

Jubilee Field 3G Multi-Sports pitch

Frequently Asked Questions

Updated – August 2025

1. What is the 3G Multi-Sports project?

The 3G Multi-Sports pitch project started about nine years ago when football clubs raised concerns that the grass pitches at the Jubilee Field were not fit to play on for large parts of the football season.

The football clubs and the Parish Council lobbied MBC and Football Foundation to include a 3G Multi-Sport pitch at the Jubilee Field in their strategic plans and argued the case for funding. This has resulted in a “strategic project” and the best part of £1m of funding being earmarked for the community’s sporting infrastructure in Staplehurst.

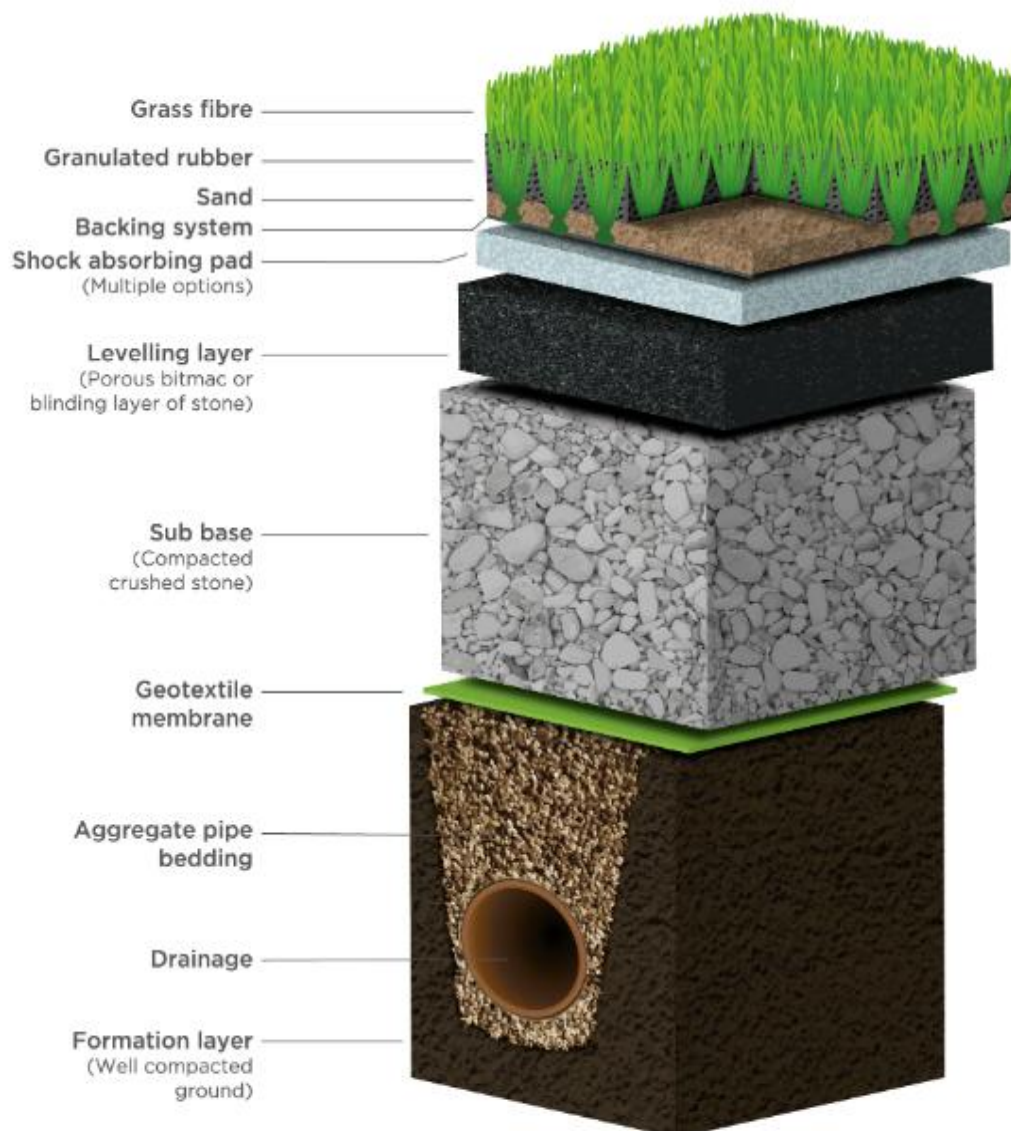
2. What does a 3G Multi-Sports pitch look like?



