

Record of individual Cabinet member decision

Local Government Act 2000 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Decision made by	Cllr Pieter-Paul Barker, cabinet member for finance and property assets
Key decision?	Yes
Date of decision (same as date form signed)	27 June 2024
Name and job title of officer requesting the decision	David Cookson Infrastructure Implementation Officer Ref P23/S4002/106
Officer contact details	Tel: 07917 088372 Email: david.cookson@southandvale.gov.uk
Decision	To create a budget for £90,847.69 taken from S106 contributions, in accordance with the Constitution's Finance Procedure Rules, and release those funds subject to completion of a third party funding agreement, to Wallingford Sports Trust towards resurfacing and replacement of shock pad and synthetic surface at Wallingford Sports Park.
Reasons for decision	<p>Wallingford Sports Park is a well-established facility which has provided sport for the people of Wallingford and the surrounding region of South Oxfordshire for 50 years. Wallingford Sports Trust operates the Sports Park as a Charitable Incorporated Organisation with its eight constituent clubs, providing sporting opportunities in rugby, hockey, football, tennis, squash and racquetball, skittles, pétanque and archery. The clubs have some 2300 members, of whom over half are juniors.</p> <p>The all-weather pitch (AWP), including its valuable warm-up and watching area, was first constructed almost 30 years ago. Since then, the adult section of the Hockey Club has grown from 6 to 10 teams and the hugely successful Wildcats from less than 50 to over 350, now with a waiting list and with many local children going on to county, regional and some to international level.</p> <p>The main pitch was first resurfaced in 2008, since when it has been carefully managed and maintained via a strict clean footwear and weekly brushing regime, which has already stretched its life from an anticipated 10 to 15 years. The shock pad and carpet is now overdue for replacement to allow top class sport to continue.</p>

	<p>In addition, there is a requirement for a barrier to form an area suitable for those who can be safe from stray balls when play is occurring on the main pitch, whilst still acting as a warm-up area.</p> <p>The project will be funded from the following contributions: Development: Hithercroft Industrial Estate, Wallingford Planning Ref: P13/S3451/FUL S106 Ref: 14S23 Date of agreement: 23 September 2014 Obligation: “Outdoor Sport Contribution” means ‘the sum of ninety eight thousand nine hundred and sixty eight pounds (£98,968) towards the enhancement/improvement of outdoor sports facilities serving the site’ Amount Secured: £107,032.64 (£43,532.64 remaining) Spend by Date: 09 October 2037</p> <p>Development: Land West of Reading Road, Wallingford Planning Ref: P15/S0191/FUL S106 Ref: 16S03 Date of agreement: 27 January 2016 Obligation: “Artificial Grass Pitch Contribution” means ‘the sum of seven thousand six hundred and sixty three pounds (£7,663.00) Index-Linked towards an artificial sports pitch at Wallingford Sports Park’ Amount Secured: £9,195.60 Spend by Date: 06 December 2028</p> <p>Development: Land West of Wallingford (Site B) Planning Ref: P14/S2860/O S106 Ref: 17S29 Date of agreement: 4 October 2017 Obligation: “Wallingford Pitch Contribution” means ‘the sum of twenty four thousand eight hundred and eighty three pounds (£24,883.00) Index-Linked (BCIS) towards an all-weather pitch at Wallingford Sports Park’ Amount Secured: £38,119.45 Spend by Date: 28 July 2032</p>
Alternative options rejected	<p>None considered, as the basic state of the current pitch which is now 15 years old (5 years beyond its predicted life) necessitates urgent replacement. An inspection last summer by the original installer (McArdle Sport Tec) noted the deterioration of the surface producing green dust as the fibres break down and an increasingly slippery surface.</p>
Legal implications	<p>Paragraph 75(b) of the Constitution of South Oxfordshire District Council and Vale of White Horse District Council – 23 May 2024 (Financial procedure rules section, pages 222 to 223), states that for section 106 and CIL agreements greater than £20,000 up to £100,000, budgets can be approved by the relevant Cabinet member in consultation with the Cabinet member for finance.</p>
Financial implications	<p>Finance Team have confirmed that all requested contributions are available to spend.</p>

