

# Cabinet Report



Listening Learning Leading

Report of Acting Deputy Chief Executive – Place

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Wards affected: Thame

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To: CABINET

Date: 18 March 2021

## S106 Request – Thame Town Council

### Recommendations

1. That Cabinet recommends Council to create a budget of £340,000 in the approved capital programme for a 3G Artificial Floodlit full-size football pitch project in Thame, to be funded by the section 106 contributions set out in this report;
2. That Cabinet (subject to Council creating the budget):
  - i) approves funding to Thame Town Council up to a maximum of £340,000, towards the installation of a new 3G artificial floodlit football pitch;
  - ii) authorises the Acting Deputy Chief Executive – Place, in consultation with the Head of Legal and Democratic to:
    - agree a funding agreement with Thame Town 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 South Oxfordshire District Council as the provider of the funding
    - approve the payment to Thame Town Council of up to £340,000 towards the installation of a new 3G artificial floodlit football pitch subject to and in accordance with the funding agreement.

## Purpose of Report

1. We received an application from Thame Town Council to request funds for a total of £340,000 from eight individual S106 contributions on 26 January 2021. Thame Town Council is seeking funding to replace an existing grass pitch with a new full-size (100m x 64m) Floodlit 3G Football Turf Pitch (FTP) with pitch markings to accommodate a variety of football pitches, mini soccer pitches and training areas at The ASM Stadium, Meadow View Park, Thame, OX9 3RN.
2. This project had been identified in the Thame Sport Facility Strategy and will provide the first 3G Football Turf Pitch facility outside of Oxford.
3. The S106 contributions forming this funding are from the following developments:

**1) Development:** Land East of Thame Park Road

**Address:** Land East of Thame Park Road, Thame

**Planning Ref:** P14/S1619/O

**S106 Ref:** 15S12

**Date of agreement:** 18 March 2015

**Spend by date:** 10 January 2027

**Decision:** Delegated

**Obligation:** The “Sport” contribution is defined in the third schedule of the agreement as the sum of £153,196.18 Index-Linked (£160,286.35) towards outdoor pitches and indoor sports facilities serving Thame and the surrounding area.

Thame Sports Facility Strategy fund allocation amount: **£8,196.35**

**2) Development:** Land East of Thame Road

**Address:** Land East of Thame Road, Thame

**Planning Ref:** P14/S1619/O

**S106 Ref:** 15S13

**Date of agreement:** 18 March 2015

**Spend by date:** 8 May 2028

**Decision:** Delegated

**Obligation:** The “Sport” contribution is defined in the third schedule of the agreement as the sum of £205,202.36 Index-Linked (£224,439.69) or Higher the sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) towards outdoor pitches and indoor sports facilities serving Thame.

Thame Sports Facility Strategy fund allocation amount: **£153,671.19**

**3) Development:** Land North of Oxford Road

**Address:** Land North of Oxford Road, Thame

**Planning Ref:** P14/S3841/FUL

**S106 Ref:** 15S31

**Date of agreement:** 30 July 2015

**Spend by date:** 30 July 2028

**Decision:** Delegated

**i) Obligation:** The “Artificial Grass Pitch” contribution is defined in the third schedule of the agreement as the sum of £43,474 Index-Linked (**£48,970.65**) towards an artificial grass pitch to serve Thame.

**ii) Obligation:** The “Football Pitches” contribution is defined in the third schedule of the agreement as the sum of £9,549 Index-Linked (**£10,756.33**) towards the smaller-side pitches at Meadow View Thame and drainage of the lower field.

