Proposal to allocate Section 106 resources from DB 228 - Andrew Mill, Chew Valley Road, Greenfield (PA/50955); DB 260 The Old Police Station, Buckley Street, Uppermill (PA/41998) and DB 155 Village Manor, High Street, Uppermill (PA/45361) as match funding towards the improvement of the drainage at Churchill Playing Fields

Report of Executive Director Economy, Place & Skills
Portfolio Holder: Cllr John McCann, Regeneration and the Environment

07 March 2011

Officer Contact: Liz Kershaw
Ext. 4168

DELEGATED REPORT

Purpose of Report
To seek approval for the allocation of resources secured through Section 106 planning obligations towards the improvement of the drainage at Churchill Playing Fields and to provide a match funding package to support bids for external funding.

Executive Summary
Drainage is an issue at Churchill Playing fields. A match funding package is being put together from Section 106 and District Partnership funding to support bids to the Football Foundation and Rugby Football League. This report seeks to allocate the various amounts of section 106 funding available to Churchill to support the works to improve the drainage.

Recommendations
To approve the allocation of Section 106 resources towards the improvement to the drainage at Churchill Playing Fields and as match funding to support bids for external funding from the following agreements:

- £78,255.77 from DB 228 - Andrew Mill, Chew Valley Road, Greenfield (PA/50955)
- £9,734.28 from DB 260 – The Old Police Station, Buckley Street, Uppermill (PA/41998)
- £17,601.79 from DB 155 – Village Manor, High Street, Uppermill (PA/45361)
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1 Background
1.1 Churchill Playing Fields is an important site for sport and recreation in the east of the borough, being one of the largest flat sites in the area. However, it has poor drainage and regularly floods, causing events and sporting activities to be cancelled.

1.2 Temporary drainage work to the worst area has been carried out, but this is not a permanent solution. Resolving the drainage issues is fundamental to Churchill continuing to be fit for purpose for sport and recreation. This is set out in both the Saddleworth & Lees District plan and the Saddleworth Parish Plan.

1.3 The cost of the drainage works is likely to cost in excess of £250,000 and the council is working with the Football Foundation and the Rugby Football League to secure additional funding. However, these sporting bodies require improvements to the pitches and match funding for any grant they give.

1.4 The District Partnership has committed £50,000 (EDRS 10090152 refers) and it is proposed to create a match funding pot for the bid, using the available Section 106 contributions in the area. There are three available contributions from Section 106 secured from developments in the Uppermill and Greenfield areas. They are:

- **DB 228** - Andrew Mill, Chew Valley Road, Greenfield (PA/50955). This obligation was signed on 16/01/2007, whereby the developer, Bellway Homes, in addition to a sum for affordable housing, agreed that no more than 9 houses would be occupied until they paid £72,820 for public open space improvements and £8,250 for tree planting, both to be spent within 2 miles of the development site. With interest, the public open space figure, proposed to be used at Churchill, now stands at £78,255.77 and must be spent by 06/01/2014.

- **DB 260** – The Old Police Station, Buckley Street, Uppermill (PA/41998). This obligation was signed on 30/06/2008, whereby the developer, Wiggetts Homes Ltd, agreed to pay £9,710 towards the cost of public open space improvement and highway improvement including 12 years. With interest, this figure now stands at £9,734.28 and must be spent by 30/06/2013.

- **DB 155** – Village Manor, High Street, Uppermill (PA/45361). This was a unilateral undertaking given on 27/10/2003, whereby the developers, Wiggett Homes Ltd and Doreen Holmes, agreed to pay £24,499 on the commencement of the development towards an area of off-site public open space. The contribution was paid on 25/04/2005 and there is no expiry on the length of time available to spend this money. The Council has used £15,996.71 towards improvement to the Brownhill Countryside Centre and
Nature Garden, leaving £17,601.79 available (including interest) to be used toward the scheme at Churchill.

2 Project Details
2.1 The Saddleworth & Lees District Partnership have commissioned a feasibility report from a consultant agronomist. This report indicates a number of possible drainage solutions. However, all cost estimates exceed the funds currently available and additional investment is required.

2.2 Discussions have been held with a number of sporting bodies to seek financial help. The only two sports associations which indicated they might put money into the drainage improvements are the Football Foundation and Rugby Football League. Both bodies require significant match funding for this type of project. As such, there needs to be an emphasis on rugby and football to secure the funding required, and part of the proposals involves realigning the pitches and regrading the site, to achieve the improved and additional playing space required by these sporting bodies. Under these plans, the running track would be removed.

2.3 The funding bid will be submitted in April 2011 and a decision expected in June 2011. The match funding needs to be in place for the submission of the application. The clubs who use Churchill have also committed to fundraise and contribute financially to the scheme.

2.4 The resolution of the drainage issues and pitch alignment are only part of the plans for the site and the first phase in improving the whole site, with plans for a trim trail, changing room enhancements and refurbishment of the tennis courts part of a long term vision. It is also planned to provide a grass running track in the summer months.

2.5 Estimated Costs

The estimated costs provided by the agronomist range from £185,000 to £400,000 depending on the extent of the drainage work, amount of adjustment to pitch levels, reconfiguration work etc. It is proposed to use this confirmed funding below as match funding to the bids to the FF and RFL.