3. What is a 3G Multi-Sports pitch?

A 3G Multi-Sports pitch is a synthetic pitch which sports such as: football, hockey, rugby, aerobics / fitness, disability sports and general activities can be played upon.

It is made up of



4. Why do we need one?

As mentioned the grass pitches at Jubilee Field are often very wet and unplayable during winter months



Therefore, matches are called off or Staplehurst's teams must travel long distances to play "home games."

5. Why not improve the grass pitch drainage?

The Jubilee Field is mostly Wealden Clay, which is incredibly challenging to effectively drain. The "Ball Park" cost is approximately £250,000 to install sand-based drainage into the pitches plus approximately £50,000 every 5 years to renew the sand slit drains¹. The usage would typically be only 4 to 5 hours (2 adult matches or 3 junior matches per week per pitch) with no training and in mid-winter usage will still be reduced due to weather.

In simple terms the usage would not generate enough income to fund the general maintenance / ongoing drainage costs. So, pitches would get overused and we would have the same problems we have now.

A 3G Multi-Sports pitch costs approximately £1,000,000 to install and can be used up to 80 hours per week. It generates income to cover general maintenance; long term maintenance costs and any surplus will be ring fenced to improve the facilities at the Jubilee Field.

6. Where will the 3G Multi-Sports pitch be built?

It will be located next to the existing main pitch, see the site plan, and there will be a second (junior) grass pitch as well.

7. Why not build on the main pitch?

The main pitch is of a good standard, due to the hard work of Staplehurst Monarchs FC (SMFC) and extra funding for the level of football they play at. If the Football Foundation are funding a 3G Multi-Sport pitch they consider poorer standard pitches. They do not fund 3G Multi-Sport pitches that are of a high enough standard for the level of football the SMFC play at.

8. How much will a 3G Multi-Sport pitch cost to build?

Current estimates put it around £1,000,000, but await final costs if planning permission is granted.

9. How will you afford to build it?

We are working with the Football Foundation who have identified it as a strategic project and they have allocated £741,979 towards the project.

We have ringfenced with MBC the following S106 developer contributions;

Hen and Duckhurst (14/502010) - £129,719.33 towards improvement, refurbishment and maintenance of the existing area of open space, play area and outdoor sports facilities at Surrenden Playing Field and Jubilee Field

£104,719.33 requested to Jubilee Field 3G Multi-Sports pitch – confirmed by MBC

Land North of Headcorn Rd – (14/505432) - £105,897.65 towards improvement and refurbishment of Jubilee Playing Fields and play area

Funding dedicated to Jubilee Field, requested all funding to 3G Multi-Sports pitch project when planning permission / quotes – confirmed from MBC

Parish Council costs

In the past three years, up to the 31st of July 2025 the Council has spent £25,986.66 on consultants and legal fees to get to this stage.

We have allocated £15,000 to the Jubilee Field in Earmarked Reserves towards the capital build.

10. What happens to the funding if it is not built?

If the 3G Multi-Sports project is not built we would lose the funding from the Football Foundation, £741,979. We would be able to consider alternative uses for the S106 developer contributions such as improvements to Jubilee Field skate park and car parking and Surrenden Field facilities.

¹ Based on similar projects in the area – would need detailed site surveys and costed designs

11. Why did not Staplehurst get the developers to pay for everything, as they did in Marden?

Marden Hockey and Cricket club is a private members club. They sold their land for housing near the centre of Marden and used the funding to build their own private members club on the outskirts of Marden.

12. What other projects have you developed?

In 2022, the Council extended the footpath from the Children's Play Area on Surrenden Field to the pedestrian entrance at Thatcher Road and replaced the climbing wall & climbing ramp at Surrenden Field play area (£16,377). We have recently installed Outdoor Gym equipment at Surrenden Field £15,909 funded by £9,629.84 from Hen and Duckhurst (14/502010), £5,779.16 from Community Infrastructure Levy and a grant of £500 from Kent County Playing Field Association.

