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## **SYNTHETIC PITCH PROGRAMME – PEEBLES AND HAWICK 3G PROJECTS**

**Report by Corporate Transformation & Services Director**

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### **EXECUTIVE COMMITTEE**

**29 September 2015**

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#### **1 PURPOSE AND SUMMARY**

**1.1 This report proposes that:**

- (a) the 3G synthetic pitch proposed for Peebles be located at Victoria Park (see Appendix B) and that the budget be increased by the sum of £564,200 in accordance with project estimates.**
- (b) the budget for Hawick 3G synthetic pitch at Volunteer Park (see Appendix F) be increased by £287,000 in accordance with project estimates.**
- (c) Both the Peebles and Hawick pitches are constructed during 2016**

1.2 In respect of Peebles, studies have been carried out on locations at the Gytes Leisure Centre, Victoria Park, Craigerne Lane, the High School and Haylodge Park. Public consultations have been carried out on locations at Peebles High School, Craigerne Lane and Victoria Park.

1.3 The public consultations have indicated that Victoria Park is the most suitable location for a 3G pitch in Peebles.

1.4 The location of the Gytes Leisure Centre was rejected due to the risk posed by flooding and Scottish Environment Protection Agency's opposition to development on a functional floodplain. Haylodge Park was rejected due to the need to undo previous improvement works if a full size pitch was to be created. Craigerne Lane options were rejected due to the strength of local resident objections.

1.5 In respect of Hawick the location at the present rugby club pitch at Volunteer Park has been the settled position since project inception.

## **2 STATUS OF REPORT**

- 2.1 This is a public report but Appendix A in respect of the estimated costs is a private Appendix by virtue of paragraphs 8 and 9 of Schedule 7A to the Local Government (Scotland Act 1973). Paragraph 8 being that: The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services. Paragraph 9 being that: Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or service.

## **3 RECOMMENDATIONS**

### **3.1 I recommend that the Council:**

- (a) Agree that Victoria Park is the preferred location for a 3G synthetic pitch in Peebles; and**
- (b) Agree that Council consider the addition of £564,200 to the Peebles 3G Project Budget as part of the construction of the 2016/17 capital programme and note that the increased cost may have an impact on the scope and timing of other capital projects and the revenue budget; and**
- (c) Agree that Council consider the addition of £287,000 to the Hawick 3G Project Budget as part of the construction of the 2016/17 capital programme and note that the increased cost may have an impact on the scope and timing of other capital projects and the revenue budget; and**
- (d) Agree the timelines for delivery within the report and consequently agree:**
  - i) that planning applications can be submitted to allow construction of both projects during 2016; and**
  - ii) that procurement of the necessary construction contracts should proceed with contract award awaiting confirmation of final budgets again to allow project delivery in 2016; and**
  - iii) that the necessary reports should be submitted to Hawick and Peebles Common Good Committees to agree the appropriate leases of ground for the new pitches.**

## 4 PEEBLES OPTIONS APPRAISAL

### (a) VICTORIA PARK & CRAIGERNE LANE

4.1 The Victoria Park location was presented to the public at the public exhibition of 12 June 2015. A plan of Victoria Park is provided in Appendix B Highlights from the consultation follow:

4.2 The response from the four main Clubs in Peebles can be summarised as:

- Peebles Rugby Club in favour of Victoria Park
- Peebles FC in favour of Craigerne Lane
- Peebles Rovers in favour of Victoria Park
- Tweeddale Rovers in favour of Craigerne Lane

4.3 Individual email and feedback sheet responses received as part of the consultation can be summarised with regards to the preferred location numbers and objections against locations as

Location	Preferred Location	Generally Against
Victoria Park	43	15
Craigerne Lane	12	66

4.4 Of the 15 recorded against Victoria Park, 9 of these were against both Victoria Park and Craigerne.

4.5 Top Five Areas of Concern were recorded as follows:

Location	Area of Concern	No of Concerns Raised
Craigerne	Noise and Light Pollution	42
Craigerne	Traffic and Parking	41
Craigerne	Flooding and Drainage	28
Craigerne	Removal of Trees	27
Craigerne	Visual impact	13

4.6 The Project Team asked the public if they would be prepared to accept a smaller pitch size; this question was generally poorly answered however 12 people answered that they were not prepared to accept a smaller pitch; 1 person stating that this was acceptable.

