

REPORT OF THE STRATEGIC DIRECTOR PLACE

**TO LEAD MEMBER BRIEFING FOR
PLANNING, TRANSPORT AND SUSTAINABLE DEVELOPMENT
ON
21st MARCH 2023**

TITLE: Wharton Playing Fields – Section 106 Contribution Investment

RECOMMENDATIONS: That the Lead Member for Planning and Sustainable Development approves;

1. The formal allocation of £177,711.08 of Section 106 contributions towards Wharton Playing Fields Changing Rooms project.
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EXECUTIVE SUMMARY:

It is proposed to utilise a total of £177,711.08 of secured Section 106 contributions towards:

The replacement of the current condemned changing rooms serving Wharton football pitches, Little Hulton. The current structure will be demolished and replaced with a prefabricated unit.

The playing fields are solely used by North Walkden Junior FC and a requirement for such venues to be sustainable is for there to be a minimum of toilet facilities for safeguarding purposes (this is stipulated within the FA regulations). A current target for development is girls' football (Wildcats) in the wake of the achievements of the national side and for this to be viable at the site we will need to incorporate changing room provision also.

Within the City's Playing Pitch Strategy it is evident that there is a shortfall of grass pitches in the City overall and markedly in the area of Little Hulton and losing these pitches will result

in the club having nowhere to play and being unable to accommodate the growing number of teams joining the club.

BACKGROUND DOCUMENTS:

- Nil
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KEY DECISION: NO

DETAILS:

1.0 Background

- 1.1 In line with the council's Planning Obligations Supplementary Planning Document (SPD), Section 106 contributions were required from a development at Hilton Lane (Section 106 Ref: 404 – planning application 19/73971/FUL).
- 1.2 Full contributions from this development have recently been received by the city council including a £177,711.08 Sports Pitch Contribution to compensate for the loss of sports pitches at the development site, as required by Policy R1 of the Unitary Development Plan (now superseded but the relevant policy at the time of the legal agreement). The signed section 106 agreement requires that the Sports Pitch Contribution be directed towards improvements to and maintenance of Wharton Playing Fields changing rooms and pitches.

2.0 Proposed uses of the s106 funding

- 2.1 Ward councillors have been consulted and have raised no objections to proposals to utilise up to £177,711.08 of section 106 funding secured for sports pitches towards Wharton Playing Fields Changing Rooms project, Little Hulton. It has been a long-held aspiration to replace the current changing rooms which are no longer fit for purpose with refurbishment being ruled out as an option. With the development of modular building, this has meant that there is now an affordable solution to providing a quality robust changing room for the predominately junior teams which use Wharton Playing Fields.
- 2.2 It is proposed to utilise the section 106 funding towards:
 - Professional & statutory fees
 - Demolition of the current building
 - Groundworks
 - Installation of modular changing facilityApproval of the actual expenditure for the various elements will be sought from either the Procurement Board or the Director of Place as appropriate.

2.3 In addition to the £177,711.08 section 106 monies, £58,300 USB Capital Programme has been approved, resulting in an overall project budget of £236,011.08.

3 Wider benefits of the project

3.1 It is a reality that having poor facilities acts as a deterrent to participation in sport. Early years engagement with sport, develops life skills and encourages social interaction along with the clear health benefits. This investment in grass roots football will reap these benefits. The much-improved facility will result in greater inclusion; it is anticipated girls' football will become viable at this site as a consequence of this development.

4.0 Recommendation

That the Lead Member for Planning and Sustainable Development approves:

1. The expenditure of £177,711.08 of Section 106 contributions towards the replacement of the current changing rooms serving Wharton football pitches, Little Hulton.

KEY COUNCIL POLICIES:

- Salford City Council Unitary Development Plan 2004-16 (2006);
- Planning Obligations Supplementary Planning Document (2019); and
- Salford Greenspace Strategy Supplementary Planning Document (2019).

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:

The improvements will be of benefit to all. It is considered that there are no adverse impacts associated with this project.

ASSESSMENT OF RISK:

Low – Developers can seek to legally challenge the city council to claim back Section 106 monies if not used on a scheme that mitigates the impacts of that development and/or spent in line with the requirements of the Section 106 agreement.

LEGAL IMPLICATIONS Supplied by: N/A

Comments: The Section 106 contributions can only be invested into improvements to and maintenance of Wharton Playing Fields changing rooms and pitches in accordance with the

respective Section 106 agreement. This project is considered to be an appropriate use of funding on the basis that it replaces the current changing rooms at Wharton Playing Fields with a new facility which will be fit for purpose and widen opportunities for participation at the site.

FINANCIAL IMPLICATIONS Supplied by: Adam Mozley, Graduate Trainee Accountant, 22/02/23

Comments: The £177,711.08 Section 106 funding as identified in the report has been received and are available to fund the works.

SOURCE OF FUNDING:

Section 106 Contributions received from the development at:

- £177,711.08 from Hilton Lane (Section 106 Ref: 404 - 19/73971/FUL);
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PROCUREMENT IMPLICATIONS Supplied by: N/A

HR IMPLICATIONS Supplied by: N/A

CLIMATE CHANGE IMPLICATIONS supplied in consultation with: Mike Hemingway

Comments: Climate change implications are considered through the planning application process, and where relevant appropriate mitigation will be identified through planning conditions and/or planning obligations. The Section 106 contribution can only be used towards specific mitigation in accordance with the respective Section 106 agreement.

OTHER DIRECTORATES CONSULTED: N/A

CONTACT OFFICER:

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WARDS TO WHICH REPORT RELATES: Little Hulton