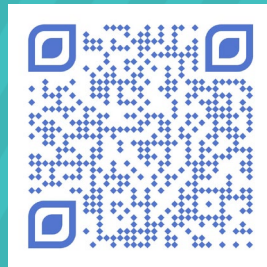




TOP FIELD HARD COURT REFURBISHMENT

PLANNING APPLICATION
SCHOOL SUPPORTING DOCUMENTATION – NEIGHBOUR CONSULTATION DOCUMENT
JANUARY 2025

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

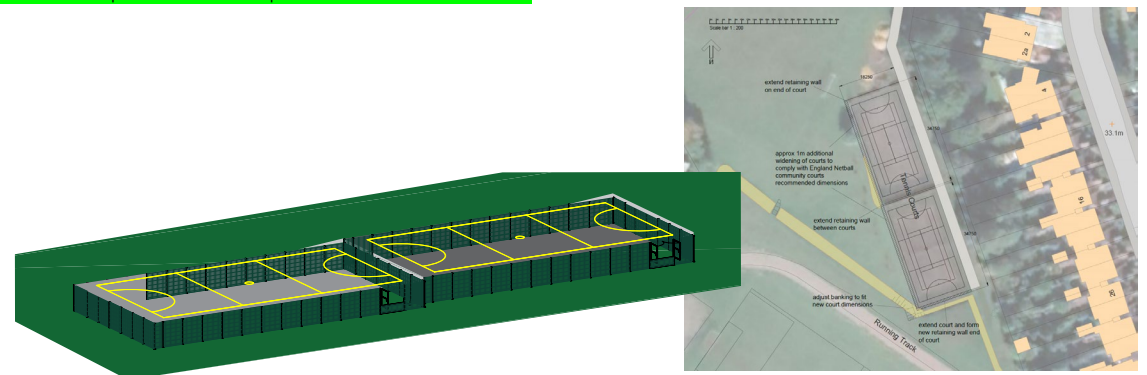


EXECUTIVE SUMMARY

This document is an updated version of the original consultation document issued in July 2024. While some elements have been removed as they are no longer required, where changes have been made to text, or proposals, these are highlighted in **green** for ease of reading.

The School is proposing to replace the dilapidated netball courts on our Southerly Site (known as Top Field) with two Netball England club standard courts. These will also be used as tennis courts outside of the netball season.

- The current courts are dilapidated and require replacing to ensure they are safe. This must happen and is our minimum requirement.
- We are proposing 2 x Netball Courts, end on end in the same position as the current courts. Each court is 34.75m long, and 18.25m wide, being approximately 1m wider and 1m longer than the existing court arrangement.
- Originally, we had proposed to add floodlighting to these courts. Following consultation with neighbours over an extended period, we have now removed the requirement, so they will **NOT be floodlit**.
- We had also originally intended to submit a secondary application to add goal mouths to our triple courts and convert from macadam to astro surface. Due to the requirements to have some floodlit netball courts during winter, we will keep the courts as their current use, but we will resurface the courts to bring them up to modern standards. Planning Permission is not required for those works, but we will keep neighbours informed.
- Alley's is a co-educational school, and our role is to maximise participation in sport, whilst also providing support and facilities to our other partners. Girls' football particularly has grown incredibly, so we need to ensure we are able to meet this demand. The alignment of the Independent Schools Football Association (ISFA) sporting calendars so both genders' seasons run parallel means we need to ensure we have more year-round, non-weather dependent football provision.
- We are therefore still seeking to increase our ability to provide more all-weather surface. We are proposing to replace our athletics track and central field with an all-weather surface (not floodlit). This will be under separate application and have a full consultation process, independent from this one.



Sport at Alleyn's



SPORTING ACHIEVEMENTS



Cross Country

26th /343 English Schools Cross Country Championship



Cycling

U14 Boys London Inter School Champions



Fencing

3rd and 6th Place Public Schools Fencing Championships
Girls Senior Epee



Football

London Palmer Cup Winners U18 Boys Senior 1st XI
U13 Girls ISFA National Finalists (Game still to be played)
U13 Girls Sisters in Sport National Finalists (Game still to be played)
Elgin League 2nd XI Finalists (Game still to be played)



Hockey

ISHC Inspire Sport National Champions U18 Senior Girls 1st XI
England Hockey T2 National Champions U18 Senior Girls 1st XI
ISHC Inspire Sport National Plate 6th Place U15 Boys
St George's Sixes Champions U18 Senior Boys 1st XI
England Hockey T1 National Finalists U13 Girls A Team



