

# Current Progress Report for land surrounding the new Huntington Primary School (CW&C)

Tuesday 10<sup>th</sup> September 2018

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## **CONTEXT**

The Parish Council has been offered land surrounding the new school. This would have to be under the conditions set out in the Conservation and Land Management Plan, supplied by Cheshire West and Chester Council.

The Parish Council and Chester Nomads Football club have had informal discussions where Chester Nomads are showing interest in agreeing to the maintenance of the pitches. They have received a copy of the maintenance programme and agree in principle to maintain the pitches to this standard.

IN RETURN, Nomads would wish for:

- *In terms of usage, we would anticipate that we would be looking at minimum of two nights per midweek for Junior & Senior Training and Saturday and Sunday. This is during the winter of course. We would look to leave the pitches recover during late spring / early summer. Potential to use for pre-season training (July) as their matches start mid-August. Kids tend to start training mid to late August for training with matches when School is back in Sept.*
- A long term agreement which means we, in principle, agree to allow Nomads access for a number of years (dependent on both parties obliging to terms of the contract etc.
- CW&C have investigated the merits of this agreement (in principle) from a legal perspective and has stated it is acceptable providing that we operate it as a booking agreement and NOT exclusive use of the whole land. Signs would probably be needed to inform members of the public when the pitches will be in use.
- In order for it to be sustainable and a long term venture for the Nomads, they stated that the pitches would need to be widened to accommodate adult matches and also have a fence around the pitches. (If the fence was not erected, Nomads predict that the maintenance charges would be unmanageable due to pushchairs and bikes using it)

## **ACTIONS TAKEN BY PARISH COUNCIL**

The Clerk investigated all conditions relating to the pitches and land surrounding the pitches at the new Huntington Primary site, with help from CW&C Localities with CW&C Property team.

### **Widening the Pitches**

CW&C are willing to widen the pitch BUT the drains have already gone in on the pitch provided by CW&C . This provides a big problem as widening the pitches will mean that the drains don't go the

full length of the pitch and doesn't have the adequate run-off. The FA have stated that isn't acceptable (the pitches have to be FA standard as per planning conditions which means CW&C needs to discuss any potential changes with them to ensure they are meeting the conditions). CW&C have gone back to the contractors and asked how much more to get the drainage extended.

**Predicted Cost: £30,000.**

The other pitch (provided by the Developer) has NOT been installed yet including drainage so there is room for negotiation there which CW&C would be willing to help us with discussions BUT it would be up to the developer if they were willing to widen it. There is no legal obligation for them to do so.

### **Fencing**

CW&C have no fencing going round their 'community-use pitches' which are at the same level that the Huntington pitches will be. Therefore, it has taken a lot of discussion with the Play Space team. In principle, they don't see a problem with the fencing going round BUT it would need an application to change the planning condition. As long as we could prove that it was still community-use (which CW&C are satisfied that we can), they think it wouldn't be too much of a problem. CW&C REFUSE to fund it though and this would have to come from us.

**Predicted Cost: £20,000**

**The hard line from CW&C is that both widening the pitches and the fencing is NOT inconceivable BUT the Parish Council would have to fund everything. CW&C are NOT willing to fund any of it.**

### **GRANTS**

With the hard stance taken that we would have to fund it, the discussion moved to grants to see if we could get funding to supply the fence and widen the pitches. There ARE plenty of grants available. The clerk was referred to Cheshire Community Action (HPC do not have to pay for this consultancy as we were a referral from Cheshire West).

### **ON-GOING DISCUSSIONS WITH CHESHIRE COMMUNITY ACTION:**

There are grants available. HOWEVER, Cheshire Community Action have stated that we have to be realistic in our expectations because the grants in mind are designed to supply facilities to the community. It could be argued that the football pitches, in their existing form as planned, DO supply facilities for the community. They are, admittedly, not up to the standards we want to make it financially viable for us BUT the granting bodies may not deem that good enough to get the funding. Therefore, grants have to be treated cautiously at this stage.

## COSTINGS

### OUTLAY BY PARISH COUNCIL (to get pitches to standard that Nomad wishes to have)

Widening the Pitches: £30,000

Fencing: £20,000

\*Based on estimates

### MAINTENANCE COSTS BASED ON CONSERVATION MANAGEMENT PLAN

#### Maintenance willing to be supplied by Chester Nomads

<b>Pitches and short grass:</b> Grass Cut (25 - 35mm) as required, approximately fortnightly during the growing season and remove arising's from the Site.	16 cuts per year	All years	<b>£8000</b> (Based on quote by Countrywide Landscaping)
<b>Pitches:</b> Cultivate and re-seed as required.  End of season: Re-instate goal mouths and centre spot, and overseed/top dress worn areas in April, depending on wear and usage.	1	1 to 3	<b>£4500 contingency per year</b> (based on advice from UK landscaping Services and Gt Boughton PC pitches)
<b>Pitches:</b> Weed control including moss removal	1	All years	<b>£500</b> (Based on Gt Boughton weed control of pitch)
<b>Pitches:</b> Vertidrain and sand dress, dependent on usage and wear/surface	0.2	Every 2 years	<b>£200</b> (Based on Gt Boughton pitch of £400 per year divided by 2 year)
<b>Pitches:</b> Mark out pitch, install vertical post sockets, and erect posts to solid standing position prior to start of season in August. Posts to be collected from site at end of season, stored and then transported back to site in August	2	All years	<b>Volunteers?</b>
<b>Pitches:</b> Check condition of pitch prior to each match from August to May inclusive, fixture list to be provided to managing authority. Remove litter and remark pitch as required.	Each match	All years	<b>Volunteers?</b>
<b>Pitches:</b> Cover sockets and make good any	1	All years	<b>Volunteers?</b>

holes at the end of season in May. Posts to be removed off site and transported to store			
<b>Pitches:</b> Store, clean and paint posts as required (unless powder coated)	1	All years	<b>£400</b>
<b>Grand Total:</b>			<b>£14,200</b>