4.7 It should be noted that the majority of responses received were those against the development being at Craigerne Lane. The residents around Craigerne were very prominent on the night of the exhibition.

### (b) GYTES LEISURE CENTRE FLOOD RISK ASSESSMENT

4.8 The Council commissioned JBA Consulting to carry out a Flood Risk Assessment for Peebles 3G Pitch in December of 2013. The Flood Risk Assessment investigated the risk of flooding at the proposed pitch location in the grounds of the Gytes Leisure Centre.

- 4.9 The Flood Risk Assessment concluded that the proposed site is on a functional floodplain which is known to flood periodically. Modelling undertaken by JBA looked at three options within the grounds of the Gytes leisure centre, all of which are at risk of frequent, low intensity floods. Implications of a severe flooding event on a 3G pitch are wide ranging and invariably costly; pitch carpet replacement in the region of £300k with clean-up costs over and above the replacement cost.
- 4.10 Protection of the development from flooding could be created by either raising the level of the pitch or by construction of low level embankments, reducing the risk of frequent floods. However the impact of removing a volume of storage from the floodplain by incorporating these flood protection measures increases the risk of flooding to properties already at risk of flooding.
- 4.11 Compensatory storage may therefore be required to offset the loss of floodplain. The issue posed by a requirement for large scale compensatory storage areas, is that available land out with the floodplain and owned by the Council, is limited. It may be possible to construct additional compensatory storage at other locations along the river, although agreement would be required with landowners and the feasibility of these work investigated.

**(c) SCOTTISH ENVIRONMENT PROTECTION AGENCY OBJECTION**

- 4.12 The Flood Risk Assessment was submitted to Scottish Environment Protection Agency to gain their view on the proposal and a meeting was held to provide additional detail on the proposal. In their email of 03 April 2014, Scottish Environment Protection Agency made it clear that "If formally consulted through the planning process on the proposed development we would object in principle on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy and PAN 69 based on the information supplied with this consultation."

**(d) PEEBLES GYTES: SUMMARY**

- 4.13 Officers believe that given the risk posed by flooding and the Scottish Environment Protection Agency's response, that to proceed with the Gytes is not entirely impossible but will prove very problematic, protracted and is likely to be expensive. It also noted that additional Flood Risk Assessment analysis will be required plus additional design and consultation would be required for the remaining alternative layouts within the grounds of the Gytes leisure centre. Members concluded that the Gytes was not a viable option.

**(e) HAYLODGE PARK**

- 4.14 Council officers have carried out basic measurements of the existing pitch and practice pitch and identified that the existing pitch play area measures 96m by 66m. Due to the existing topography, construction of a 3G pitch within this area would mean delivery of a smaller pitch play area so as to incorporate the required run off areas. 3G pitch play area is proposed to be 100m by 70m to attract the full sportscotland funding
- 4.15 To enable construction of a larger 3G pitch play area (100m by 70m) the existing floodlighting would need to be repositioned and fill material imported to the site so as to increase the level playing area required for the pitch.

- 4.16 The construction of the 3G pitch facility will reduce the usable area of the existing practice pitch.
- 4.17 Haylodge Park has recently installed new floodlighting and carried out drainage improvement works and relayed the turf pitch. These works cost in the region of £200k and received a contribution from sportscotland.
- 4.18 For construction of a full size 3G pitch the floodlighting will need to be taken down and re-erected to suit the pitch and the recent drainage works removed to accommodate the new pitch. The Council and sportscotland could receive criticism for wasting money by contributing to projects that are then replaced by another project.
- 4.19 Appraisal Workshop June 2014. When initially reviewing location options for Peebles, a workshop was held with Officers from across the Council, to appraise the various options. The outcome of that appraisal was that Victoria Park scoring the highest (most suitable); Gytes and Peebles High School scored equally in joint second place and Haylodge Park scoring the lowest (least suitable) option location.
- 4.20 Due to the distance of Haylodge Park from Peebles High School, there is a risk that the school may not utilise the new facility during weekday school time. If the school does not utilise the pitch, the facility would be considered to be community-based. As noted in the Capital Plan, there is an assumption that community-based synthetic pitches will not receive revenue funding from the Council whereas a school-based pitch would.
- 4.21 A plan of the existing Haylodge is provided in Appendix B.

