max 16 Teams) Prep School Fixtures (max 7 teams)						Community Use			
Sunday	Community Use fixtures		Repton Senior Fixtures					Whole School Use as part of		Community Use					

- *The availability for community bookings during weekday evenings has reduced slightly but is acceptable. However, we do note that there is no longer reference to community availability for Repton Primary School (this was shown to be between 10-12 on Friday mornings on pitch 2 in the above schedule provided with the planning application). We would query why this hasn't been included in the Schedule?*
- *We note the reference to benchmarking pricing to similar local authority run facilities which is welcomed, and also to the reference to a discounted rate for two partner clubs. However, we would normally expect the initial charging rates to be set out within the schedule, based on hire of a quarter pitch, half pitch and full pitch per hour. Could these be added please? It would be acceptable to add that the proposed hire rates would be reviewed annually as part of the Review process.*
- *Can any further details be added to explain the booking process in part 4? Eg. whether bookings can be made online, by telephone or in person at the Sport Centre?*
- *Can a plan extract be added to part 5 to show the areas of car parking to be made available for community use?*

The applicant has now provided an updated draft agreement to largely address these points. In particular, the paragraph on targets has been added, plan extracts to identify the available changing rooms, toilets and car parking are added, pricing details have now been added, and details of the booking system are provided.

Sport England have re-consulted Football Foundation who raise no objections. These details are considered to be acceptable. Sport England would therefore have no objection to the draft agreement being agreed, which should then be completed by signing by all parties. Sport England would ask that a pdf copy of the completed agreement be sent to ourselves in due course.

If you have any queries, please contact the undersigned.

Yours sincerely,

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