Netball

U19 Surrey Netball Finalists Senior Girls 1st Team
U15 Surrey Netball Finalists U15 A Team
U13 Surrey Netball finalists U13 A team



Athletics

Pentathlon GB National Finalists
4th place U12 Girls Category



Fives

National Championship U18 Singles Runner Up
National Championship U16 Singles Bowl Winner
National Championship U14 Doubles Second Plate Winners
National Girls Championship U13 Singles winner
National Girls Championship U13 Doubles Runners-Up
National Girls Championship U13 Plate Singles Winner
National Girls Championship U14 Singles Winner
National Girls Championship U14 Doubles Winners
National Girls Championship U14 Plate Singles Winner



Swimming

U13 Qualified for 6 events National Finals in Freestyle,
Butterfly & Backstroke
U16 Freestyle top 10 in Great Britain 50m National Finalist
London Team Captain ESSA divisional Championships
County finals in 6 events 50M/100m
200m Breaststroke 200m IM and 400M Freestyle
100m & 200m freestyle relay county finalist



Water Polo

ESSA National Championship 3rd Place U15 Girls
ESSA National Championship 5th Place U18 Girls
ESSA National Plate 5th Place U18 Boys
U13 girls water polo National Champions

PARTNERSHIPS



929

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



4900

Visitors benefit from
using our facilities



1332

Hours offered at reduced
or no cost



1429

Pupils from partner schools
involved across all
partnership projects.



45

Educational
Partnerships



£36782

Raised for charity
in the Year 2023-24



COMMUNITY PARTNERSHIP – ALLEYN'S TOGETHER

At the heart of Alley's Community & Partnership Programme lies our commitment to sharing facilities with local educational institutions, charitable organisations, and youth groups.

In the previous academic year, we were proud to host 34 distinct community groups, delivering 48 partnership projects. This collaboration resulted in providing over 1,332 hours of access to our facilities at no cost or significantly reduced rates, reinforcing our dedication to supporting our partners' objectives. Importantly, these initiatives are distinct from our commercial activity.

Over the last 9 years, since 2016, Alley's have provided Harris Primary Academy, East Dulwich, and Heber Primary School with regular weekly access to the Top Field throughout the year for PE lessons and Forest School activities. Dulwich Village C of E Infants' School have also requested access to the Top Field on a similar basis. Every year, nine local schools host sports days on the athletics track across two weeks in July.

Renovation of the hard courts on the Top Field would allow these local schools greater use during winter months when our grass fields are often waterlogged and their use is subsequently restricted, it will also broaden the variety of sports activities that can be played. Due to the top field being separate from the main site, these courts can easily be used by local schools during our core hours and provide access to facilities they do not have on their own sites.

Our engagement with the local community extends to local sports clubs as well, including a partnership with Girl's United. This innovative football club, focused on empowering girls and young women aged 5 to 18 in South London, has benefitted from discounted access to Alley's sports facilities since 2019. This collaboration has not only facilitated significant growth for Girl's United but also enriched the club's offerings.

This includes a comprehensive CPD program tailored for those working with female athletes and students, the launch of community-based fundraising events, and the enhancement of the club's training programme. Over the last year, this partnership has delivered 200 hours of programming and engaged over 200 individuals in coaching sessions and professional development opportunities.

The planned facility development will also greatly benefit local netball clubs that use the facilities, such as Beacons Netball Club, New Addition Netball Club, and Go Mammoth Netball Leagues, and open new opportunities with other organisations during agreed operating hours.

Alley's Together



Our Proposals



CURRENT FACILITY – SOUTHERLY SITE

The current courts are beyond life and present a Health & Safety hazard, so have been locked from use for several years.



CURRENT FACILITY – NORTHERLY SITE

3 x Netball Courts, Macadam Surface (almost at end of life) with existing base, modern fencing and floodlighting.





GOVERNING BODY STANDARDS

The current courts were built in the late 20th Century, before the codification of modern sports facilities requirements.

As the primary use of the facility will be Netball, we have taken our standards from Netball England.

There are four levels of court specification, depending on use:

1. **Community** - Suitable for recreational leagues, workplace events and junior district level competition.
2. **Club** - Suitable for competitive play up to senior County Clubs' League.
3. **Premier** - Suitable for Regional and National League competition.
4. **International** - Suitable for Super League fixtures and International competition.

Given our competitive fixtures and young adult games, along with general community use, we have decided to work to the **Club** level of specification.

We will not install lighting, so the facilities cannot be used for training or fixtures during hours of darkness. The School would continue to use our existing lit facilities.