**(f) CRAIGERNE LANE & PEEBLES HIGH SCHOOL**

- 4.22 Options have been considered at: Peebles High School; Craigerne Lane, south of and parallel to the road; Victoria Park. Detail of Victoria Park as developed is presented in 4.1 to 4.8 above.
- 4.23 Peebles High School; see location plan in Appendix D. Issues with this option include:
- (a) The 3G pitch will be tight up against the 2G pitch with a requirement to remove the newly installed running track and involve significant ground-works and it will be less than the optimal 100m by 70m;
  - (b) Removal of the area identified for future school expansion; this site will raise objections with neighbours/residents who voiced their opposition at both consultations;
  - (c) Access to the 2G pitch is via the gable of the new building and there is currently insufficient space elsewhere to replace this.
  - (d) The diversion of a water main will be required.
- 4.24 Craigerne Lane; see location plan in Appendix E. Issues with this option include:
- (a) The Council do not own sufficient land here and land purchase/land swap would be required (regardless of whether the pitch is orientated East/West as shown, or North/South)
  - (b) Ground levels here will require significant ground-works, more so if the pitch is orientated North/South
  - (c) This site will have objections raised by neighbours/residents who voiced their opposition at both consultations

- (d) The existing, long term drainage issues would need to be accommodated within the constraints of Scottish Water discharge to sewers. Scottish Water has indicated that their policy on drainage connections is changing and after 2015 they will no longer be allowed.

## **5 IMPLICATIONS**

### **5.1 Financial**

- (a) The current Peebles Capital Plan for 2015/16 is £1.095m. Delivery of the 3G pitch is now not possible within 2015/16. Should the Council agree to progress the Victoria Park option, £1,659,200 is required for the capital delivery of the pitch, over financial years 2015/16 and 2016/17. £564,200 is therefore required for the delivery of the 3G pitch in addition to the monies currently within the Capital Plan.
- (b) The current Hawick Capital Plan for 2016/17 is £0.990m. With the desire to deliver the 3G pitch during 2016/17 a review of costs has been carried out and the budget revised to £1,277m. £287,000 is therefore required for the delivery of the 3G pitch in addition to the monies currently within the Capital Plan. A plan of the Hawick pitch design is provided in Appendix F.
- (c) The detailed cost comparisons are included at Appendix A as a Private Paper.
- (d) By going out to the market with two 3G pitches the Council will be seeking to take advantage of potential commercial benefits offered by tendering parties.
- (e) Sport Scotland are presently committed to funding £300k towards the delivery of each pitch. The normal Sport Scotland grant application process will be followed for each pitch and additionally meetings will be held with Sport Scotland to discuss the overall scope and cost of each project along with the contribution being made by Sport Scotland.

### **5.2 Timeline**

Set out below is the proposed timeline that will allow delivery of both pitches in 2016. Included in this time line is the necessary work with SportScotland (see 5.1 e) above). As part of completing the applications to SportScotland it will be necessary to conclude discussions with stakeholders in Hawick and Peebles, included within those discussions will be BSLT who the Council will be utilising to manage the pitches once they are delivered.

Two formal requirements of this process are to obtain planning permission and put in place leases with each Common Good Trust to secure the land on which the Pitches will be built. Recommendations to this effect are included within the report.

The time line below is provisional but utilises the experience gained from constructing previous pitches

## Peebles & Hawick Key Dates

Milestone	Month / Year
Confirmation of Location (Peebles)	End September 2015
Initiate Planning Process	October 2015
Initiate Procurement of Construction Contracts	October 2015
Detailed Design and Contract Documentation Complete	December 2015
Planning Permission Granted	January 2016
Confirmation of Final Budget Award	February 2016
Award of Construction Contract	March 2016
Construction Complete	August 2016