13. What other projects are you looking to develop?

We are considering improvements to the Youth Club and the Pavilion at Surrenden Field. We have set aside in the Parish Council Reserves £15,000 for the Youth Club and £26,500 for Surrenden Field pavilion. As these projects evolve we will consult residents and investigate external funding opportunities.

14. How much will 3G Multi-Sports pitch cost to run?

The draft business plan shows that it will cover its own costs and any surplus will be invested back into improving the grass pitches on site and providing more opportunities for local residents to be physically active using the facility. The business plan was submitted as part of the successful application to the Football Foundation and will be part of the management company's tender.

15. How much will the 3G Multi-Sport pitch cost to hire?

The hire fees are being finalised and will form part of the business plan; they will be competitive with similar 3G Multi-Sports pitches in the area. We are also considering "low cost turn up and play" sessions.

16. How big will the 3G Multi-Sports pitch be?

The 3G Multi-Sports pitch area will be 103m x 65m, including storage areas, runoff areas etc. The 11 v 11 size adult pitch will be 91m by 55m big enough for adult football matches. See FA 3G Multi-Sport pitch plan.

17. Up to what age can children play matches across the 3G Multi-Sport pitch?

The pitch can be split into several smaller pitches to allow for a range of matches to take place.
4 quarters for 5v5 matches – for U7-U8 age groups.
2 halves 7v7 matches – for U9-U10 age groups.
1 9 v 9 match – for U 11 – U 12 age groups
1 x 11 v11 match – for up to 18-year-olds
1 x 11 v 11 match – men's and women's matches

The pitch will also accommodate training sessions and coaching which can be split into quarters, thirds or halves as required by the Club or group hiring it.

18. Up to what age can children play matches along the length of the 3G pitch?

Using the full length of the pitch 9v9 matches – for U11-U12 age groups and 11v11 matches all ages up to U18.

19. Does it need planning permission?

Yes. The Parish Council submitted a planning application, **24/502740/FULL**, to Maidstone Borough Council and residents were able to comment. The Parish Council, as the applicant, cannot comment.

20. What about car parking?

Car parking is a significant issue and is part of the design / planning process. We undertook a Traffic Assessment Survey and liaised with KCC Highways as part of the planning process, see site plan.

21. Is there enough space for a successful SMFC and a 3G Multi-Sport pitch at the Jubilee Field?

Yes SMFC have been engaged in the project throughout.

22. What about electric vehicle charging points?

Yes, included in design

23. What about traffic?

This has been considered as part of the Traffic Assessment Survey in the planning process.

24. What about car access into / out of the site?

We liaised with KCC Highways and they were comfortable with the current arrangements.

25. What about footpath links and access to the site?

There is currently a footpath with streetlights from the crossroads to the Jubilee Field. We liaised with KCC Highways and improved the footpath access into the site, see site plan.

26. Are you using "solar panels" for floodlighting?

We have investigated solar power for floodlights, but these are not reliable enough in winter when required. We will investigate solar power on the site as a whole moving forward

27. What is the environmental cost?

This has been assessed as part of the planning process and off set with a 20% increase in the Biodiversity on the site as part of the planning process.

28. What about drainage?

A revised drainage scheme for the Jubilee Field will be part of the project. This includes liaising with the Medway Internal Drainage Board that have recently adopted the culvert that runs from the Jubilee Field into the River Beult.

29. What about health concerns of 3G Multi-Sports pitches?

This is a national issue – two factors health and environmental. Football Foundation is leading research, if changes are required they would be a phased in over a number of years.

"This question has been the subject of significant investigation since first being raised in the USA in 2015."

The concerns identified relate to the potential risk of exposure to polycyclic aromatic hydrocarbons (PAHs) that are contained in ELT granulate.

PAHs are a widely occurring group of chemicals that people are most commonly exposed to through breathing air contaminated with motor vehicle exhaust, cigarette smoke or wood smoke.