Source: <https://www.englandnetball.co.uk/support/support-for-organisations/facilities/court-information/>

Netball Design Guidance for Outdoor Club Courts

Description		Requirements	
		Minimum	Preferred
Principal Playing Area (PPA) ¹	Length	30.50m	
	Width	15.25m	
	Height	n/a	
Run Offs (R/O) ²	Ends	2.00m	
	Sides	1.50m	3.05m
	Between courts with common side run off ³	2.00m	4.0m
	Between courts with side dividing fence or net	3.00m	6.10m
Space for team benches and match officials		Optional – where space allows 2.0m wide by court length	
Overall space requirement for a single court excluding any optional spectator seating	Length	34.50m	36.60m
	Width ⁷	18.25m – 20.25m	21.35m – 23.35m
	Height	n/a	
Spectator seating		Optional	
Class of surface ⁶		Either Class 3 or 4	
Line Markings	Width	50mm required	
	Colour	Preferably white Where another sport has priority, another colour can be used.	
	Tolerances	All lines to be within ±15mm of their specified positions	
Goalposts	Type	Free standing and height adjustable	Socketed (with flush cover plate when not in use) and height adjustable
	Protection	Height adjustable protective padding along the length of the goal post. Padding to be of uniform thickness not more than 50mm thick.	
	Height	Adjustable ring heights of 3.05m, 2.75m and 2.44m to allow use for Wheelchair Netball and High 5 Netball.	
Lighting	Minimum maintained illuminance ⁴	200 lux for training 400 lux for competitive play	
	Uniformity ratio ⁵	≥ 0.7	

PROPOSALS IN SUMMARY

Alley's is the guardian of a significant portion of Metropolitan Open Land (MOL), in fact over 70% of our site has this designation. We take this role seriously and have a long-term strategy to ensure our MOL is protected, celebrated and accessible to our school and wider community.

Northern Site (Main School)

Resurfacing of existing courts to modern standard. No changes to current floodlighting provision or planning conditions

"The floodlights hereby approved shall not be used outside of the hours 07.30am to 18.30pm on Monday to Friday or 09.00am to 18.30pm on Saturdays, and not at all on Sundays and Bank Holidays . An automatic cut-off switch shall be installed to ensure the lights are switched off outside of these times."

Figure 1
Current Site



Figure 2
Proposed
Reference
Image
(Colours
TBC)



PROPOSALS IN SUMMARY

Southern Site (Top Field)

Replacement of 2 x current hard courts with 2 x new hard courts, built to Netball England size standards (with provision for Tennis in summer season)

- The existing hard courts on the Southern Site to be replaced with new hard courts.
- The new hard courts are to meet Netball England standards including run-off to meet club standards (required for competitive fixtures). The courts would be marked for tennis use outside of the netball season.
- **Previous requirement for floodlighting removed.**
- To install a **hoggin path** from the entrance gate to the courts for clean access to the courts to ensure their longevity and protection from mud etc.
- To install low level lighting to path for access and security purposes.
- Installation of CCTV monitoring at the main entrance to monitor access to the gate.

Figure 3

Current Site



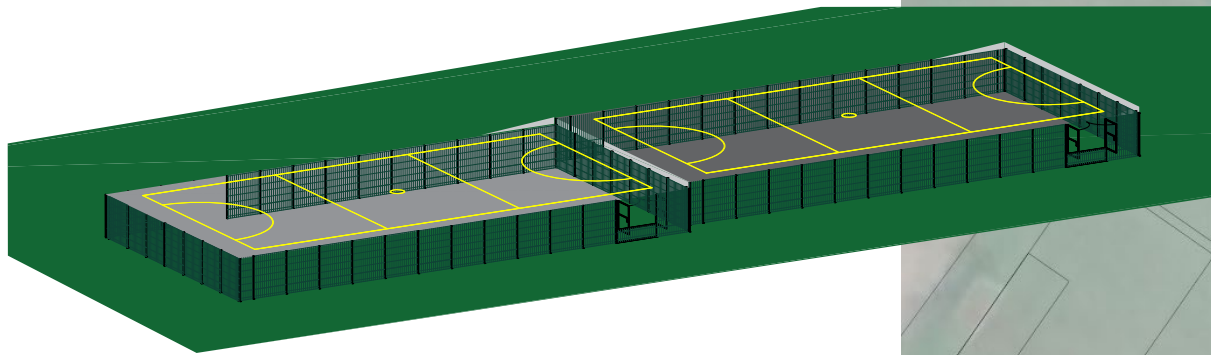
Figure 4

Proposed Development



PROPOSALS IN SUMMARY – SOUTHERLY SITE

Figure 5
Proposed Development in Closer Detail for Southernly Site



Our Site 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 20th 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 6** shows the site in the 1950s, complete with athletics track and pavilion on the southernly site.