### 5.3 Risk and Mitigations

- (a) Reputational risk to the Council if Peebles 3G is not viewed as value for money by the public or there are costs incurred should the full budget award not be provided as recommended. This risk is mitigated by the work not being abortive but of use even if there is a delay in construction due to budget availability. Value for money is best proven through the competitive procurement process and the input of SportScotland.
- (b) A suitable agreement including the financial aspects needs to be reached with the Common Good committee for use of the land at Victoria Park and Volunteer Park.
- (c) A geotechnical site investigation is required to confirm the suitability of the existing soils for use within the works. Should the soils prove to be unsuitable, additional costs would be incurred for their removal and disposal and for importing additional suitable material.
- (d) Stakeholders will require to be consulted should the Victoria Park option be endorsed. These will include but not be limited to; the Rotary Club, Horne's Funfair, Peebles and District Round Table and Peebles Scout Group. Relocation of activities that previously occupied the proposed pitch area and part of the surrounding will be required. This could elongate the planning process, result in amendments to the proposed scheme layout and incur additional costs. Stakeholders require to be consulted should the Volunteer Park option be endorsed. These will include but are not limited to: Common Riding Committee, existing Lease Holders, Bill McLaren Park Ltd and other sports clubs that from time to time utilise the Volunteer Park.
- (e) Discussions have commenced in respect of Peebles with Scottish Water on the connection of the proposed drainage into the existing drainage network. Until Scottish Water has confirmed the available capacity of the local network there is a risk that permission to connect could be refused therefore a risk of delay with associated costs exists. In respect of Hawick the design ties directly into the proposed Flood Protection Scheme.
- (f) All trees in Victoria Park are within the conservation area. A number of trees would require to be removed. An arboricultural assessment has been carried out so as to enable the preparation of a tree constraints plan which will identify; species, retention categories, root protection requirements and planting/replacement strategy.

- (g) An ecology ground based survey has been commissioned for the proposed pitch location so as to carry out a risk assessment for the potential presence of bat roosts and breeding bird habitats. The results will identify the need for further detailed surveys of medium and high risk trees and advise on any license requirements should they be needed, to allow works to progress without adversely effecting protected species.

**5.4 Equalities**

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

**5.5 Acting Sustainably**

The synthetic pitch programme is designed to provide good access to high quality multi-purpose pitch facilities to local communities, thereby reducing the need and distanced travelled to reach such facilities.

**5.6 Carbon Management**

There are no known effects on carbon emissions.

**5.7 Rural Proofing**

N/A

**5.8 Changes to Scheme of Administration or Scheme of Delegation**

N/A

**6 CONSULTATION**

6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

6.2 Corporate Communications are also being consulted.

**Approved by**

**Rob Dickson**

**Signature .....**

**Corporate Transformation & Services Director**

**Author(s)**

Name	Designation and Contact Number
Michael Woods	Project Manager +5865

**Background Papers:** APWG 18 August 2015  
 APWG 1 September 2015  
 APWG 21 October 2014

**Previous Minute Reference:** [insert last Minute reference (if any)]



**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Michael Woods can also give information on other language translations as well as providing additional copies.