**4) Development:** Thame Service Station, 67-68 Park Street

**Address:** Thame Service Station, 67-68 Park Street, Thame

**Planning Ref:** P15/S2782/FUL

**S106 Ref:** 15S46

**Date of agreement:** 22 December 2015

**Spend by date:** 23 January 2028

**Decision:** Delegated

**Obligation:** The "Sports" contribution is defined in the first schedule on page 10 of the agreement as the sum of £25,814.22 Index-Linked (£28,504.18) incorporating;

- i) Provision of artificial grass pitch in Thame for community use £7,000 (**£7,729.43**)
- ii) Provision of smaller sized football pitches at Meadow View Park and the drainage of the lower field £1,500 (**£1,656.31**)

**5) Development:** Land West of Thame Park Road

**Address:** Land West of Thame Park Road, Thame

**Planning Ref:** P13/S2330/O

**S106 Ref:** 14S17

**Date of agreement:** 10 June 2014

**Spend by date:** 27 February 2030

**Decision:** Committee

**Obligation:** The "Sport" contribution is defined in the third schedule of the agreement as the sum of £268,834.61 Index-Linked (£339,364.45) or Higher the sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) towards outdoor pitches and indoor sports facilities serving Site. Thame Sports Facility Strategy fund allocation amount: **£87,999.05**

**6) Development:** Land adjoining Greenwood Avenue

**Address:** Land adjoining Greenwood Avenue, Chinnor

**Planning Ref:** P14/S0953/O

**S106 Ref:** 15S23

**Date of agreement:** 18 May 2015

**Spend by date:** 6 March 2029

**Decision:** Delegated

**Obligation:** The "Outdoor Sport" contribution is defined in the third schedule of the agreement as the sum of £52,644 Index-Linked (£59,369.33) or the sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) incorporating;

Towards an artificial grass pitch at Meadow Park Thame £4,902 (**£5,462**)

**7) Development:** Land east of Crowell Road

**Address:** Land east of Crowell Road, Chinnor

**Planning Ref:** P14/S1586/O

**S106 Ref:** 15S25

**Date of agreement:** 18 June 2015

**Spend by date:** 10 September 2029

**Decision:** Delegated

**Obligation:** The "Artificial Grass Pitches" contribution is defined in the second schedule of the agreement as the sum of £7,379 Index-Linked (**£8,453.16**) or if higher the sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) Index-Linked towards artificial grass pitches at Meadow Park Thame.

**8) Development:** Land off Lower Icknield Way

**Address:** Land off Lower Icknield Way, Chinnor

**Planning Ref:** P15/S0154/O

**S106 Ref:** 16S07

**Date of agreement:** 19 February 2016

**Spend by date:** No spend by date

**Decision:** Delegated

**Obligation:** The "Sport" contribution is defined in paragraph 1.1.62 of the unilateral agreement as the sum of £63,516 Index-Linked (£74,807.73) incorporating; £6,033 (**£7,105.53**) towards the costs of improving or enhancing an artificial grass pitch at Meadow Park Thame.

4. The figures for the 3G Artificial Football Pitch sums requested by Thame Town Council are set out in the summary table below:

***S106 15S12 - Development of Land East of Thame Park Road***

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. indexation)	Contributions Approved/Spent	Amount requested	Balance remaining
Outdoor Sport	The sum of £153,196.18 Index-Linked towards outdoor pitches and indoor sports facilities serving Thame and the surrounding area.	£153,196.18	£160,286.35  received on 10.1.17	<p><b>£58,090.00</b></p> <p>Approved by Full Council on 21.12.18 Thame Town Council (P18/S2239/106: Cricket Pavilion Project)</p> <p><b>£59,000.00</b></p> <p>Approved by ICMD on 28.3.19 Thame Sports Club (P18/S2240/106: Clubhouse project)</p> <p><b>£16,760.00</b></p> <p>Approved by HoS on 12.3.19 Chinnor RFC (P18/S3343/106: Floodlighting project)</p>	£8,196.35	£18,240.00