Figure 6
Alleyn's at Townley Road, Circa 1950s



Figure 7
Alleyn's Boys build the track



Figure 8
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.

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

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

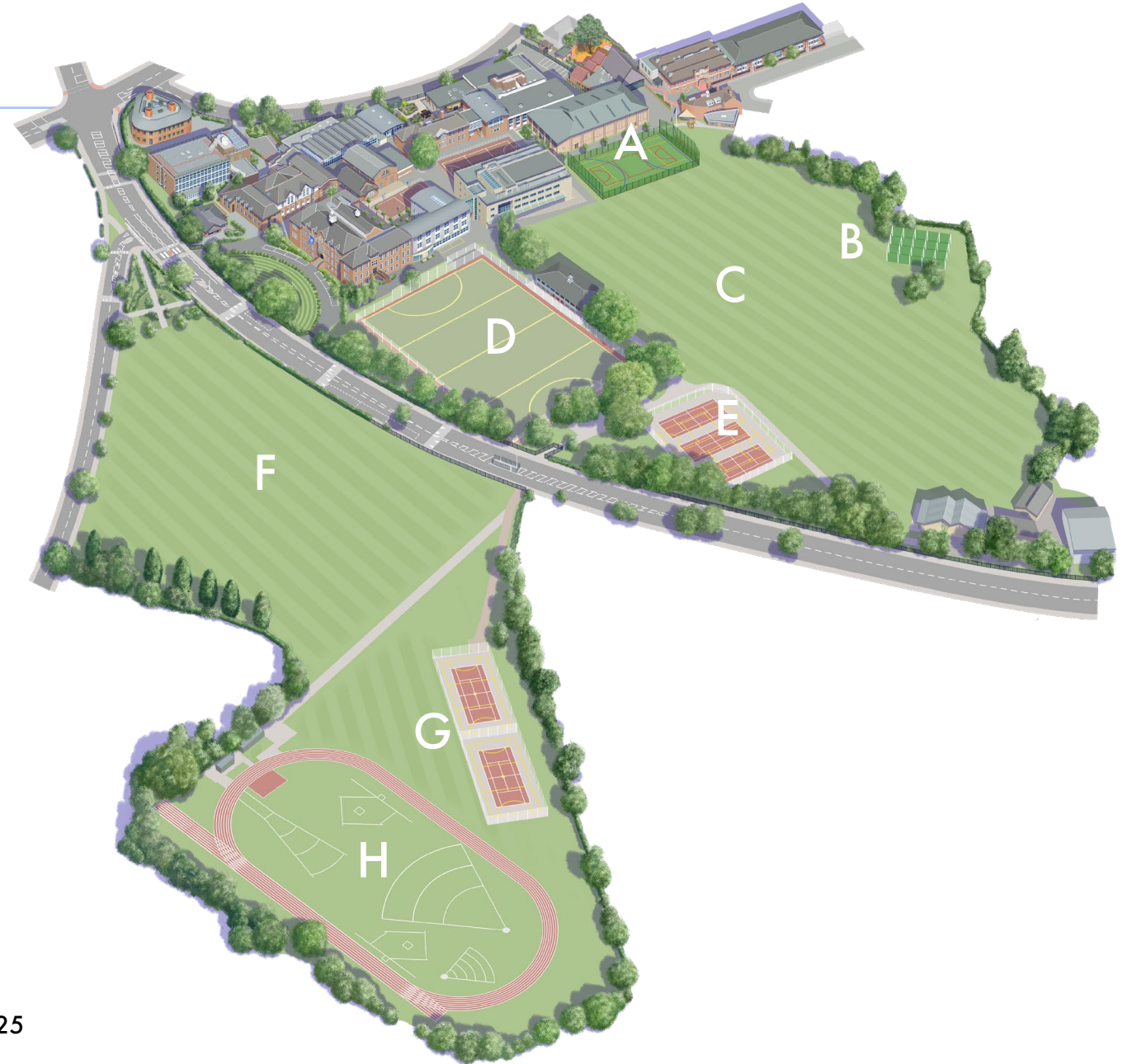
3 x Grass Pitches (Winter), 1 x Cricket (Summer)

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 – GROUNDS

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.
Timeframe: Imminent
Planning to extend lighting to 9pm midweek & Saturdays.
Planning to upgrade lighting to LED, modern directional and telescopic.
Timeframe: 3-5 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: <1 Year

I – Hard Courts
Existing. Replacement 2 x Netball. No Lighting.
Timeframe: 1 Year



