

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	15 March 2021
Title:	Additional Sports Facilities at Deer Park School, Hedge End
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

Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals for additional sports facilities at Deer Park School, Hedge End.

Recommendations

2. That the Executive Member for Education and Skills grants spend approval to the project proposals for additional sports facilities at Deer Park School at a cost of £2,448,000.

Executive Summary

3. Deer Park School is a new secondary Free School currently under construction in Hedge End, being delivered by the County Council for the Department for Education (DfE). It is located within the Woodhouse Meadows part of the County Council's residential Uplands Development and is scheduled to open in September 2021.
4. The outline planning consent for the Woodhouse Meadows site conferred an obligation on the County Council as developer, through a Section 106 Agreement with Eastleigh Borough Council as local planning authority, to design and procure additional sports facilities at the school on behalf of the Borough Council to support its wider use by the community.
5. The proposed additional sports facilities comprise a floodlit 3G artificial turf sports pitch together with an extension to the school sports building to provide community changing rooms and a multi-purpose room.

Together with other facilities being built at the school these will be the subject of a Community Use Agreement between the school, Wildern Academy Trust, and Eastleigh Borough Council (EBC).

6. The proposed additional sports facilities are funded by a specific contribution from the County Council as part of its Section 106 obligations, with the remainder of the funding being provided by EBC via a grant agreement.
7. A planning application for the floodlit artificial turf sports pitch was submitted to EBC in December 2020 and a decision is expected to be made in March 2021. Planning approval for the extension to the sports building was granted by EBC in January 2021 as a non-material amendment to their earlier planning consent for the school.
8. The detailed design and construction of the additional sports facilities will be procured as an addition to the main school construction contract, continuing with the same contractor currently building the school.
9. Construction of the additional sports facilities is expected to start on site during summer 2021 following completion of the main school facilities and be available for use in 2022.

Background

10. The project is included in the Children's Services Capital Programme, approved at the Executive Member for Children's Services decision day on 15 March 2021 which confirms the total budget of £2,448,000 for the additional sports facilities.
11. Deer Park School is a new secondary Free School currently under construction in Hedge End, being delivered by the County Council. It will be run by the Wildern Multi-Academy Trust and is scheduled to open in September 2021. This facility is subject to a 125-year lease from the County Council. The new school is located within the Woodhouse Meadows part of the County Council's wider residential Uplands Development.
12. The outline planning consent for the Woodhouse Meadows site conferred an obligation on the County Council as developer, through a Section 106 Agreement with EBC, to design and procure additional sports facilities at the school to support its wider use by the community. The brief and scope of these facilities has been determined by EBC and the project is being delivered on their behalf by the County Council.
13. The Section 106 Agreement included an obligation on the County Council to provide index-linked funding of £1,166,735 towards the cost of the additional sports facilities, with the remainder of the funding being provided by EBC.

Finance

14. Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following table outline the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate	Capital Programme	
		£'000	£'000
Buildings	2,101	2,101	2,101
Fees	347	347	347
Total	2,448	2,448	2,448

15. Sources of Funding

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)			
2. From Other Resources			
a) Eastleigh Borough Council #	1,099	182	1,281
b) HCC Developer Contribution	1,002	165	1,167
Total	2,101	347	2,448

Approved by Eastleigh Borough Council Hedge End West End & Botley Local Area Committee (HEWEB) at its meeting of 2 March 2020 (item 42(6)), 28 September 2020 (item 69) and Cabinet minutes (22 Oct 2020: Item 139).

i. *Building Cost:*

Net Cost = £2,348/m²

Gross Cost = Not applicable as there is significant external works associated with this project

Cost Per Pupil Place = n/a

ii. *Furniture & Equipment:*

All loose furniture, fittings and equipment is being procured and funded by Eastleigh Borough Council.

iii. *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2020: n/a – New Free School

Devolved capital as at 31 March 2020: n/a – New Free School

Revenue Issues:

iv. Overview of Revenue Implications:

	(a) Employee s £'000	(b) r £'000	Othe *Net Current Expenditur e £'000	(a+b)	(c) Capital es £'000	Charg	(a + b + c) Total Net Expenditur e £'000
Revenue Implication s Additional + / Reduction s							