## Remaining Maintenance Situation met by Parish Council – May 2018

Activity	Frequency Per Annum	Number of Years	Cost per Year
<b>Whole site:</b> Undertake a formal inspection to review hazards identified by original assessment.	1	All years	£780.00 (Based on estimate provided by ROSPA)
<b>Whole site:</b> Cleanse the whole site including the play areas and sports pitches weekly.	52	All years	<b>£3000</b> (based on the litter picking charges at Jubilee Field x 3 times the area)
<b>Whole Site:</b> Remove fly-tipping as soon as possible.	As required	All years	CW&C supported
<b>Hedgerow:</b> To be cut yearly.	1	All years	<b>£1000</b>
<b>Trees:</b> Instruct a trained arboriculturist to undertake a tree hazard and condition survey of mature trees including	0.3	Every 3 years	<b>£127.00</b> (£380.00 per survey divided by 3 years. Quote supplied by Urban Forestry)
<b>Trees:</b> Undertake a cyclical programme of selective thinning, coppicing, pruning and felling. Wood under 250 mm diameter collected from thinning, pruning, brashing and scrub/vegetation clearance will, wherever practicable, be chipped and used on site for mulching. Wood greater than 250 mm diameter will be logged and used to create deadwood piles to increase biodiversity. Treat any stumps following felling works with stump killer.	N/A	Every 5 years	<b>£500</b> (£2500+ for 39 trees divided by 5 years. Quote by Northwich Town Council)
<b>Trees:</b> Check stakes and ties monthly, adjust as required.	12	Years 1 to 5	<b>£360</b> (based on 3 hours work per month at

Replace any damaged or missing stakes and ties			L'man rate of £10 per hour x 12 months of year)
<b>Trees:</b> Remove stakes and ties after year 5.	1	Year 5	<b>£30</b> (based on 3 hours work at £10 per hour L'man rate)
<b>Trees/Shrubs:</b> Glyphosate spot spray around base of trees and all shrubs to any vegetation within 0.5m.	2 times per year	1 to 5	<b>£48.00</b> (Quote supplied by UK Landscaping Services)
<b>Trees:</b> Replace failed or damaged deciduous/coniferous or evergreen species.	1	1 to 5	<b>£300 contingency?</b> (unknown amount due to unknown amount of trees to fail)
<b>Trees:</b> Re-firm newly planted trees as required	1	1 to 5	<b>Volunteers?</b>
<b>Trees/Shrubs:</b> Water new planting.	As required	1 to 5	<b>£120 contingency (based on an hour per month at L'man rates?)</b>
<b>Trees:</b> Assessment of condition and structure of new tree planting.  Cut both sides and top.	1	All years	<b>£56.00</b> (Quote supplied by UK Landscaping Services)
<b>Trees/Shrubs:</b> Top up mulch to maintain a depth of 65mm around the base of all young plants.	1	1 to 5	<b>£158.39</b> (Quote supplied by UK Landscaping Services)
<b>Rough Meadow:</b> Grass Cut (150mm) twice a year and remove arising from the Site	2	1 to 15	<b>£500 (Based on quote by Countrywide Landscaping)</b>
<b>Pond:</b> Silt removal to limited area of about 25-30%.	1	All years	<b>£250.00</b>
<b>Pond:</b> Inspect the pond annually to assess bank stability, water quality, drainage and depths.	1	All years	<b>£150.00</b>
<b>Bat Boxes:</b> Internal inspection of bat boxes every two years by a licensed Ecologist.	1	All years	<b>£175.00 (Based on Cheshire Ecology quote of £350.00 for inspection every 2 years)</b>
<b>Bat Boxes:</b> Annual visual inspection from the ground to check condition of boxes	1	All years	Volunteers?
<b>Bat Boxes:</b> Replacement, as required, before March	1	All years	£200 contingency
<b>Bird Boxes:</b> Annual visual inspection from	1	All years	<b>Volunteers?</b>

the ground to check condition of boxes			
<b>Bird boxes:</b> Removal of nesting debris by hand and disposal.	1	All years	??
<b>Bird Boxes:</b> Replacement, as required, before March.	1	All years	??
<b>Car Park:</b> Inspect monthly and clear overhanging vegetation, broken branches, leaf litter and trip hazards as required.	12	All years	School Responsibility
<b>Car park:</b> Yearly herbicide spray to the perimeter of the car park	1	All years	??
<b>Car Park:</b> Repair any paving/surfacing, as required.	1	All years	??
<b>Bins:</b> To be monitored and emptied as required (potentially daily).	365	All years	<b>£3650</b> (based on hour per day at £10 per hour)
<b>Bins:</b> To be cleaned bi-monthly	6	All years	<b>£250</b> (based on 2 hours for bin cleaning every 2 months plus resources)
<b>Bins and benches:</b> Graffiti removal as required.	As required	All years	<b>£500 contingency</b>
<b>Benches:</b> Repairs as required	As required	All years	<b>£500 contingency?</b>
<b>Grand Total:</b>			<b>£4,000</b> According to CWaC if we agree that they can take it on

**Please note:** CWaC have said that they would enter discussion to have the car park and pond under 'CWaC School Property department' responsibility as they would be using it for the weekdays (majority) and also the pond is linked to the school drainage.