Contact us at Michael Woods, Council HQ, +5865

**Appendix B – Victoria Park, Peebles**

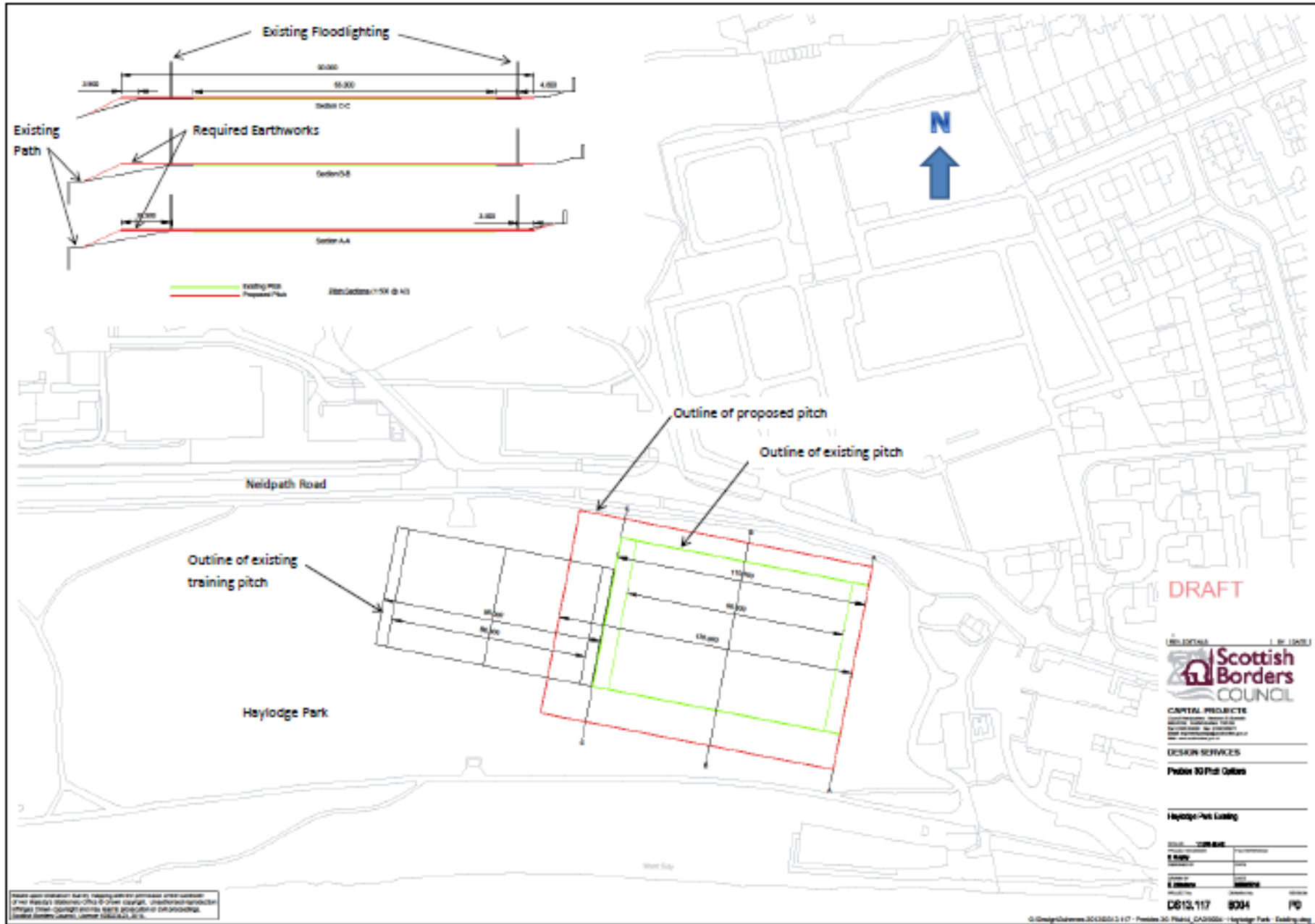