### ***S106 15S13 - Development of Land East of Thame Park Road***

<b>Infrastructure category</b>	<b>Contribution towards (extracts from S106 agreement)</b>	<b>Amount in Agreement</b>	<b>Contributions Received (incl. indexation)</b>	<b>Contributions Approved/Spent</b>	<b>Amount requested</b>	<b>Balance remaining</b>
Outdoor Sport	The sum of £205,202.36 Index-Linked or Higher the sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) towards outdoor pitches and indoor sports facilities serving Thame.	£205,202.36	£224,439.69  received on 18.5.18	<p><b>£54,687.50</b></p> <p>Approved by Full Council on 21.12.18 Thame Town Council (P18/S2239/106: Cricket Pavilion Project)</p> <p><b>£6,774.59</b></p> <p>Approved by ICMD on 28.3.19 Thame Sports Club (P18/S2240/106: Clubhouse project)</p> <p><b>£3,290.41</b></p> <p>Approved by HoS on 15.12.20 Thame sports Club (P20/S4562/106: Clubhouse project additional funding)</p>	£153,671.19	£6,016.00

### ***S106 15S31 - Development of Land North of Oxford Road (Obligation 1)***

<b>Infrastructure category</b>	<b>Contribution towards (extracts from S106 agreement)</b>	<b>Amount in Agreement</b>	<b>Contributions Received (incl. indexation)</b>	<b>Amount requested</b>	<b>Balance</b>
Outdoor Sport	The sum of £43,474 Index-Linked (£48,970.65) towards an artificial grass pitch to serve Thame	£43,474.00	£48,970.65  received on 30.7.18	£48,970.65	£0

### ***S106 15S31 - Development of Land North of Oxford Road (Obligation 2)***

<b>Infrastructure category</b>	<b>Contribution towards (extracts from S106 agreement)</b>	<b>Amount in Agreement</b>	<b>Contributions Received (incl. indexation)</b>	<b>Amount requested</b>	<b>Balance</b>
Outdoor Sport	The sum of £9,549 Index-Linked (10,756.33) towards the smaller-side pitches at Meadow View Thame and drainage of the lower field	£9,549.00	£10,756.33  received on 30.7.18	£10,756.33	£0

**S106 15S46 - Development of Thame Service Station (Obligation 1)**

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. indexation)	Amount requested	Balance
Outdoor Sport	Provision of artificial grass pitch in Thame for community use £7,000 (£7,729.43)	£7,000.00	£7,729.43 received on 23.1.18	£7,729.43	£0

**S106 15S46 - Development of Thame Service Station (Obligation 2)**

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. indexation)	Amount requested	Balance
Outdoor Sport	Provision of smaller sized football pitches at Meadow View Park and the drainage of the lower field £1,500 (£1,656.31)	£1,500.00	£1,656.31 received on 23.1.18	£1,656.31	£0

**S106 14S17 - Development of Land West of Thame Park Road**

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. Matrix only)	Amount requested	Balance
Outdoor Sport	The sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) towards outdoor pitches and indoor sports facilities serving Site.	£268,834.61	£ 339,364.45 received on 27.2.20	£87,999.05	£251,365.40

**S106 15S23 - Development of Land adjoining Greenwood Avenue**

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. indexation)	Amount requested	Balance
Outdoor Sport	Towards an artificial grass pitch at Meadow Park Thame £4,902 (£5,462)	£4,902.00	£5,462.00 received on 6.3.19	£5,462.00	£0

***S106 15S25 - Development of Land East of Crowell Road***

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. indexation)	Amount requested	Balance
Outdoor Sport	The sum of £7,379 Index-Linked (£8,453.16) or if higher the sum calculated by applying the District Matrix to the Composition of Development as identified in the Notification (Initial) Index-Linked towards artificial grass pitches at Meadow Park Thame	£7,379.00	£8,453.16  received on 10.9.19	£8,453.16	£0

***S106 16S07 - Development of Land off Lower Icknield Way***

Infrastructure category	Contribution towards (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl. indexation)	Amount requested	Balance
Outdoor Sport	£6,033 (£7,105.53) towards the costs of improving or enhancing an artificial grass pitch at Meadow Park Thame	£6,033.00	£7,105.53  received on 14.2.19	£7,105.53	£0