Consultation & Concerns





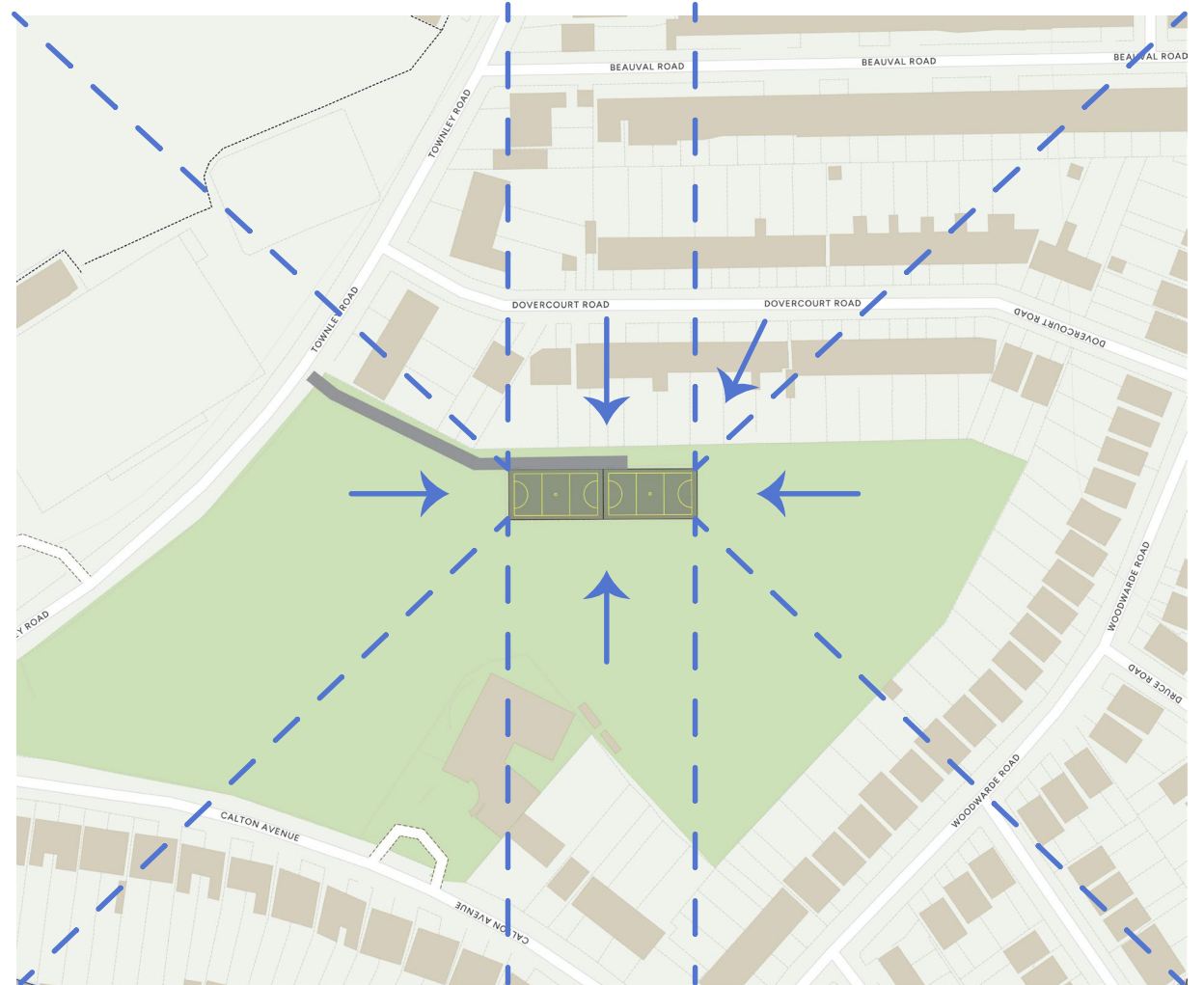
OUR COMMUNITY

We appreciate any development of our facilities will have some impact on our local community and have taken this into consideration in our plans.

We have over 150 neighbouring properties, with different needs and requirements, but we have tried to take a measured approach to allow the School to continue its educational purpose while neighbours have their right to a peaceful residence and continued enjoyment of their surroundings. In this document we have outlined the consultation we have had with our neighbours, and how we have tried to address their concerns.