# Victoria Park Option



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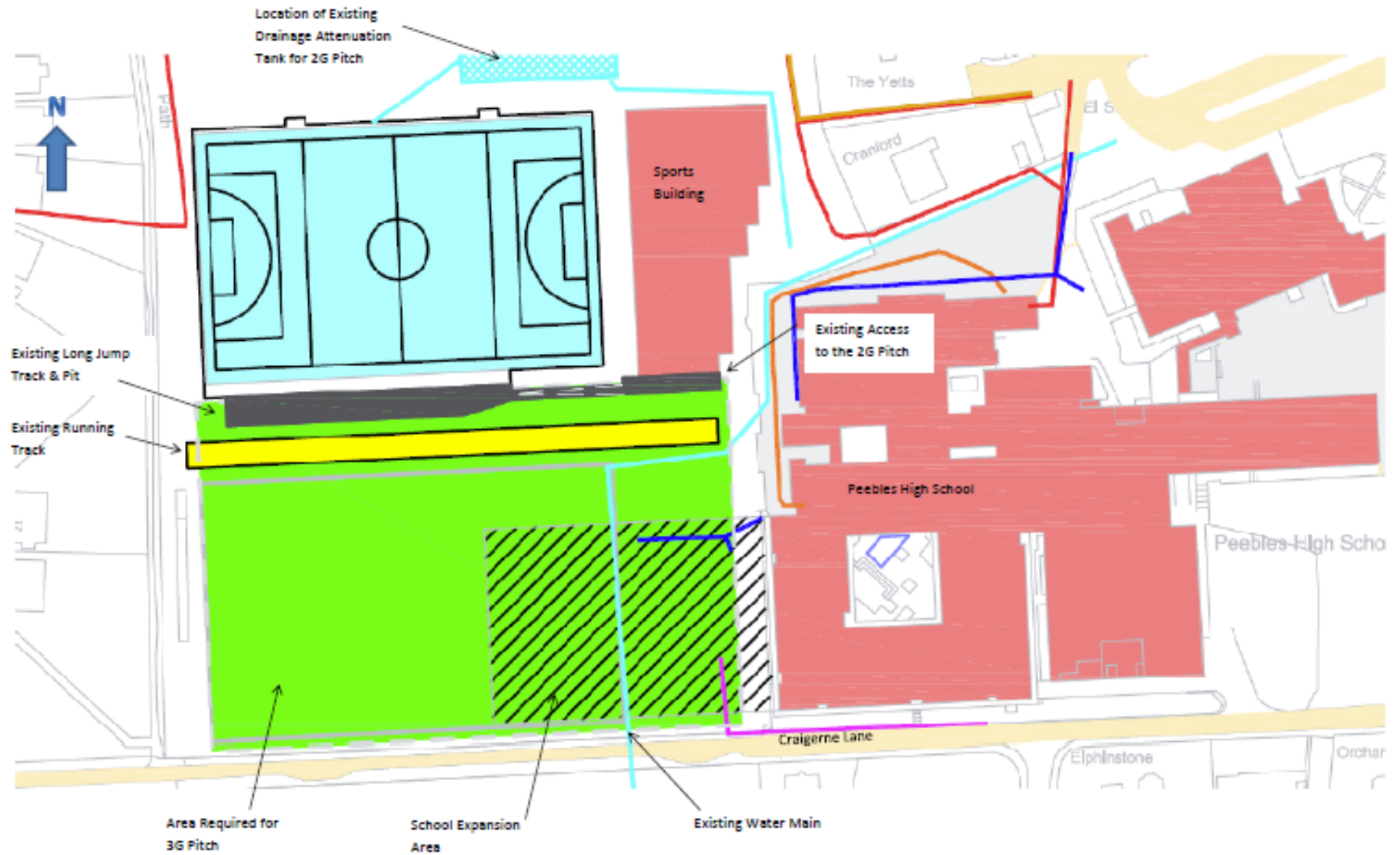
**APPENDIX C – EXISTING HAYLODGE LAYOUT**