People also ingest PAHs when they eat grilled or charred meats or foods. High or prolonged exposure to PAHs can cause cancers. In 2016 the European Chemical Agency (ECHA) launched a study to assess whether the concerns were justified and if restrictions on the use of ELT infill were required. In 2017 ECHA published their report¹ which concluded:

"ECHA has found no reason to advise people against playing sports on synthetic turf containing recycled rubber granules as infill material." In 2020 the results of a major pan-European scientific study undertaken by internationally respected independent researchers, and published in the scientific journal Science of the Total Environment², concluded:

- No health concerns were found for AGPs with ELT-derived infill material.*
- Cancer risks for exposure to PAHs were below 1 in 1 million.*
- Risk characterisation ratios (RCRs) for non-carcinogenic substances were below 1 in 1 million."*

Regarding the proposed 3G Multi-Sports pitch at Jubilee Field

1. The 3G Multi-Sports pitch at Staplehurst will have a rubber shock absorber

2. This is a better playing surface and reduces the pile on the "carpet"
3. Therefore, there is less rubber crumb
4. In addition, there will be boards surrounding the surface to reduce any spreading of rubber crumb

These are important health and environmental issues which are being feed into the design stage.

30. Will it add to my Parish Precept – Council Tax?

i. Capital cost

The aim is that the capital cost will be covered by Grants, Section 106 / CIL funding and as mentioned earlier the Parish Council has committed @ £15,000 from Parish Council Reserves, this has already been budgeted for.

The revised capital cost will need to be considered

ii. Jubilee Management cost

In 2024/25 the expenditure budget at the Jubilee Field was £46,479.

In 2025/26 we have budgeted £38,639

The aim is to reduce the management cost of the Jubilee Field.

31. Can schools use it?

Yes, at a reduced day time rate available for schools.

32. Can locals' clubs and groups use it?

Yes, they will be encouraged to use the facilities.

33. Can residents hire it for say a birthday party?

Yes, of course, the whole aim is the residents, groups and clubs to have better facilities.

34. What sports / activities can use it?

A range of sports / activities can use it such as;

Football training, recreation and matches

Aerobics

General Fitness

Tag Rugby

Disability Sports

Rugby training only – non-contact

Hockey training only – matches played at Marden a specialist Hockey facility

35. What about informal use of the 3G pitch

"Free informal usage" and "low cost turn up and play usage" are part of the business plan.

36. Where will people be able to watch?

At pitch side in a designated area or outside the mesh fencing.

37. What will happen to the Girls Guides?

The proposal is to continue to support the Girls Guides, allowing them to hire out their facility the Kathie Lamb Centre, potentially outside space and hopefully use of the 3G Multi-Sports pitch for multi sports activities and badges.

38. What about the legal status of the Jubilee Field?

The original document set aside the land for sport and recreation – the 3G Multi-Sports pitch is sports and recreation. The Parish Council bought the land in 1989 from Maidstone Borough Council. We have double checked with Maidstone Borough Council and they are in support of the project proceeding.

39.What about public access to Jubilee Field?

The public access to the Jubilee Field will continue and the 3G Multi-Sports pitch will be available for anyone to hire or “low cost turn up and play” sessions.

When the 3G -Multi-Sports pitch is not being used it will be locked. The Jubilee Field is @7.8 acres of grass – the 3G Multi-Sports pitch is @2 acres, this will be finalised at the design stage.

There will still be the main grass pitch, a grass pitch and kick about space to use.

40.Isn't the main pitch locked?

No. The main pitch is used by SMFC FC for SCEFL League and Cup matches. A fenced off ground is a SECFL ground requirement.

When the main pitch is not in use for the SCEFL matches it is unlocked and accessible for public use.

41.Can the Junior teams use the existing main pitch?

The FA regulations mean that the main pitch is suitable for under 16 and over. This means the under 16's, under 17's, under 18's and women have all played matches on the main pitch usually at the start and end of the season so not to overplay the pitch in winter.

Under 15's and below do not play on the main grass pitch.

42.How many footballers play and how many are from Staplehurst?