Roads most affected by this project (alphabetically) are:

- Calton Avenue
- Dovercourt Road
- Townley Road
- Woodward Road





OUR CONSULTATION PROCESS

- **7 Feb 2023** – Regular Update Email to Subscribed Neighbours notifying our community of the School's intentions to apply for planning to replace the current dilapidated courts.
- **28 Feb 2023** – Letter & Signed Petition from Residents of Dovercourt Road received by the School raising concerns over the rumoured proposals.
- **28 Feb 2023** – Communication from School to Chairs of Dovercourt Road Residents' Association offering to meet.
- **16 March 2023** – School met with Chair of Dovercourt Residents' Association & resident who backs onto the current Top Field hard courts.
- **17 April 2023** – Regular Update Email to Subscribed Neighbours included: "Finally, I want to thank the Dovercourt Residents' Association for their recent visit to the School to discuss our plans to renew the dilapidated tennis courts on top field. We are continuing to work on the scheme taking feedback in mind and will present this back to the association before we submit a planning application."
- **14 June 2023** – Neighbours BBQ Hosted at Alley's – verbal message given by COO.
- **16 & 18 September 2023** – 10 Year Strategy Presentation – over 50 local neighbours attended a presentation detailing the strategic plans the School has for the estate over the next 10 years, which included planning permission being sought for the court refurbishment on Top Field within 12 months.
- **19 September 2023** – Follow up meeting with Chair of Dovercourt Residents' Association & resident who backs onto the current hard courts to update on plans post contractor engagement.
- **13 October 2023** – COO attends house of resident who backs onto section of top field to hear concerns and see courts from neighbour's view. Action to review locations of the courts, and potential for sinking down of courts to remove them more from direct view from houses.
- **5 December 2023** – Neighbourhood Christmas drinks and update. School confirmed at this meeting that the intention was for planning permission to be submitted in late January.
- **7 December 2023** – email from Townley Road residents expressing concern over plans to submit planning permission for courts and use of netball courts for Football.
- **9 December 2023** – response from the School to clarify that consultation is not yet complete and offer of meeting in January 2024.
- **10 January 2024** – meeting with 2 x Townley Road resident to discuss concerns.
- **21 May 2024** – inaugural meeting of the Neighbour Advisory Group, with the project being discussed within agenda item, and revised timescales.
- **14 June 2024** – draft supporting statement for planning from the School posted on School website for comment by local neighbours before final submission (with email notification to neighbour mailing list), along with physical copies being circulated to neighbours directly bordering fields on Calton, Dovercourt, Townley and Woodwarde Roads.

Continued overleaf



OUR CONSULTATION PROCESS – CONTINUED

- **25 June 2024** – Neighbour information evening for the proposals to be presented, and comments directly back from Neighbours.
- **1 July 2024 (week of)** – voluntary visit for Neighbours to Wimbledon College to view similar installation proposed for Top Field site.
- **11 July 2024** – Meeting with Dovercourt Road resident.
- **26 July 2024** – deadline for neighbour comments to school consultation.
- **30 July 2024** – Internal Top Field discussion between Head, CFO & COO following review of initial comments and direct neighbour feedback.
- **Summer 2024** – school review of comments and revisions where appropriate before final submission to planners in **late August 2024**.
- **20 September 2024** – further meeting held with selection of key Dovercourt and Townley Residents following feedback to discuss alternative proposals (as a result from removing floodlighting requirement).
- **8 October 2024** – Neighbours' Advisory Group Meeting
- **3 December 2024** – Neighbours' Advisory Group Meeting



CONSULTATION THEMES

Following meetings and correspondence from neighbours, several themes or concerns have been raised, which are detailed below:

Location of Courts

Would it be possible to locate the courts on the main school site, or anywhere else on Top Field?

Height of Courts

Can the courts be sunken, so they will impact neighbours less?

Floodlighting

Is floodlighting really required, how bright will it be, and what hours would it operate?

Continued Enjoyment

Neighbours have a right to enjoy their properties away from school intrusion in their lives.

Security & Access

How will this affect security and access to the site? Will it be safer under proposals? What measures are in place to protect neighbour gardens and property?

Noise

Will this bring noise onto the site and into neighbour gardens/houses? If it is football, won't this be really noisy?

Over Commercialisation/Increase in School Activity

Alley'n's has got busier and busier over the years, why is this, and how are neighbours considered in this?

Neighbour Access to Fields

Neighbours with gates enjoy access to the fields when not being used by the School will this continue?

Dark Skies

There is no lighting in this area at the moment, this will change it away from a 'dark skies' space.

Wildlife

The field is used by wildlife at night, will the lighting change this?

Parking

Will this put more strain on parking?

Trust

Alley'n's has changed its course many times in the past, how will this change, and what is stopping Alley'n's changing its mind again?