**Background**

- Planning permission for the project was granted on 13 January 2020 under planning permission reference number P19/S2261/FUL: towards creation of **an Artificial Grass Pitch (AGP)** with associated floodlighting, perimeter fencing and maintenance storage container and spectator stands, turnstile and mobile toilet block within the main stadium. As the necessary permissions were already granted the works in relation to the project are permitted to commence at the ASM Stadium, Meadow View Park, Thame.
- A further planning application was submitted in October 2020 under planning reference P20/S3665/FUL Creation of an Artificial Grass Pitch (AGP) with associated floodlighting, perimeter fencing and maintenance storage container at Thame Football Club. In addition, the provision for floodlighting, spectator stands and macadam pathways to an existing natural turf pitch. The spectator stands, turnstile and mobile toilet block within the main stadium relates to additional elements for spectator stands, macadam pathways and amends within the main stand. Due to budget constraints, Thame Football Partnership decided that it would be more cost effective for them to submit a full application, to incorporate these additional elements to the project. The planning permission was granted on 12 February 2021.
- The planning officer dealing with the planning application has confirmed that the permission granted under planning permission reference number P19/S2261/FUL

towards creation of **an Artificial Grass Pitch (AGP)** remains in place and that the new planning application submitted under planning permission reference number P20/S3665/FUL incorporates and seeks permission for these three additional elements.

8. The Thame Football Partnership and Town Council have a long-established and close working relationship. The Town Council have been very supportive of the Partnership in supporting the ambitions to improve the facilities on the site.
9. The facility will provide the opportunity for the Thame Football Partnership to support and grow football teams in this area. Although the club has several grass pitches and a small 3G training area, it is not sufficient to meet its needs. The development is a priority for The Football Association (FA) and Oxfordshire Football Association and a clear need has been identified for the facility to address the current under-supply of 3G Football Turf Pitches in the area.
10. The provision of a full size 3G Football Turf Pitch will help grow participation in football across all sectors of the game, i.e. mini-soccer, youth football, girls & women's football and disability football. The 3G Football Turf Pitch will also be suitable for fixtures for 5x5, 7x7, 9x9 and 11x11 formats of football.
11. The pitch is needed to provide Thame and South Oxfordshire with a flood lit all-weather modern facility. It will increase the number of games, training and teams by not adversely being affected by weather conditions or damage due to its use. An artificial turf pitch is more durable to natural turf and avoids close season maintenance works, offering a more sustainable model for the future for football. This will be the only facility outside of Oxford providing the opportunity for football for all ages and abilities to be played for extended hours.
12. The main objectives of the project are as follows:
  - the development of high-quality sustainable football facilities at Meadow Park
  - development of the facility to provide high quality opportunities for a greater number of young people to participate in sport within the Thame area
  - meet the demand from new housing development that is planned for Thame
  - increase high quality participation in football for local grass roots football clubs
  - increase high quality participation in football at Meadow View Park by all sectors of the community.
13. The works for the project commenced on 24 November 2020 with estimated completion date end of April 2021.

## **Options**

14. Thame Town Council previously commissioned a strategy (2015) as a framework for the development of high quality and accessible sports facilities and which sets out the financial contributions for the community for the period up until 2028. The Strategy was adopted by Thame Town Council. The aspiration to deliver a full-size 3G Football Turf Pitch is identified as a priority.



15. Thame Town Council consulted with our Leisure Services team, who support their application.

16. The South Oxfordshire District Council Playing Pitch Strategy (PPS) 2018 - 2033 further highlights the following:

- no full-size 3G pitch within the district
- overall lack of 3G pitches across the district
- Meadow View Park, Thame recommended for exploring an additional 3G pitch provision
- lack of 3G pitches in neighbouring Local Authorities.

