

Assessment of CIL bid full application

TDC CIL Reference Number:	IA-00260
Officer recommended ranking:	1 st of 5
WG final ranking (where differs):	

Officer Assessment

Project title:	3G pitch with floodlighting columns at de Stafford School, Caterham – Option 1				
Applicant:	GLF Schools				
Total cost of project (£):	£1,280,000	CIL requested (£):	£80,000	Percentage to be funded by CIL:	6.25%

Project summary

The school has sold (subject to planning permission) a piece of land to a property developer. Proceeds from the sale are ring fenced to build a 3G Floodlit Pitch, car park and access paths. Planning permission was refused in Oct 21 as the Floodlighting columns have a negative impact on the openness of the Green Belt and there were concerns over the housing development being inappropriate. A revised planning application is to be submitted with Telescopic columns to address the openness issue. The school will use the pitch during the day and the project will enable community use out of school hours. CIL funding is sought for the telescopic floodlighting element of the project.

Benefit	Officer Assessment	Officer Panel Score
Support development	De Stafford School is located in Caterham-on-the-Hill Parish but serves the wider Caterham and Whyteleafe areas. Caterham is an area of the District which has received significant development in recent years with the Council's records showing that the parishes of Caterham Valley, Caterham-on-the-Hill, and Chaldon have taken around 27% of development in the District over the past 5 years. The emerging Local Plan also allocates around 170 residential units to the Caterham area across five sites. One site of 60 is split between Caterham and Whyteleafe, with an additional site allocation of 6 units in Whyteleafe. The infrastructure requirements for two of these allocated sites mention the need for contributions to a multi use sports hall and multi use games area.	4.33

	<p>The project aligns with the Tandridge District Core Strategy (2008) policies CSP 11 and CSP13 which support improved infrastructure generally and new and improved community sports and recreation facilities. The alignment of the project with the Tandridge Local Plan part 2: Detailed Policies (2014) DP13, which permits recreational facilities in the Green Belt as long as they meet certain criteria, will be considered through the planning application process.</p> <p>The emerging Local Plan also recognises that access to recreation facilities and open spaces makes an important contribution to health and wellbeing of communities (TLP 17). Policy TLP39 of the emerging Local Plan, building on local studies and evidence, supports the delivery of new 3G pitches, where these meet Green Belt criteria as appropriate. In addition, policy TLP 23 generally supports improvements to school facilities.</p> <p>The provision of a multi use games area in the Caterham area is cited in the Infrastructure Delivery Plan 2019.</p> <p>The Caterham, Chaldon and Whytleafe Neighbourhood Plan (adopted June 2021) Policy CCW 18 supports improvements to educational facilities where these are not on Green Belt land. The school is located in the Green Belt, however, this is an issue for the consideration of the revised planning application.</p> <p>Following a consultation with local clubs in August 2021, representing a combined total of 130 teams in the Tandridge area, further evidence of the deficit of 3G pitches was identified. The current demand for hiring the pitch could only be partially met if we were to allocate community slots to all clubs who wished to book the facility. Sports England and the Football Foundation are fully supportive of this proposal and agree that it would help to meet the existing need.</p> <p>The de Stafford school is expanding in pupil numbers.</p> <p>Not mentioned in Open Space Strategy – not TDC land.</p>	
Economic growth & regeneration	<p>Aside from temporary construction jobs on the overall project, the provision of floodlighting will enable use and hire of the 3G pitch out of school hours and thus provide increased football and income to the dual use leisure centre run by Freedom Leisure (a not-for-profit organisation), improving its viability to the tune of an estimated £80,000 a year. The leisure centre provides a community pool, which has high operating costs. The emphasis is thus on safeguarding the viability of the leisure centre and thus job security of leisure centre staff rather than an increase in jobs and other spin off economic benefits.</p>	3.67