LOCATION OF COURTS

We were asked by neighbours if the proposed location of the courts could be moved from their current location to reduce the impact on them. We were also asked if they could be sunk to improve the view of the courts from neighbours. So, we challenged our contractors to explore the various possible locations, as well as exploring whether we could lower the courts into the field.

Option 1: Move to Northern Site (Main School)

Like the Southern Site, The Northern Site is also formed significantly of Metropolitan Open Land (MOL). The 'open field' remaining is formed of a senior and junior cricket pitch (summer use). Given the growth of girls' cricket and our requirements for junior and boys cricket, there is no suitable location to move the two hard courts.

Option 2: Move To Entrance of Top Field (Southern Site) – Figure 10

- This option would see the courts moved to nearer the main entrance of the fields. Courts would be side by side, not end to end.
- This is closer to the main site, which would be marginally better for pupils.
- Courts would be moved further away from most rear gardens of Dovercourt Road, but proximity is increased to 19-24 Townley Road, who have two pitches opposite and adjacent to them already.
- Drainage at this area is the most challenging. Cutting into the MOL to create a level surface over two courts would divert drainage, potentially towards local properties. Significant works would be needed to address this.
- Increase in grass pitch quantity, but smaller pitches not required, even for Junior School.
- Greater concentration of light from floodlighting.
- Openness of MOL is disproportionately affected as courts move more centrally into MOL.
- Football pitches proximity to perimeter/neighbours fencing increases chances of lost balls.
- Would lose a senior sized football pitch, which are already in short supply for level of playing requirement.
- Football pitches proximity to each other significantly reduces non pitch training space (issue when wet weather comes as pitches need to be rotated to protect the MOL).
- Football pitches proximity to each other significantly reduces run off for players. E.g. overlap on pitches when taking corners and player run off.
- Synthetic cricket wicket going up the hill would be difficult to use and damaging to the MOL.
- The scheme would be incredibly costly due to levelling for the new courts, and the returning of the existing court space back to pitches. This is alongside the need to spend significant amounts on drainage improvements.



LOCATION OF COURTS - CONTINUED

Option 3: Move to Athletic Track Bank – Figure 11

- This option would keep the courts end to end but rotate the pitches by around 30 degrees to follow the line of the athletics track bank.
- The direct proximity to properties would be reduced in scope, although distance itself would not be hugely increased (and will likely be more visible as it will not be hidden by fencing and tree lines).
- Can utilise the slope of the bank in construction but require significant build-up of land over large area to ensure pitches are flat (as cannot step them end-to-end).
- Character of MOL would be affected significantly, with the area in effect split in two.
- Although St Barnabas is not listed, it is a non-designated heritage asset and has been put forward for the Council's local list. Development here would affect this.
- Significant cost of creating level playing space for both courts on the slope, as well as reinstatement of the existing area as playing surface.
- Similar usage cons as Option 2 in such that cricket pitch orientation, loss of senior sized pitch.

Option 4: Keep in Current Location

- This option is to keep the courts where they are now and have always been.
- The courts would be removed and replaced in situ (albeit slightly larger to account for the modern Netball England standard).

LOCATION OF COURTS - CONTINUED



Figure 10
Option 2 - Hard Courts to Entrance of Southern Site



Figure 11
Option 3 - Hard Courts to Athletics Track Bank

LOCATION OF COURTS - CONTINUED

Summary

We considered all the options available to us. We were also asked if we could sink the courts further, which goes hand in hand with the question of location.

We completed a topographical survey of the ground and took specialist drainage advice. **Figure 12** shows the main sewer line which intersects the site (in red). Given this affects both the current location, and the location of Option 3 it means we could not lower the courts, nor could we indeed pursue Option 3 as it would intersect that location.

We feel the current location is most sensible because:

- This is its current location, so there is no additional disruption to MOL from installing hard courts to current green spaces.
- The current site is at the edge of the field, bringing it into locations for Options 2 and 3 would damage the openness of the MOL.
- The end-on-end shape is the most efficient shape for the site topography, so requires the least volume of earthworks, as it uses the natural fall of the land.
- Drainage routes would not be disrupted by a move in the courts, which are already an issue on site.



Figure 12
Water Mains Route



LIGHT, NOISE, SECURITY & WILDLIFE

Floodlighting

Following consultation, we have removed floodlighting from the requirements for this planning application. We will need some access lighting for safety, but details are within the application and are considered very minor. In essence they are downward directed bollard lighting so will not impact on neighbours.

Security & Access

The School has invested significantly over the last 18 months on improvements to the Top Field to make it harder for people to access without permission.

