

Report to Pennines Township Committee



Date of Meeting	22 July 2020
Portfolio	Neighbourhoods, Community & Culture
Report Author	Paul Harris/Faith Crompton
Public/Private Document	Public Document

Wardle and Smallbridge Football Club

1. Executive Summary

1.1 Wardle and Smallbridge Football Club has plans to extend the lower pitch from a junior size to an adult/open age sized pitch and to improve the drainage, to Football Association standards. Once planning was approval the scheme started on site on 18 August 2019. Initial works progressed well until bad weather made the site unworkable and the project team and football club agreed to close the site. The decision was made to close the site by 28 October 2019. All parties agreed the site would close until the spring of 2020.

The site became live once again on 20 April 2020 with the contractor working in line with the Government and Public Health England guidelines in respect of COVID 19. Any ground that had previously been stripped in 2019 had been stockpiled in readiness for future use. As work recommenced and the remainder of the stripping of the site was completed, a number of unforeseen elements were becoming evident:

- Additional drainage exposed from the top pitch from adjustment to the embankment would need to be connected to the new drainage formed on the new lower pitch.
- The amount of soil stripped from the lower pitch did not achieve 200mm depth. Only 75mm could be retained.
- The amount of soil stripped from the grazing land area did not achieve the 400mm expected depth due to poor quality land. Only a depth of 95mm was retained from the full grazing area.

Options

Option 1: Approve the additional funding for the remainder of the 1000 ton of topsoil to ensure the criteria set by Planning of a 300mm clearance between the separation barrier and the existing ground is met. The amount required to meet this criteria is £18,000.

Option 2: Do not approve the additional funding for the 1000 ton of topsoil leaving a shortfall meaning the requirement of a 300mm clearance cannot be met and the risk of the project remaining incomplete.

Option 3: Look for alternate avenues of funding. The risk being that the site becomes dormant until funds are found to complete the project.

2. Recommendation

- 2.1 It is recommended that option 1 be approved for funding by Pennines Township to ensure the requirements put forward by the Planning Environmental Health Senior Officer to achieve the 300mm separation between the new and old pitch surface is met.

3. Reason for Recommendation

- 3.1 To ensure the sufficient funding is made available for the additional requirement to meet Planning recommendations.
- 3.2 Remove the risk of any pitch users and to mitigate any health and safety concerns.
- 3.3 Option 1 has met the requirement of the Planning Environmental Health Senior Officer.
- 3.4 Future maintenance regimes will benefit from the 300mm topsoil above the separation barrier understanding there should be no impact of disturbance of waste material.

4. Key Points for Consideration

- 4.1 Consideration given for the allowance of on-site validation of the separation layer and the testing of all imported topsoil for contaminants, to comply with a Planning condition in the interest of protecting human health. A cost was associated with this element of work which put existing contingencies under pressure. Therefore adding to pressures to the original budget of the works.
- 4.2 Alternative options were considered such as reducing the 300mm separation layer, however, not meeting the Planning/human health requirements meant a number of options had to be disregarded and option 1 was the only viable approach to completing the works to meet specification.

5. Costs and Budget Summary

- 5.1 Additional topsoil required 1000 ton
Pennines Township Budget required £18,000

6. Risk and Policy Implications
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- 6.1 Risk of budget shortfall as unforeseen events have meant the availability of the contingency has had to be expended. The additional £18,000 would mitigate the shortfall and cover the overall budget requirement.
- 6.2 Health and safety of the pitch users. The additional funding would allow the 300mm separation layer to be maintained which would mitigate any future risk
- 6.3 Overall scheme would be at risk of non-delivery if the funding for the additional 1000 ton of topsoil is not approved.

7. Consultation

- 7.1 The Planning application was subject to consultation.

Background Papers	Place of Inspection
None	N/A

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