17. The Local Football Facilities Plan (LFFP) is currently being developed for South Oxfordshire. However, given the lack of AGP pitches in the local area, the project has been identified as a priority.

## **Financial Implications**

18. The financial implications of this request can be accommodated by the secured S106 contributions.

19. As the funding requested is above £100,000 and under the terms of our constitution approval is required by full council to create a new budget.

20. The total project cost is estimated at £715,517 including VAT.

21. With the S106 contributions sought in this application, Thame Town Council, together with Thame Football Partnership, will have secured the necessary funds available to deliver the project, as set out in the summary table below.

<b>Project Funding from other sources</b>	<b>Secured Amount</b>
Thame Town Council capital contribution	£10,000
Thame Football Partnership contribution	£30,000
Football Foundation Grant Award (= 51% of total project cost)	£365,517
S106 contributions	£310,000
<b>Total Project Cost</b>	<b>£715,517</b>
Contingency: S106 contributions	£30,000

## **Legal Implications**

22. A funding agreement is recommended between the Council and Thame Town Council to ensure that the S106 funds are used appropriately to cover the cost of this project.

23. The Thame Football Partnership is a company which is limited by guarantee, with Company Registration No.07119444 and incorporated on 7th January 2010. It has an under lease with landlord Thame Town Council, signed on 3 December 2010, with 51 years remaining. Thame Town Council has a head lease agreement with Oxfordshire County Council, signed on 2 March 2010, for the land (Title number: ON17507) for a period of 60 years, with 51 years remaining. Oxfordshire County Council has provided necessary permissions and approvals of the works to commence.

## **Risks**

24. There is no shortfall in funding and a 10 per cent contingency was included as a precautionary measure. The project will be managed by the Football Foundation consultants and contractors. The tender cost will be the final cost of the project and should there be any increase because of unforeseen circumstances this will be met by the contingency, if required.
25. Sustainability of the project will be achieved through using the income from the pitch to maintain the facility to a high standard. The pitch will be maintained in line with the pitch manufacturer's recommendations. Thame Football Partnership have committed future income to be set aside (£25k per annum) into a 'sinking' fund to ensure the long-term benefit of the facility and the appropriate replacement of the artificial surface, floodlights and pitch furniture at the end of life cycles. On top of the £30,000 being put towards the 3G project, Thame Football Partnership have invested another £70,000 to improve the site by adding floodlights and stands to pitch 4.
26. A Football Development Steering Group was established for the project to oversee the Site Development Plan and help to ensure ongoing success of the facility.
27. A funding agreement will be secured with Thame Town Council before any payment is made. This will reduce risks to the Council regarding any inappropriate use of funds. A maximum amount of £340,000 will be paid to Thame Town Council, subject to provision of the necessary completion certificates.

## **Conclusion**

28. Thame Football Partnership undertakes incredible work in supporting football, fitness and wellbeing in Thame and the district. This new facility will provide the opportunity for Thame Football Partnership to support and grow football teams in this area and add a new and exciting dimension for players, aspiring players, casual players of all ages and abilities. There will also be the launch of disability football, using the expertise of Oxford United to facilitate and train coaches to encourage and support players. Thame Football Partnership continues to work with a range of community partners to build relationships and increase the impact for local people. This will continue to ensure the success of the project.
29. The new 3G Football Turf pitch will provide increased usage in comparison to the existing grass surfaced football pitch, for benefit of the club and organisations and community groups in the surrounding areas, including local junior clubs and youth football clubs to gain the maximum football development outcomes; both during the day and during evenings and at weekends.
30. The proposed project conforms to the spending parameters of the S106 agreements and is a suitable use of the funds. The project is supported by our Leisure Services,

the Football Association, Oxfordshire FA, Sports England, Partner Clubs in Chinnor, Risborough Football Clubs, Oxford United and local community groups and schools within the area.