Details of Site and Existing Infrastructure

16. Deer Park School is located on a site of approximately 9.8 hectares within the County Council owned Woodhouse Meadows development.
17. The school site is divided by a line of protected mature woodland and a stream that separates the main school and sports hall from the school playing fields to the south. A pedestrian bridge through the woodland and over the stream provides access to the playing fields. A separate grounds maintenance and emergency vehicular access to the playing fields is provided from the south-east corner of the site.
18. The new floodlit artificial turf pitch will be located on the school playing fields, replacing one of the grassed pitches. The extension to the sports building is on the northern part of the site, near the main school building.
19. The services infrastructure currently under construction for the school will have sufficient capacity for the proposed additional sports facilities.
20. School and community access to the additional sports facilities will be the same as that currently under construction for the school, including the access road through the development, the school car park and pedestrian bridge through the woodland.

Scope of the Project

21. The additional sports facilities comprise a two-storey extension to the existing school sports hall to provide community changing rooms and a first-floor multi-purpose community room. There is also a floodlit 3G artificial turf pitch proposed with a small amount of spectator seating.

The Proposed Extension

22. The proposed extension to the school sports building comprises:
- Two team changing rooms for use by the community, including showers.
 - A first-floor multi-purpose community room, including a small kitchen and storage.
23. The extension is a compact rectangular form of the same construction and appearance of the existing sports building. It will have a high-performance roof with external brickwork and aluminium windows and doors.

External Works

24. The proposed external works comprise:
- A fenced floodlit 3G artificial sports pitch, with access paths.
 - A 50-seater capacity covered spectator shelter

Some ancillary works will be procured directly by EBC, including maintenance equipment, storage containers and team shelters, together with the maintenance access drive to the new pitch and some landscape planting.

25. The sports facilities will be available for community use outside of school hours. The existing school parking provision will also be made available for users and visitors, comprising 105 parking spaces (93 standard, 5 disabled, 4 two-wheeler and 3 minibus spaces) and 115 cycle spaces.

Planning

26. A planning application for the floodlit artificial turf sports pitch was submitted to EBC in December 2020 and a decision is to be made in March 2021. Planning approval for the extension to the sports building was

granted by EBC in January 2021 as a non-material amendment to their earlier planning consent for the school.

Construction Management

27. The detailed design and construction of the additional sports facilities will be procured as an addition to the main school construction contract, continuing with the same contractor currently building the school.
28. Construction of the additional sports facilities is expected to start on site during summer 2021 following completion of the school and be available for use in 2022.
29. 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 for all school users. Contractor working areas will be segregated from the school with two contractor's compounds, one for the extension to the sports building and one for the new artificial turf pitch.
30. No deliveries or movements of contractors' 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.

Building Management

31. Wildern Multi-Academy Trust will be responsible for the repair, maintenance and insurance responsibilities for the additional sports facilities in accordance with the 125-year lease for the school and its site.

Professional Resources

32. The contractor already appointed to build the school will complete the design and construct the proposed additional sports facilities using their consultant team, based on the initial proposals by the County Council's Property Services team, who will continue to oversee the overall design and delivery of the project.

Consultation and Equalities

33. A pre-planning application consultation was carried out in October 2020.
34. The following have been consulted during the development of this project. Refer also Appendix A:

35. Department for Education
Wildern Multi Academy Trust
Deer Park School Headteacher
Deer Park School Trustees
Hampshire County Council - Children's Services
Executive Lead Member for Children's Services and Young People
Executive Member for Education and Skills
Councillor Tonia Craig - Hampshire County Council Member for Hedge End and West End South
Councillor Rupert Kyrle - Hampshire County Council Member for Botley and Hedge End North
Local residents
Hampshire County Council Fire Officer
Hampshire County Council Access Officer
Hampshire County Council Planning Department
Hampshire County Council - Economy, Transport and Environment
Hampshire County Council Legal, Contract and Procurement team Policy & Resources
Eastleigh Borough Council, Local Area Manager, Hedge End, West End and Botley
Eastleigh Borough Council Corporate Project Manager
Eastleigh Borough Council Planning Department
Eastleigh Borough Council Ecologist
36. Equality impacts have been identified in the Equality Statement in Appendix B.

