

LONDON BOROUGH OF RICHMOND UPON THAMES

Agenda Item No.

FINANCE AND STRATEGY OVERVIEW AND SCRUTINY COMMITTEE

DATE: 21 FEBRUARY 2007

REPORT OF: ASSISTANT DIRECTOR ENVIRONMENT

SUBJECT: LAND AT BROOM ROAD, TEDDINGTON – TERMS FOR A PROPOSED LEASE

WARDS: HAMPTON WICK

## 1. Summary

- 1.1 At its meeting held on 15 January 2007 Cabinet resolved to enter into an agreement for the lease of land at Broom Road, Teddington and agreed that a planning application be submitted for the construction of an artificial-surfaced, international size hockey pitch on the land.,
- 1.2 This decision has since been called in by the Chief Executive, the Proper Officer, as requested by two Members of the Finance and Strategy Overview and Scrutiny Committee. The report sets out the reason for the call-in and the response.

## 2. Recommendation

**That the Committee either:**

- A. Notes the decision made by the Cabinet; or**  
**B. Refers the decision back to the Cabinet for further consideration.**

## 3. Details

- 3.1 On 15 January 2007 the Cabinet considered the report attached at **APPENDIX A** and resolved that:
- (1) The Council enter into an agreement for the lease of land at Broom Road, Teddington on the basis set out at paragraph 3.8 and in the report on the confidential part of the agenda.
  - (2) A planning application be submitted for the construction of an artificial surfaced international size hockey pitch on this land.
- 3.2 The reasons given by the two Members for requesting the call-in are as follows:
- The Cabinet failed to demonstrate that:
- 1 the pitch could not be accommodated on the school site;
  - 2 a second pitch is required to be located here as part of the Building Schools for the Future proposal;
  - 3 Teddington Hockey Club require their pitches to be on this site.

**Officer/Cabinet Member Response**

- 3.3 A number of officers will be attending the meeting to explain the Council's current position on the various points raised and to answer any questions that the Committee may have. As will relevant Cabinet Members. In summary however the position on each of the call-in points is as follows:-

**The Cabinet failed to demonstrate that the pitch could not be accommodated on the school site.**

- 3.4 This is not something that Cabinet has tried to demonstrate. Indeed, early feasibility work in preparation for the Building Schools for Futures bid indicated that it would probably be possible to re-locate both hockey pitches within the school's current boundaries. This was conveyed to the school and its governors. They nevertheless asked the Council to explore the release of one of the pitches away from the school itself with the overall objective being, in effect, to relax site constraints and to open up further options in terms of where new school buildings and facilities might be placed and arranged, options that might prove more beneficial in educational terms.
- 3.5 In addition, other options have been explored because of the potential wider benefits for the project. The principles underpinning the Building Schools for the Future process highlight the community leadership role of the Council in relation to issues such as developing healthy communities and crime reduction. These added to the requirement on the Council to provide high quality school places, the need for due consideration of parental choice and the potential delivery of post 16 education at the site, each bring their own pressures to the current school site, pressures that would be relaxed if practical and deliverable alternatives for the second pitch were available.

**The Cabinet failed to demonstrate that a second pitch is required to be located here as part of the Building Schools for the Future proposal;**

- 3.6 It is not an absolute requirement of the Building Schools for the Future proposal that the second pitch is located at the Broom Road site. Nor is this something that the Cabinet has sought to demonstrate.
- 3.7 What has been stressed as part of the BSF project's development is the need for retention of two hockey pitches, both during the building works period for the school and once the scheme is complete. The principles of the project relating to the wider community are touched on at 3.5 above, but also include the community benefits to be gained from continued working with Teddington Hockey Club. It would be completely at odds with that principle were we to now consider options that reduced this provision from the current number of pitches.
- 3.8 Combined with the request made as described at para 3.4, this has led to officers considering a range of options for the location of a second pitch, both on a temporary and a permanent basis. The Broom Road site is just one of those options. Other options have been and will continue to be considered, not least given the risks of planning permission not being obtained for the Broom Road site. None of the options, including the potential for the school site itself to retain two hockey pitches, have been closed down as possibilities. The options still include consideration of the potential to use existing pitches outside of the immediate area.
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**The Cabinet failed to demonstrate that Teddington Hockey Club require their pitches to be on this site.**

- 3.9 Again this is not something that the Cabinet has sought to demonstrate. The Hockey Club do not absolutely require the second pitch to be at this site. They do however require a site in reasonably close proximity to their existing pitches and to their base. Hence the consideration of the subject site. It is reiterated that other options continue to be explored.

**4 Financial Implications**

As set out in Cabinet report.

**5 Policy and Equality Implications**

As set out in Cabinet report.

**6 Background Papers**

Cabinet Report and Minutes 15 January 2007

**7 Contact Officer/s**

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