Flood defence	<p>The provision of floodlighting in itself does not impact on flood risk or protection. The earlier (refused) planning application 2020/2041 for the overall project (housing development and 3G pitch) was assessed by SCC as Lead Local Flood Authority and found acceptable.</p>	2
Health provision & wellbeing	<p>There are considerable health benefits to be obtained by both school students and the wider community from the provision of the wider project. The floodlighting will enable more effective sports provision by the school on winter afternoons and by the community in the evenings and thus have physical and mental health benefits for young people and the wider community. This is supported by material from the Football Association on management of facilities to support mental health and wellbeing which will be used.</p> <p>Can it be used by the wider community and link in with Caterham Valley practices to provide the opportunity to promote health and wellbeing activities.</p> <p>Opportunity to link with Growing Health Together programme in Primary Care via Caterham Valley GP practice.</p>	4.33
Education provision	<p>The wider project provides facilities that are required by the school to deliver the PE curriculum and meet DfE requirements during the day and during the Winter months. Floodlights are required for after school football training and fixtures. For home fixtures in the Winter months, students are required to leave lessons early so that the matches can be completed before it gets dark resulting in students missing out on other elements of their education.</p> <p>A floodlit all-weather pitch would enable the school to meet DfE requirements and meet student needs.</p>	5.33
Transportation	<p>The floodlighting has no direct implications for transport. It would enable greater use of the all weather pitch including by the community, and this aspect would be considered part of the revised planning application. Additional parking will be provided and in the previous planning application (reference 2020/2041), following completion of relevant surveys, SCC Highways confirmed that there were no objections in relation to this proposal.</p>	1
Amenity provision	<p>A consultation carried out by Freedom Leisure and the School identified several local clubs representing a combined total of 130 teams in the Tandridge area who have a current need to use the floodlit all-weather facility because their pitches are not floodlit, they are water-logged or there is lack of availability.</p> <p>The provision of floodlighting would thus increase the general amenity of the local area.</p>	4

	Policy TLP39 of the emerging Local Plan, building on local studies and evidence, supports the delivery of new 3G pitches, where these meet Green Belt criteria as appropriate, as there is an identified local deficit.	
Environment & climate change	<p>Floodlighting in itself will increase the use of electricity. However, for financial as well as environmental reasons it can be anticipated that the installation will be as economical as possible. The details of lighting disturbance to residents and ecology will be considered as part of the revised planning application as appropriate.</p> <p>In addition the lighting and thus increased usage is likely to result in an increase in private motor vehicle traffic to the site, again this can be considered as part of a revised planning application as appropriate.</p>	1
Match funding	This project only requires circa 6% of CIL	6
Value for Money	<p>Evidence of three tenders for the work is required, and justification for the option chosen; Tender Process details provided in detail.</p> <p>SSL would create the specification and other tender documentation after reviewing the initial Feasibility report and subsequent specialist survey works carried out since being engaged as sports pitch consultant back in 2020. Project requirements would be discussed with key targets and timescales set for the procurement process. SSL would re-evaluate the site conditions and assess all physical features of the site, including anything that may have changed since the initial stage project Feasibility works.</p> <p>Preferred design solution would be finalised prior to SSL producing the tender document to include:</p> <ul style="list-style-type: none"> -Instructions to tenderers (to include pricing for telescopic lighting columns) -Final detailed design specification -Digital CAD drawing schedule -Designer's Risk Assessment -Work Schedules -Contractual terms and conditions (normally JCT - subject to agreement with the school) -National Building Specification (NBS) -Quality control requirements -Warranty requirements -Site Waste Management Plan (SWMP) -Form of Tender 	5

-Certificate of Non-collusion

Clear reference would be made throughout the specification exactly what performance standards are expected. This would all be in accordance with the agreed performance standards (for example FIFA Quality standards).

The contractor tender process would be a split between price and quality, with quality questions & a scoring criteria that can be incorporated as part of the tender documentation.

SSL would seek approval for the tender package with the school/ project team and make any adjustments as deemed appropriate.

The tender will be issue to a minimum of six contractors on SSL's preferred list. (SSL are one of the FA's preferred consultants for running tenders).

Forms and documentation will be returned electronically to SSL within 4 weeks.

Once tender bids have been received SSL would provide a detailed analysis of each bid, identify and recommend the preferred contractor within a formal tender analysis report.

Selected Contractor interviews conducted within next 2 months.

Appoint successful contractor and issue letter of Intent to enable works mobilisation.

SSL will monitor the works until post construction phase and payment of retentions

Evidence of the need for CIL funding to deliver the project; if CIL is not granted, the school does not have any alternative funding available and therefore the school will not be able to develop a dual use floodlit pitch at this site.

An assessment against any core outcomes e.g. cost per job/home (against national benchmarks)/ cost-benefit analysis; The Football Association or Sport England would have data, for this scheme a supplier estimate has been used.

Details of project timescales, phasing, maintenance