SMFC are the senior club they have four squads in 2025/26 season:

Senior team, Under 23 development team, Women's team and Vets team.

It is common that players from surrounding areas represent a team rather than just players from that village. Once registration is completed (September 2025) we will update the figures with players from Staplehurst and other areas.

43.How many juniors play and how many are from Staplehurst?

SMYFC is the junior club they arrange of up to 24 teams from under 5 to under 18 years old, including 6 girls' teams.

It is common that players from surrounding areas represent a team rather than just players from that village. Once registration is completed (September 2025) we will update the figures with players from Staplehurst and other areas.

44.How many girls / women play football at Staplehurst?

As mentioned the juniors has 6 girls' teams and the seniors a women's team.

It is common that players from surrounding areas represent a team rather than just players from that village. Once registration is completed (September 2025) we will update the figures with players from Staplehurst and other areas.

The 3G Multi-Sports pitch should support the growth of girls and women's football.

45.Are the squads full? Are new player's welcome?

Of course, new players are welcome. SMYFC try to provide training for age groups where the squads are full. During the summer they also run training courses including girls' training groups for Wildcats (Aged 5 to 11) and Squad Girls (Over 11s).

Especially important after the recent successes of the Lionesses!

Contact the football club directly on;

Email smufc1@yahoo.co.uk

46.When will a design come forward?

The design was considered in the consultation in 2023 and finalised in spring 2024 for the planning application in July 2024. Additional car parking was added in November 2024 – see update site plan.

47. When will a business plan come forward?

The first draft business plan was presented to Council on the 29th January 2024 for comments and was finalised at Council in spring 2024 as part of the bid to the Football Foundation summer 2024, see business plan.

48. How is the site going to be managed?

The Council has invited tenders from management companies to manage the site and report to the Council. Three companies were shortlisted. If planning permission is obtained they will be invited to submit their final tender bids. These will be assessed, and the Council will decide which company should be appointed.

49. Questions from the public Council meeting on the draft business plan (The Draft business plan on website)

- a)** Some felt it was over egged income / usage, although some felt there was not enough space left for "selling" at premium level
- b)** Welcomed the viability / business sensitivity – could further work be done – say just Staplehurst users – yes will look into further business sensitivity as business plan develops
- c)** What about lack of daytime usage – typical for a 3G pitch not on a school site or with a school adjacent to the site. But figures show a surplus at 100% and 80% without this use so any use that can be explored is a bonus and it provides opportunities for community activities to be developed over time
- d)** Who would cover costs if income not generated? This would be part of the leisure contract process.
- e)** Is the business plan feeding into the design process - Yes
- f)** What about project management? Following Football Foundation process and will report fully to Council
- g)** What about capital fund raising by the partner clubs – will report back to Council on capital project prior to submission to the Football Foundation

50. When will the public have a say?

The public consultation took place between July 2023 and October 2023. A full Consultation summary report is available on the website.

The first draft business plan was presented at a public Council meeting on the 29th January 2024, comments and queries raised were feed in as Business Plan evolved.

An updated Business Plan was presented to a public Council on the 20th May 2024, with questions and answers from the Public.

The design was also discussed at Council on the 20th May 2024 , with questions and answers from the public.

The Council agreed to submit the planning application. As Staplehurst Parish Council is the applicant, the Staplehurst Parish Council Planning Committee has not commented.

Residents have been able to comment on the planning application 24/502740/FULL, on the Maidstone Borough Council planning portal.

51. What happens if planning permission is turned down?

The Council will need to consider the next steps.

52. What happens if planning permission is approved?

The Council will have to:

- Finalise the costs
- Clarify how this can be funded, or not
- Appoint the contractors to build it, or not
- Appoint a management contractor to operate the site when the 3G Multi-Sport pitch is built, or not

53. Timescales?

Subject to planning approval and final decisions, the indicative timetable is

- Council Decision – Autumn / Winter 2025
- Construction – Winter / Spring 2026
- Opening - Spring / Summer 2026

**If you have any other questions please
email – clerk@staplehurst-pc.gov.uk
Or phone 01580 891761**

**We will answer your question
and update the FAQ.
Thank you.**