<table>
<thead>
<tr>
<th>Confirmed funding</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>DB 228 - Former Andrew Mill, Chew Valley Road, Greenfield (Rimmons Close) (PA/50955) – Section 106</td>
<td>£78,255.77</td>
</tr>
<tr>
<td>DB 260 - The Old Police Station, Buckley Street, Uppermill (PA/41998) - Section 106</td>
<td>£9,734.28</td>
</tr>
<tr>
<td>DB 155 - Village Manor, High Street, Uppermill (PA/45361) - Section 106</td>
<td>£17,601.79</td>
</tr>
<tr>
<td>Saddleworth &amp; Lees District Partnership (EDRS 10090152)</td>
<td>£50,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£155,491.84</strong></td>
</tr>
</tbody>
</table>
3 Options/Alternatives
3.1 Doing nothing is not an option, as without a permanent solution, the Churchill site will continue to deteriorate making it impossible for sports, recreation and events of any kind to take place within 5 years or less.

3.2 A number of options suggested by the agronomist are being considered, the implementation of which will depend on the successful outcome or otherwise of the bids to the Football Foundation and the Rugby Football League. All of which will necessitate the allocation of the Section 106 funding to the scheme.

4 Preferred Option
4.1 The preferred option is to allocate the Section 106 funding to the scheme, and to use this as match funding for the funding bids to the FF and RFL.

5 Consultation
5.1 Sports clubs and events organisers have been invited to meetings to discuss the project and the implications of the implementation of the scheme on the carrying out of activities. A public meeting has also been held. There is general support for work to resolve the drainage issues, but some opposition to the removal of the running track.

6 Financial Implications

6.1 Capital Implications
The S106 funding confirmed at 2.5 will be available to support a bid to the Football Foundation and Rugby Football League. The District Partnership funding of £50,000 forms part of the 2010/11 DP budget, so will be subject to approval from the Borough Treasurer to carry forward this amount into 2011/12. If successful, the scheme will be capital expenditure and be a charge against the Economy, Places and Skills capital programme. A further report will be required following the result of the bids, and approval of the DP budget carry forward.
(Sadrul Alam)

6.2 Revenue Implications
The on going maintenance of the site will continue to be met, with no overall increase, from the existing parks revenue budget, cost centre 21000 with account codes R10050 for labour and R40009 for materials. Further revenue implications will have to be considered following the result of the bids to the Football Foundation and the Rugby Football League (Matthew Kearns / Sadrul Alam).

7 Legal Services Comments
7.1 The proposals in the report are an appropriate use of the section 106 monies.
(Alan Evans)

8 Human Resources Comments
8.1 None

9 Risk Assessments
9.1 None
10 IT Implications
10.1 None

11 Property Implications
11.1 None

12 Procurement Implications
12.1 None

13 Environmental and Health & Safety Implications
13.1 The application to the Football Foundation and Rugby Football league is to resolve the drainage issues on Churchill Playing Fields. Many sporting activities and community events are cancelled as a result of the poor condition of the site and the risk to players and attendees. It is anticipated that the number of events cancelled will decrease due to the improved surface and drainage proposed.

14 Equality, community cohesion and crime implications
14.1 The preferred option for the bid to the Football Foundation and Rugby Football League involves draining the whole site, which will require the removal of the running track but enable the number of pitches to be increased from 3 adult sized pitches to 4 adult pitches which can also be used for many other sports/layouts.

14.2 There is some focus on football and rugby given that the funding is coming from these governing bodies, however once the land is drained and the pitches marked this will allow for delivery of a whole range of other sports such as hockey, cricket, rounders, lacrosse and multi sports activity including school holiday schemes.

14.3 Football and Rugby League have rising levels of female participation, and the clubs associated with the project provide both female teams and disability football (through Springhead AFC). It is estimated that at least 4,000 people from coaches, players, organisers, parents and spectators are involved with football and rugby in the Saddleworth area every week. Engagement of such a large number of young people by these local clubs helps to address local concerns regarding anti-social behaviour.

14.4 The removal of the running track will impact on users such as the Saddleworth Runners (120 members), Saddleworth Olympics (which involves a large number of children from across the Saddleworth Villages). However, the amendments made to the preferred option to incorporate a sprint track on a new area of hard standing near to the changing rooms, install distance markers on the perimeter footpath, and mark a track out in the summer on well drained grass, should allow the majority of running races and speed training sessions enjoyed by these users to continue to take place at Churchill Playing Fields.

14.5 The existing Skateboarding Park would not be affected by the project and so would remain. The tennis courts are also used for netball and would remain and are hoped to be improved in future phases subject to further funding being secured.
14.6 In addition, Youth Centre at the end of Wellington Road (at the entrance to Churchill Playing Fields) is currently undergoing a renovation which will also allow for other (possibly) more ‘female orientated’ activities to take place on the site including dance, aerobics etc. Building on the sessions already run at the Uppermill Leisure Centre as part of the Youth Only Zone on Fridays

15 Equality Impact Assessment
15.1 No

16 Key Decision
16.1 No

17 Forward Plan Reference
17.1 N/A.

18 Background Papers

18.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

File Ref : DB 228
Name of File : Former Andrew Mill, Chew Valley Road, Greenfield (PA/50955 Records held in Economy, Place & Skills Department, Room 310, Civic Centre
Officer Name : Liz Kershaw
Contact No : 4168

19 Appendices
19.1 none

| Signed _________________________ | Dated _________________________ |
| Name: Cabinet Member [specify whom] | |
| Signed _________________________ | Dated _________________________ |
| Name: Executive Director          | |