We will install CCTV to the Entrance & Facing the Courts (which we do not have presently). This will have movement detection to alert us if people are trespassing. Additionally, access lighting on the pathway to the courts will have bollard lighting to help ensure the route is clear and can be monitored from the road more easily.

Noise

The School has had hard courts on the Top Field for a long time but has not used them for several years due to their state of repair, so we would be returning to the previous arrangement.

We have ensured that these courts will be for netball and tennis, which are the

quieter of sports that we play. We have no desire to stand in the way of our neighbours continued enjoyment of their houses and will abide by the 18:30 cutoff time year-round.

Neighbour Access to Fields

We allow neighbours with gates to access the field when not in use by the School, following set rules of use. This arrangement will not change under the proposals, and indeed we will be looking to offer use the tennis courts during summer months to our neighbours.

Dark Skies

The area is designated as Zone E3 – Suburban Medium District Brightness. Although the Top Field is dark at present, it is within a suburban zone, subject to all other lighting pollution. We have removed floodlighting from the scheme, so only access lighting at low level will remain.

Wildlife

The School has conducted a full assessment, including for Bats, and this has reported that this will not disrupt local wildlife unnecessarily. The area involved is not changing use.



PARKING & SCHOOL ACTIVITY

Parking

The courts are being replaced. The School has a green travel plan which encourages active or green travel of all activities, including our visitors and community user groups. The overall activity level from the courts will not differ from where we are presently, so we do not feel parking will be an issue.

Continued Enjoyment

Neighbours have a right to enjoy their properties away from school intrusion in their lives. The School does recognise this fact, and the impact our operations may have on our local community, coupled with the fact we have another major independent school next door to us, and two large state secondary schools all within short walking distance.

We always do our best to minimise disruption, whilst recognising Alleyne's is a school of national repute, and has been in the local area for over 400 years, of which 150 years has been on our current Townley Road site. We hope that our neighbours also see the benefit of the School's existence both in reputation (and the effects this brings) but also the wonderful green spaces we can protect and nurture which makes Dulwich such an open and green environment.

Over Commercialisation/Increase in School Activity

We appreciate the size of our operations has been changing over time, and we have been getting busier. Alleyne's is a charity, and all income is put back into the

running of the School and maintaining our estate. As with any charity, we have to steward those resources carefully, and continue to meet our charitable objects.

The partnership programme through our academies provides several thousand children a year with access to coaching, teaching and facilities they are not normally able to access, funded through the School.

Our cost base has also increased significantly over the years, particularly around staff as requirements grow around pupil mental health, regulations become more complex, pension costs spiralling, and we have endured several major economic shocks, including the recent budget apply VAT on independent school fees and significant increases in employers National Insurance contributions. Alleyne's values the diversity of its community and maintaining accessibility, and to do this we need to make sure the fees do not rise disproportionately. Diversification of our revenue continues to be an important strategy for the School. This will include international income from Alleyne's Schools abroad as well as sensible activity on our own site. We will be acting sensibly here, as the more our facilities are used, the quicker they need repairs or replacements, so we are being strategic in these plans.

We do recognise this may affect our neighbours, so any proposals have a direct consideration of their impact on them.



NEIGHBOUR RELATIONS

Trust

We appreciate that members of staff at Alley's may come and go, and that many of our neighbours have been living in their homes for many years, which has perhaps led to some mistrust of what the School says and does.

We hope in recent years we have started to change that narrative. We now have:

- Regular communication channels via the 'neighbours@' email and newsletters
- The Neighbours Advisory Group
- Neighbour events (Christmas & Summer)
- Neighbour presentations (Strategy)
- Online publication of our proposing planning applications

Although the School cannot place guarantees on its future, as the world around us changes so rapidly, we hope we have gone a long way to working together.



NEXT STEPS – HAVE YOUR SAY

Online Commentary

We welcome online feedback to our proposals via our Neighbours Website (www.alleyns.org.uk/neighbours). We have created a bespoke form to provide a forum for us to collate commentary or suggestions.

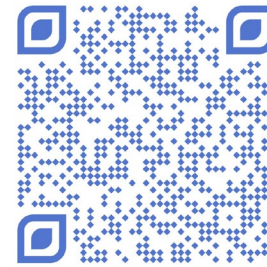
We are happy to hear from people who both support and oppose the proposals (if they oppose, what changes we might make to change that opposition).

In Person Commentary

If you would like to discuss the proposals directly, please do email neighbours@alleyns.org.uk.

Timeline for Submission

We would like all comments from neighbours by Friday 31 January 2025 at 5:00pm. We will then review these comments and make our final submission to Southwark by the end of March.





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ALLEYN'S