Appendix C – Haylodge Park



**APPENDIX D – PEEBLES HIGH SCHOOL**

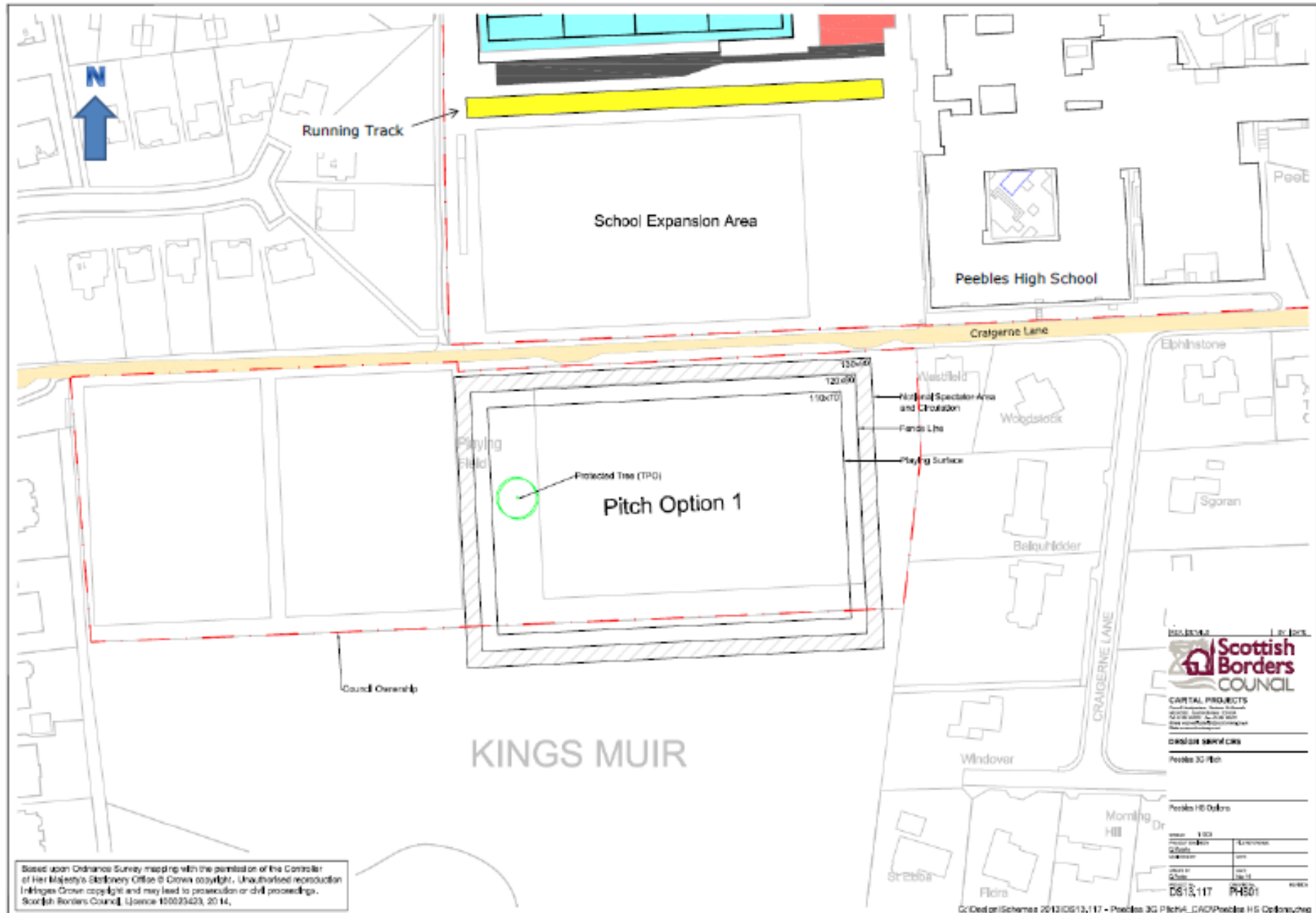
Appendix D – Peebles High School



**APPENDIX E – CRAIGERNE LANE**



Appendix E – Craigerne Lane



**CAPITAL PROJECTS**  
 Development, Renewal, Regeneration  
 Quality, Innovation, Value  
 People, Partners, Progress  
 www.scottishborders.gov.uk

