

Chichester District Council

THE CABINET

6 September 2022

Section 106 Allocation for development of an Artificial Grass Pitch at Oaklands Park, Chichester

1. Contacts

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2. Recommendation

That cabinet approve:

- 2.1 the release of £11,250 of Section 106 Sport and Leisure funding for pre-construction services for Oaklands Park Artificial Grass Pitch (AGP).
- 2.1 the appointment of contractor E as set out in appendix one to undertake the pre-construction services and subject to partnership funding being secured, enter into a contract for the delivery of the AGP as the preferred contractor for the Oaklands Park football pitch project
- 2.2 That Cabinet recommend to Council the release of a further £288,750 of section 106 Sport and Leisure funding, towards a total project cost of £1,210,800, as the council's contribution towards the delivery of the Artificial Grass Pitch (AGP) at Oaklands Park Chichester. This funding being conditional on partnership funding being achieved to cover the full costs of the project.

3. Background

- 3.1 In 2018 the council completed a playing pitch strategy to support the Chichester Local Plan Review. The strategy identified existing deficiencies in sports pitch provision and identified the additional requirements for sports pitches as a result of future housing development across the district.
- 3.2 In May 2019 the Football Association, the Premier League and Sport England commissioned Knight, Kavanagh and Page (KKP) to develop Local Football Facility Plans (LFFP) for every local area of the country. The national funding partners had significantly increased investment to deliver more and better football facilities for the

grassroots game and the purpose of the plans was to identify the priority projects for investment in Chichester. The Football Foundation are commissioned to deliver the facility strategies.

- 3.3 Oaklands Park Football Ground was identified as a priority project within the plan for development of 3G Artificial Grass Pitch.
- 3.4 The Football Foundation offer grant funding and support for projects identified in the LFFP's and have worked closely with the council to develop the project through a feasibility study. A condition of the grant application process is that the Football Foundation AGP Framework is used to deliver any successfully funded projects

4. Outcomes to be Achieved

- 4.1 Development of a 3G AGP at Oaklands Park, Chichester will increase the opportunities for football within the district as a result of an increased playing capacity to that of the existing grass pitch. The facility will be playable all year round with the exception of very extreme cold conditions.
- 4.2 The pitch will be managed by Chichester City United Football Club for their own use in addition to delivery of an enhanced community programme delivered by the club and partners.
- 4.3 The community programme will focus on under-represented groups such as females, disabled people and inactive people. We are currently working with University of Chichester, Everyone Active and Sussex Football Association to agree the proposed programme of use.

5. Proposal

- 5.1 The first stage of the tender process has now been completed and tender E is recommended as our preferred contractor see appendix one.
- 5.2 In order to meet the January 2023 Football Foundation grant submission deadline with a decision made in April 2023, the pre-construction services need to progress as soon as possible. This will include the development of documentation for a planning application. It is proposed that £11,250 of Section 106 Sport and Leisure budgets is released to cover this expenditure.
- 5.3 It is proposed that a further £288,750 of section 106 Sport and Leisure funding is released as CDC partnership contribution towards the total costs of £1,210,800 as identified in appendix one. If the partnership contributions are not achieved and the project is unable to be progressed this funding will return to the S106 allocation for sport and Leisure provision.

6. Alternatives Considered

- 6.1 If the project does not progress the grass pitch will remain but the limitations on usage, sports development and participation levels will remain and the proposed development work will not be delivered.

7. Resource and Legal Implications

- 7.1 The cost for the pre-construction services is £11,232 and it is requested that these funds are released from S106 monies received for sport and leisure as a result of planning application CC/10/03490/FUL Roussillon Barracks, Broyle Road.
- 7.2 Following the tender the overall cost for the project is £1,210,800.09 The project will be managed by RLF as part of their contract arrangements with the Football Foundation therefore there is no requirement from CDC to cover these costs.
- 7.3 It is proposed that the remaining cost of the pitch development will be funded by an additional £288,750 S106 funding from the above mentioned application, contributions from the football club and other partners and a large grant requested from the Football Foundation.
- 7.4 Cabinet are therefore requested to recommend to Council the release of these funds and note that if the grant application to the Football Foundation is not successful and if other partners are unable to raise the partnership funding these funds will be returned and available for future sport & leisure projects.
- 7.4 The project has also been included in the council's recent Levelling Up Fund application and if successful a further report will be brought back to Cabinet and Council on the allocation of the funding. A decision on this funding is due from Government in October 2022.
- 7.5 To enable project delivery a revision will be required to the current lease to allow the construction; a new lease will then be required to incorporate the new pitch and community use agreement. There will also be a provision within the lease that the football club pass to CDC the sinking fund. There are resources internally to cover the lease requirements.

8. Consultation

- 8.1 During the development of the playing pitch strategy and the Local Football Facility Plan, consultation took place with local and regional partners.
- 8.2 Through the development of this project consultation has taken place with Chichester Football Club, University of Chichester, Everyone Active and Sussex FA who are all very supportive of the proposals and consultation with other community clubs and partners is ongoing.

9. Community Impact and Corporate Risks

- 9.1 It is envisaged that the community impact of this project will be very positive through the provision of additional activities and opportunities for local people to benefit from improved physical and mental health and wellbeing.

10. Other Implications

	Yes	No
Crime and Disorder The project could have a positive impact on Crime and Disorder through community sport projects	X	
Biodiversity and Climate Change Mitigation		X
Human Rights and Equality Impact		X
Safeguarding and Early Help		X
General Data Protection Regulations (GDPR)		X
Health and Wellbeing This project will have a positive impact on physical and mental health and wellbeing	X	
Other (please specify)		

11. Appendices

11.1 Appendix one Tender information (exempt information)

12. Background Papers

12.1 Oaklands Park AGP tender report (exempt information)