

Cabinet Report



Report of Head of Finance

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Wards affected: Drayton

Vale Cabinet member responsible: Councillor Andy Crawford, Cabinet member for finance and property

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To: CABINET

Dates: October 2024

S106 Funding Request - Drayton Parish Council – Towards sports pitches and a cricket wicket at Walnut Meadow, Drayton

Recommendation

(a) That Cabinet recommends to Council;

a budget is created for £278,860.00 towards sports pitches and a cricket wicket at Walnut Meadow, Drayton, from the section 106 contribution set out in this report;

Subject to Council creating the above budget:

(b) to authorise the Head of Finance, in consultation with the Head of Legal and Democratic to:

- agree and enter into a funding agreement with Drayton Parish Council regarding the terms of use of the S106 funding; the instalments in which the funding is paid; the timing of instalments; the conditions subject to which instalments are paid and to otherwise protect the interests of Vale of White Horse District Council as the provider of the funding by undertaking legal and financial due diligence including being satisfied that the funding is lawful and compliant with subsidy control provisions
- approve the payment to Drayton Parish Council of up to £278,860.00 towards sports pitches and a cricket wicket at Walnut Meadow, Drayton, subject to and in accordance with the funding agreement.

Implications (further detail within the report)	Financial	Legal	Climate and Ecological	Equality and diversity
	Yes	Yes	Yes	Yes
Signing off officer	Emma Creed	Sarah Commins	Kim Hall	Abi Whiting

Purpose of report

1. To inform cabinet that we have received an application for funds from Drayton Parish Council, for a total sum of £278,860.00. This will be spent towards sports pitches and a cricket wicket at Walnut Meadow, Drayton. The sum is to be taken from one contribution secured under S106, from a legal agreement linked to a development in Drayton Parish.

Corporate objectives

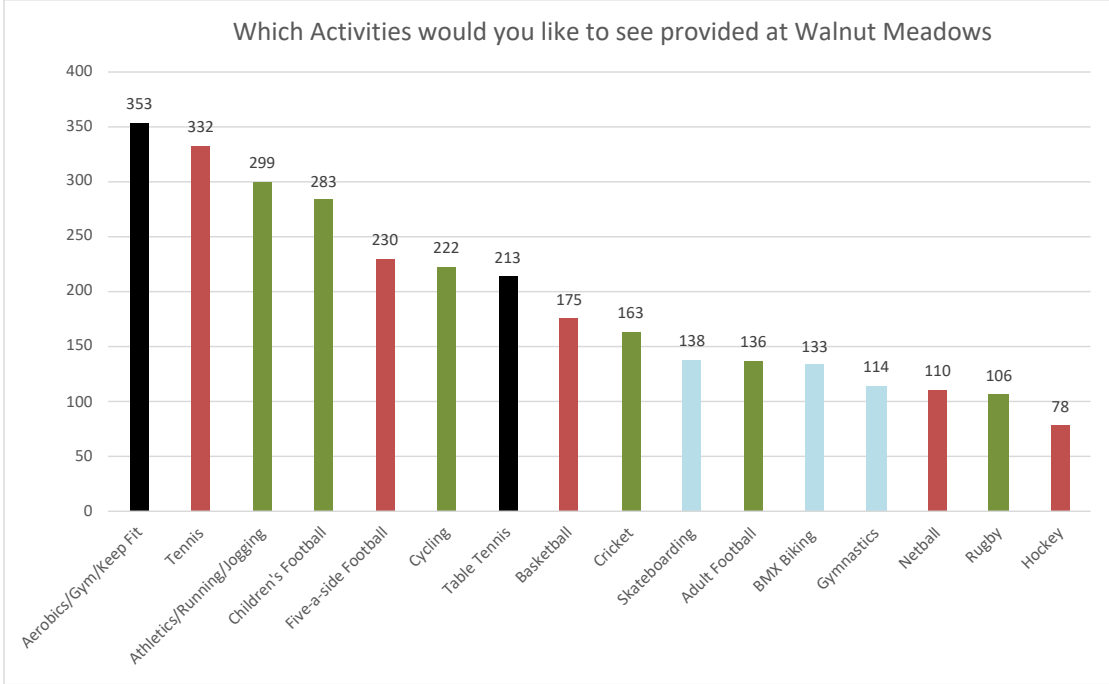
2. Building healthy communities, working in partnership and working in an open and inclusive way.

Background

3. Drayton's Neighbourhood Plan, adopted in July 2015, identified a desire for new sports facilities within the parish. In the intervening years Vale of White Horse District Council have secured developer contributions as part of planning permission for 298 dwellings in Drayton parish, including contributions towards the provision of sports facilities and

football pitches. One of the developments, known as 'Walnut Meadow', includes land transferred to Drayton Parish Council for a sports pitch, pavilion, and multi-use games area (MUGA).

Further confirmation of specific need was identified via a 'sports need analysis' survey undertaken by Drayton Parish Council, in which 671 people responded.



The chart shows that when asked which activities residents would like to see provided, 419 people requested football (136 adult and 283 children's football responses combined), 163 people requested cricket and 106 people requested rugby. This shows a clear desire for an outdoor grass facility. Many of the other sports will be provided for in a future application using separate developer contributions.