**capital asset care**  
 Peebles 3G Pitch

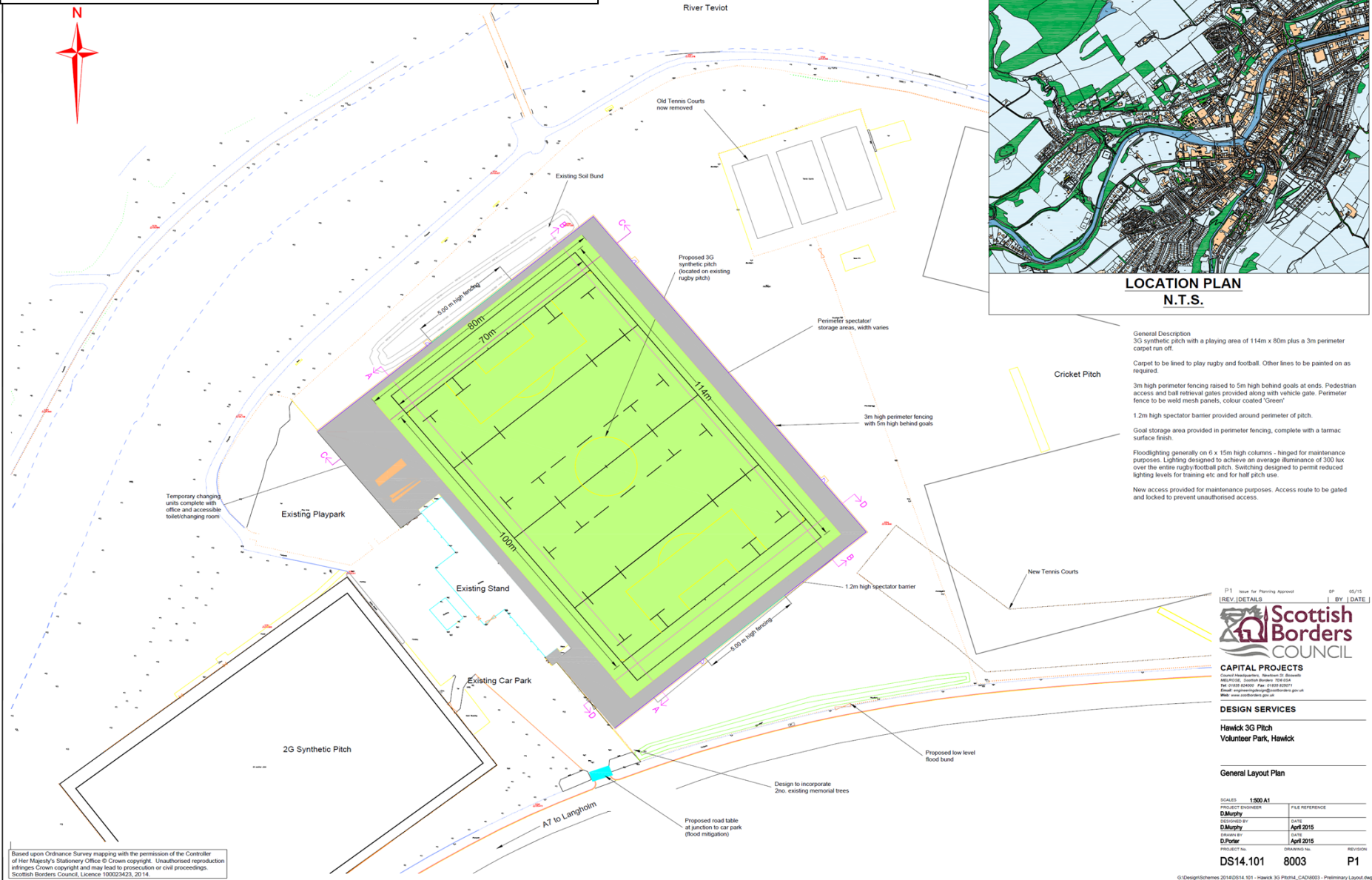
Peebles HS Dairies

Area	1.00	Area	1.00
Volume	0.00	Volume	0.00
Value	0.00	Value	0.00
Cost	0.00	Cost	0.00
Revenue	0.00	Revenue	0.00
Profit	0.00	Profit	0.00
DS:13.117		PH:501	

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## **APPENDIX F – HAWICK PITCH DESIGN**

# Appendix F – Hawick



**LOCATION PLAN  
N.T.S.**

**General Description**  
3G synthetic pitch with a playing area of 114m x 80m plus a 3m perimeter carpet run off.

Carpet to be lined to play rugby and football. Other lines to be painted on as required.

3m high perimeter fencing raised to 5m high behind goals at ends. Pedestrian access and ball retrieval gates provided along with vehicle gate. Perimeter fence to be weld mesh panels, colour coated 'Green'

1.2m high spectator barrier provided around perimeter of pitch.

Goal storage area provided in perimeter fencing, complete with a tarmac surface finish.

Floodlighting generally on 6 x 15m high columns - hinged for maintenance purposes. Lighting designed to achieve an average illumination of 300 lux over the entire rugby-football pitch. Switching designed to permit reduced lighting levels for training etc and for half pitch use.

New access provided for maintenance purposes. Access route to be gated and locked to prevent unauthorised access.

P1 Issue for Planning Approval 05/15

**REVISIONS**

REV	DETAILS	BY	DATE
1			

**Scottish Borders COUNCIL**

**CAPITAL PROJECTS**  
Council Headquarters, Services & Benefits  
MELVILLE, South Street, STV 2DA  
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Email: enquiries@scottishborders.gov.uk  
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**DESIGN SERVICES**  
Hawick 3G Pitch  
Volunteer Park, Hawick

**General Layout Plan**

SCALE	1:500 A1	FILE REFERENCE
PROJECT ENGINEER		
DESIGNED BY	D.Murphy	DATE
		April 2015
DRAWN BY	D.Parker	DATE
		April 2015
PROJECT No.	DS14.101	DRAWING No.
	8003	REVISION
		P1

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