Risk & Impact Issues

Fire Risk Assessment

37. Deer Park School has been commissioned by the DfE, who do not require sprinklers to be fitted as a standard requirement, and on completion the building will be the responsibility of Wildern Academy Trust. As such it is therefore not subject to Hampshire County Council's fire sprinkler risk assessment.
38. As with the Deer Park school buildings currently under construction, the contractor will design the extension to the sports building, in respect to fire safety design and management, in accordance with BS 9999-2017. Using this British Standard, the contractor has determined that sprinklers are not required to meet the statutory minimum requirements of the Building Regulations and achieve compliance with Approved Document Part B and the DfE's Services Output Specification. The building does not include the use of any aluminium composite materials.

Health and Safety

39. Design risk assessments, pre-construction health & safety information and Health & Safety File will be produced in accordance with the Construction design and Management Regulations for the proposed scheme.

Climate Change

40. The project will incorporate the following features with respect to climate change:
- 41.
- The specification for the additional sports facilities will support the overall project objective of a BREEAM 'Excellent' rating.
 - The surface water drainage has been designed for a projected 1 in 100 year rainfall from the artificial turf pitch and to attenuate and filter its discharge into the stream.
42. The project will include the following features with respect to ecology and biodiversity:
- The floodlights for the artificial turf pitch will have back shields and a colour temperature to limit light spill and minimise their impact on the ecology.
 - Landscape planting to be carried out by EBC adjacent to the school site will achieve a net gain of 10% in biodiversity with respect to the replacement of a grassed pitch with the proposed artificial turf pitch
 - A construction environmental management plan will be in place

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
http://democracy.hants.gov.uk/ieDecisionDetails.aspx?ID=1087	08.05.2019
Direct links to specific legislation or Government Directives	
<u>Title</u>	<u>Date</u>

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.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

See Equalities Impact Assessment undertaken for the main Deer Park School project dated 26.04.19 as reported to Executive Member for Education and Skills on 8 May 2019.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Patricia Stallard, Executive Lead Member for Children's Services and Young People	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Tonia Craig	Local Member for Hedge End and West End South	Autumn 2020	
Councillor Rupert Kyrle	Local Member for Botley and Hedge End North	Autumn 2020	

Equality Impact Assessment



Hampshire
County Council

Additional Sports Facilities - Deer Park School, Hedge End, Eastleigh

Accountable officer: Mark Saunders

Email address: mark.saunders@hants.gov.uk

Department: Children's Services

Date of assessment: 25/02/2021

Description of current service/policy

Deer Park School is a new build 1050 (7FE) Secondary school comprising of a teaching and admin block and a separate sports hall, car parking external social areas and playing fields. The school is currently under construction and due to open in September 2021.

Geographical impact: Eastleigh

Description of proposed change

The additional sports facilities will comprise of a two-storey extension to the existing school sports hall to contain community changing rooms and a first-floor multi-purpose community room. There is also a floodlit 3G artificial turf pitch proposed with a small amount of spectator seating. The additional sports facilities will be available for community use outside of school hours and therefore improve access to the local residents.

Impacts of the proposed change

This impact assessment covers Service users

Engagement and consultation

Has engagement or consultation been carried out? Yes

A pre-planning application consultation took place in October 2020 to engage with the general

public in relation to the application proposals. The consultation took place virtually.

The following have also been consulted;

- Department for Education
- Wildern Multi Academy Trust
- Deer Park School Headteacher
- Deer Park School Trustees
- Hampshire County Council - Children's Services
- Executive Lead Member for Children's Services and Young People
- Executive Member for Education and Skills
- Councillor Tonia Craig - Hampshire County Council Member for Hedge End and West End South Autumn 2020
- Councillor Rupert Kyrle - Hampshire County Councillor

Statutory considerations	Impact	Mitigation
Age: Neutral		
Disability: Positive	The all weather surface will improve the access to sports for users with a range of SEND requirements	
Sexual orientation: Neutral		
Race: Neutral		
Religion and belief: Neutral		
Gender reassignment: Neutral		

Gender: Neutral		
Marriage and civil partnership: Neutral		
Pregnancy and maternity: Neutral		
Other policy considerations	Impact	Mitigation
Poverty: Neutral		
Rurality: Neutral		

Neutrality statement (if all considerations have a neutral impact)

Any other information