

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	2 October 2012
Title:	Swanmore Community College of Technology, Swanmore
Reference:	3497
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for an all weather floodlit synthetic turf pitch and full size grass rugby pitch at Swanmore College of Technology, at an estimated total cost of £1,100,000.

2. Scope of Work

- 2.1. It is proposed to develop an 'All Weather Synthetic Turf Pitch' with floodlighting and associated works, including a full size grass rugby pitch.
- 2.2. Planning is being submitted in parallel with a separate application for 75 residential units on land at Swanmore College of Technology. This land is currently used as sports pitches by the College, and is situated between the colleges buildings (to the south) and existing residential development (to the north). The planning application for the residential units is being submitted to Winchester City Council by Linden Homes.
- 2.3. An opportunity exists to 'swap' one of the College's playing fields for an existing field of a similar size to:
- a) Develop a parcel of land for housing which currently lies within Swanmore's settlement boundary; and
 - b) Develop an existing field as a usable sports pitch, which lies within a Local Strategic Gap.
- 2.4. If either the application for the all weather pitch with floodlighting and grass rugby pitch, or the separate application for housing is refused, neither scheme will go ahead as they are dependant on each other.
- 2.5. Approval for the procurement route for the project will be considered at the Executive Member for Policy and Resources Decision Day meeting on 25 October 2012.

- 2.6. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. Swanmore College of Technology is located off New Road in Swanmore. The school's net capacity is 1350 and there are currently 1251 pupils on roll.
- 3.2. It is proposed that the works will be procured through a competitive tender process. It is anticipated that works will commence on site during spring/summer 2013 and complete by the end of 2013.
- 3.3. It is proposed that the contractor will access the site by Lower Chase Road to the north of the school. The contractor's compound will be located within the site area. No deliveries or movements of vehicles will take place at the start or end of the school day, in order to avoid traffic conflict when pupils are arriving at or departing from the school.
- 3.4. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

4. Finance

4.1. Capital Expenditure:

The Capital Expenditure is dependant on successful planning approval as detailed in 2.4.; if successful, the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme	
	£'000	£'000	£'000
Buildings	944	0	0
Fees	156	0	0
Furniture, Fittings, Equipment and IT (exclusive of fees)	-	-	-
Land to be purchased	-	-	-
	1,100	0	0

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			

a) Capital Programme (as above)			
b) School			
2. From Other Resources			
a) Developers Contribution	944	156	1,100
Total	944	156	1,100

a) *Furniture and Equipment:*

No allocation for equipment has been made within the project funding. Any additional equipment will be funded directly by the school.

b) *School Balances:*

The school has the following level of balances (these are not part of the funding above and are not allocated to this project):

Published revenue balance as at 31 March 2012: £716,916

Devolved capital as at 31 March 2012: £26,183

4.3. Revenue Issues:

a) Overview of Revenue Implications:

	(a) Employees £'000	(b) Other £'000	(a+b) *Net Current Expenditure £'000	(c) Capital Charges £'000	(a + b + c) Total Net Expenditure £'000
Revenue Implications Additional + / Reductions	nil	nil	nil	157	157

b) *Energy Consumption:*

The estimated annual energy consumption for the new floodlighting will meet that required by current legislation.

5. Risk & Impact Issues

5.1. Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

6. Details of site and existing Infrastructure

- 6.1. The school is located within the edge of the Swanmore settlement boundary and the proposed synthetic turf pitch and playing field is located within a Local Strategic Gap.
- 6.2. The proposed new synthetic turf pitch and rugby pitch will be situated in close proximity to the existing school accommodation. Consequently, they will be closely linked to the existing infrastructure that will support them, including power and water supply, car parking, access paths and changing facilities.
- 6.3. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

7. Scope of the Project

- 7.1. It is proposed to construct a new 'All Weather Synthetic Turf Pitch' with floodlighting and associated works, including a full size grass rugby pitch, which have been designed to provide enhanced sports facilities for pupils and the local community on a year-round basis.
- 7.2. These facilities will be suitable for general-purpose, multi-use sports training and practice, as well as for evening and weekend community use.
- 7.3. The proposed new synthetic turf pitch will be surfaced in a synthetic grass carpet suitable for football use and other supervised sports activities. It will also be floodlit and fenced with rebound and ball-stop fencing.
- 7.4. The proposed new synthetic turf pitch and floodlighting will be located in a new school playing field that is located to the north east of the existing school.
- 7.5. The proposed new floodlighting has been designed to minimise glare and light spillage to meet the necessary standards and planning requirements.
- 7.6. The full size grass rugby will be situated adjacent to the north of the proposed new synthetic turf pitch. The pitch will be levelled and drained. The site will be secured by a boundary fence. The grass rugby pitch will not be floodlit.
- 7.7. There will be a flood attenuation basin due to local ground conditions that will temporarily hold water in the event of excessive rainfall.

8. External Works

- 8.1. The landscape proposals will include the following:
 - the existing topsoil from the area of the pitches will be retained on the school site and re-used for re-instatement.
 - A new tree belt and hedgerow will be planted around the pitches to reduce visual impact to local residents by filtering and screening views of the pitches.
 - a new footpath link will be provided to the western side of the pitches from the existing school accommodation.

9. Planning

- 9.1. The planning application is to be submitted in September in conjunction with Linden Homes planning application for the residential development.

10. Building Management

- 10.1. The existing building management arrangements will remain in place.

11. Professional Resources

Architectural)	Culture, Communities & Business Services
Landscape)	Culture, Communities & Business Services
Mechanical and Electrical)	Culture, Communities & Business Services
Drainage)	Environment Department
Quantity Surveying)	Culture, Communities & Business Services
Construction, Design & Management Coordinator)	Culture, Communities & Business Services

12. Consultations

- 12.1. The following have been consulted during the development of this project and their feedback can be seen in overview in Appendix C:

Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer.

13. Recommendations

- 13.1. That the Panel advises the Executive Member for Policy and Resources that:**

- 13.2. The project proposals for the all weather floodlit synthetic turf pitch and full size grass rugby pitch at Swanmore College of Technology, at an estimated total cost of £1,100,000, be approved.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An equalities impact assessment has been considered in the development of this report and no adverse impact has been identified.

2. Impact on Crime and Disorder:

- 2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

- Not applicable

4. Health and Safety

- 4.1. A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme.

5. Climate Change:

- 5.1. The project will incorporate the following sustainability features:
 - The floodlighting has been designed to be as energy efficient as possible and to include automatic shutdown at the end of sessions with the lower-level safety lighting designed to shut down 15 minutes later to ensure safe routes for all users of the pitches.
 - All water run-off will be temporarily retained on site and discharged to existing water courses. This will be controlled not to exceed the existing water run off rate.
 - Recycling aggregates (e.g. recycled crushed concrete) will be used in the construction of the synthetic turf pitch.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Roy Perry, Executive Lead Member for Children's Services	Portfolio Holder	04.09.2012	Councillor Perry fully supports the proposals in the report.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Felicity Hindson	Local Member for Meon Valley	04.09.2012	No substantive comments received.