<p>Climate implications</p>	<p>Preferred contractor McArdle Sport Tec are ISO14001 accredited (the International Standard for Environmental Management Systems). By adopting this standard, organisations signal a commitment not only to regulatory compliance but also to ongoing environmental improvement.</p> <p>This proactive approach may result in benefits such as a reduction in waste and increased energy conservation.</p> <p>The contractor is Wallingford based so transport emissions will be minimal.</p> <p>The old turf can be fully recycled. This turf is removed from site and transported to the recycling plant where the sand is removed from the turf. The sand is then thoroughly cleaned, dried, graded and bagged, ready for re-use in new synthetic turf installations.</p> <p>The remaining turf is shredded, cleaned, and processed. Specialist plastic agglomeration technology is used to facilitate the production of sustainable recycled plastic kickboards, which are resold back into the sports pitch industry. These boards are used on 3G pitches to retain the rubber infill within the pitch.</p>
<p>Equalities implications</p>	<p>Supportive, whilst requesting that considerations are made to ensure that the facilities and access to these facilities are inclusive for participants and spectators, covering the protected characteristics outlined in the Equality Act.</p>
<p>Other implications</p>	<p>The land is owned by South Oxfordshire District Council and leased to the Trustees of Wallingford Sports Club by way of a lease dated 13 May 2015 for a 35-year term from 1 June 2014, expiring 31 May 2049. The works outlined are deemed to be improvements / alterations and therefore in accordance with the lease the tenant will require landlord's consent prior to commencement of the works. Consequently, any award of grant funding should be subject to the tenant obtaining landlord's consent by way of a licence.</p>
<p>Background papers considered</p>	<p>None</p>
<p>Declarations / conflict of interest?</p> <p>Declaration of other councillor / officer consulted by the Cabinet member?</p>	<p>None</p>

List consultees		Name	Outcome	Date
	Legal legal@southandvale.gov.uk	Louise Greene	“...the contributions can be used as applied for”	03/06/24
	Finance Finance@southandvale.gov.uk	Emma Creed	Confirmed that all requested contributions are available to spend	16/05/24
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	“...with the additional information provided about the recycling of the old turf and the use of a local contractor I am happy to sign this off as a suitable use of S106 funds. We would encourage the applicants to make sure that the new surface is also made of a recyclable material.”	29/05/24
	Planning planning@southandvale.gov.uk	Cathie Scotting	Supportive	20/05/24
	Diversity and equality equalities@southandvale.gov.uk	Team Response	Comments recorded in ‘Equalities Implications’ box (above)	21/05/24
	Property property@southandvale.gov.uk	Karen Lister	Comments recorded in ‘Other Implications’ box (above)	17/05/24
	Risk and insurance risk@southandvale.gov.uk	Yvonne Cutler-Greaves	Supportive	17/05/24
	Leisure Development Officer carmella.anderson@southandvale.gov.uk	Carmella Anderson	“An artificial grass pitch (AGP) usually lasts about 10 years. The Hockey Assessment Report (<i>from Playing Pitch Strategy 2024</i>) states Wallingford Hockey Club have identified a need for additional pitch time (page 5). It also states there is sufficient demand at the current time and projected during the strategy period to 2041 to warrant protection of the sand-based surface at Wallingford Sports Park for use by Wallingford Hockey Club. Existing slots used by the club should be protected for hockey use (page 19).	23/05/24

			<p>The Playing Pitch Strategy (consultation Version) recommends protecting the sand-based surface at Wallingford Sports Park for use by Wallingford HC (page 53).</p> <p>All points show the importance of keeping the AGP available and up to standard for use of the hockey club.”</p>	
	Ward councillors	James Barlow	Requested comments 17/05/24	
		Katharine Keats-Rowan	Requested comments 17/05/24	
	Communications communications@southandvale.gov.uk	Victoria Nickless	Noted by Comms Team	05/06/24
	Head of Planning	Adrian Duffield	Approved for progression by delegation to Stuart Walker and Paula Fox at S106/CIL Applications Meeting	04/06/24
	Head of Finance	Simon Hewings	Approved for progression to SMT at S106/CIL Applications Meeting	04/06/24
	Strategic Management Team (SMT) ExecutiveSupportSAV@southandvale.gov.uk		Support	17/06/24
Confidential decision? If so, under which exempt category?	No			
Call-in waived by Scrutiny Committee chairman?	no			
Has this been discussed by Cabinet members?				
Cabinet portfolio holder's signature To confirm the decision as set out in this notice.	<p>Signature <i>Pieter-Paul Barker</i></p> <p>Date 27th June 2024</p>			

ONCE SIGNED, THIS FORM MUST BE HANDED TO DEMOCRATIC SERVICES IMMEDIATELY.

For Democratic Services office use only		
Form received	Date: 27 June 2024	Time: 13:58
Date published to all councillors	Date: 27 June 2024	
Call-in deadline	Date: 4 July 2024	Time: 17:00