The land was transferred from Miller Homes (the developer of Walnut Meadow) to Drayton Parish Council, on 12 February 2024, title number ON323408. Planning permission has been granted on 20 April 2023, ref P21/V1924/FUL (illustrative drawing below taken from application).



To create the sports field, the area will need to be seeded and have suitable drainage installed. An invitation to tender was published, and three contractors applied.

Agripower Ltd. have been selected to carry out the work. As well as being the cheapest quote, since 1968 they have specialised in all aspects of land drainage and since 1978 have become well established within the sports turf industry, concentrating on the design, construction, drainage and maintenance of all sports and amenity areas.

Options

- The applicant is seeking funds to develop the scheme as consented under a planning application, using financial contributions secured for sports provision in Drayton Parish. The Infrastructure Implementation Team have not received any competing applications for these funds. The alternative options would be for the Council to consider only part funding, or not funding the project. Both these options have been discounted as they would put the delivery of this project at serious risk of not proceeding, given the overall cost, or being subject to significant delay whilst alternative funds are sought.

Financial Implications

- This project requests utilising one contribution from planning application P15/V2447/FUL (paid in three instalments). Finance Team have confirmed this is available to spend.

Planning Ref: P15/V2447/FUL, Land to the south of High Street, Drayton

S106 Ref: 16V84

Date of agreement: 31 October 2016

Obligation: The "Sports Pitch Contribution" is defined as "the sum of three hundred and twenty five thousand and seventy six pounds and sixteen pence (£325,076.16) towards the provision of football pitches in Drayton to be paid in three instalments..."

Amounts Secured: £115,104.95 on 28-11-17, £119,085.65 on 03-12-28, £121,180.75 on 23-09-19

Total Secured: £355,371.35

Spend by Date: 10 years from receipt

The project will cost £276,872 plus £1,988 for professional's fees, total £278,860.00.

Agreement Ref.	Contribution towards: (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl indexation)	Amount requested	Previously Allocated	Projected Balance
16V84	Sports Pitch Contribution - to be used towards the provision of football pitches in Drayton...	£325,076.16	£355,371.35	£278,860.00	£0	£76,511.35

Legal Implications

6. The primary purpose for the use of the "Sports Pitch Contribution" under Agreement ref 16V84 'Sports Pitch Contribution' is for use "towards the provision of football pitches in Drayton. While the application also includes provision of a cricket square this will be contained within the overall pitch provision and is therefore considered a use of the collected funds in accordance with the terms of the S106.

A legal agreement will be secured with Drayton Parish Council before any payment is paid. This will reduce risks to the District Council regarding use of the funds. A maximum amount of £278,860.00 will be paid by the District Council.

This funding is not considered to be a subsidy as the recipient is not an enterprise, no economic advantage is being conferred, nor does the funding have an effect on competition or investment within the UK, or on trade or investment between the UK and another country or territory, or both.

Climate and ecological impact implications

7. The Climate Team have no comments to make, based on the climate and ecological implications of this project having been reviewed as part of the planning process.

The site around the edge of the sports pitches will be a mixture of mown amenity grassland, wildflower grassland and a wetland wildflower mix, both of which will aid with biodiversity and ecological habitat. A Landscape Management Plan has been produced and approved by the Vale under planning reference P21/V1924/FUL.

Agripower Ltd. have provided an Environmental Policy Statement signed by the director, committing the company to ensure that the environmental impact of their operations will be minimised by preserving, protecting, and improving the environment, and by the prevention of pollution, ensuring that environmental considerations are taken into account throughout its sphere of operations. In doing so they expect the full co-operation and commitment of its staff, employees, sub-contractors and suppliers in meeting the requirements of their policy.

Equalities implications

8. Providing additional sporting facilities for the local community will have a positive impact on the health and wellbeing of residents.

When designing the facilities for football, rugby and the MUGA we would encourage the designers to consider how to make these facilities as accessible as possible for example if building changing facilities to ensure there are adequate accessible toilets and changing rooms as well as considering the introduction of a changing places facility.

Any paths or surfaces are designed to positively support use by those with visual and physical impairments (consider the width of paths, signage, contrast of signage, floodlights, path materials etc). In addition, additional parking consider adding disabled parking spaces and ensuring there are accessible paths from the car park to any buildings or sports pitches.

Careful choice of location, materials and design for any seating facilities will ensure that spectators with additional needs will be catered for and can socialise with other spectators.

Risks

9. None identified

Other Implications

10. Vale Leisure Team support the application. The emerging Vale Playing Pitch Strategy (2024) recommends to:

Support aspirations and plans to introduce 1 x 11v11 and 1 x “small sided” pitch and associated changing facilities / pavilion at Walnut Meadows (likely to cater for Drayton FC moving from their current home ground and for that playing field to be utilised for other recreation facilities (ref: F75)

Support aspirations and plans to introduce 1 x non turf cricket pitch and associated changing facilities / pavilion at Walnut Meadows to cater for local demand (ref: C47).

Conclusion

11. A new sports pitch can be viewed as a valuable asset to the parish of Drayton, not only for outdoor sport but for other recreational activities, providing an area for informal play and exercise. This new pitch, and subsequent MUGA area and associated pavilion (due to be constructed 2025) will be able to facilitate the sporting needs of Drayton Parish and beyond for years to come.

Background Papers

12. None