

COMMITTEE REPORT

Subject:	<i>St Peters Place Section 106 Proposal (land northwest of Fugglestone Red and Bemerton Heath) for the maintenance of two sports pitches and provisions for building a changing room facility.</i>
Committee:	<i>Full Council</i>
Item Number:	<i>19</i>
Date:	<i>26 May 2026</i>
Author:	<i>Mostyn Coombes, Interim Head of Environment</i>
Report status:	<i>Decision</i>
Confidential / Exempt:	<i>No</i>

1. Report Summary

- 1.1 This report relates to a Section 106 planning obligation associated with the St Peters Place development, agreed between Persimmon Homes and the planning authority. The agreement makes provisions for the transfer of two football pitches to the City Council, together with a financial contribution to support the ongoing maintenance of the pitches and the construction of a changing room facility.
- 1.2 Members are asked to determine whether the Council should agree in principle to the planning obligations to own and maintain the two football pitches, to construct and maintain the changing rooms and receive the associated financial contributions.

2. Recommendations

It is recommended that Full Council:

- 2.1 Agrees in principle for the transfer of two football pitches at St Peters Place under the terms of the existing Section 106 agreement; and
- 2.2 Agrees in principle to accept financial contributions totalling £799,297, to fund pitch maintenance and the construction of a changing room facility, ahead of an official legal agreement from Wiltshire Council.

3. Background

3.1 The s.106 agreement for planning application S/2012/0814 between Wiltshire Council, two private landowners and Persimmon Homes Ltd (the developer) cover the various planning obligations and financial contributions relating to the large-scale housing development at land northwest of Fugglestone Red and Bemerton Heath (now known as 'St Peter's Place).

3.2 There are side agreements between Wiltshire Council and Salisbury City Council whereby the former agrees to delegate some of the s.106 planning obligations to us. The Council has already agreed to take on the cemetery and allotments obligations. The Council is now being asked to consider the sports pitches and changing rooms obligations.

3.3 As part of this Section 106 agreement Persimmon Homes is required to either:

- transfer two football pitches to Wiltshire Council/Salisbury City Council with the specified financial contributions; or
- set up a management company to maintain the pitches and changing rooms.

3.4 In addition, the agreement includes a financial contribution intended to ensure that the pitches are appropriately maintained and that a suitable changing room facility is provided to support formal sporting use.

3.5 Under the same planning agreement, the City Council has already agreed to accept the transfer of two allotment sites. The current proposal represents a continuation of the Council's role in adopting and managing community assets secured through the development.

4. Proposal

4.1 The proposal is for the City Council to agree in principle to accept the transfer of two football pitches at St Peter's Place together with the associated £799,297 Section 106 financial contributions, and to progress with the legal agreement with Wiltshire Council and the eventual delivery of a new sports changing rooms facility to support formal community use of the pitches.

4.2 The proposed changing rooms facility would be designed to meet Sport England and Football Association guidance and is anticipated to include:

- Two team changing rooms
- Two shower areas
- Two WCs, including accessible provision
- A small kitchen suitable for matchday and community use
- The facility would be intended primarily to support football use of the pitches, while also offering flexibility for wider community and recreational activities where appropriate.

5. Additional Relevant Information

5.1 Design and compliance

Detailed design would be developed following acceptance of Section 106 funding, ensuring compliance with Sport England, FA and Building Regulations requirements.

5.2 Procurement approach

Officers will assess whether traditional construction or modular/off-site construction offers the best balance of cost and whole-life value for the Council.

5.3 Future revenue considerations

While Section 106 funding supports capital delivery, ongoing utility and lifecycle costs would need to be managed within existing operational budgets or offset through appropriate use and booking arrangements.

5.4 Programme and phasing

The timing of construction will be considered in the context of available staff resources and will be subject to the formal receipt of Section 106 funds, completion of the relevant legal agreements and the completion of all necessary procurement processes, in accordance with the Council's procedures.

5.5 Asset management

Upon completion, the changing rooms would be incorporated into the Council's asset register and maintained in accordance with the Council's asset management and health and safety policies.

6. Financial Position

6.1 The total financial contribution available to the City Council under the Section 106 agreement is £799,297, broken down as follows:

- £446,611 for the maintenance of the football pitches
- £352,686 for the construction of a changing room facility

6.2 The Council has identified £100,000 in the medium term financial plan approved at its meeting on 5 January 2026 for use in 2028/29 to go towards building the changing facility taking the associated budget to £452,686.

6.3 If the Council acknowledges its ongoing responsibilities to maintain the pitches in accordance with the stipulated planning obligation standards and ensures that all associated costs will be incorporated annually into its base budgets, the £446,611 contribution could also be initially utilised for the changing rooms, providing further funding.

6.4 Comparable Recent Projects and Cost Benchmarks:

- Shinfield Parish Council Sports Pavilion (completed 2023): A facility comprising two team changing rooms, showers, WCs, officials' accommodation and a kitchen/clubroom. The project was delivered for the parish council at a reported cost range of £400,000 to £1 million, including professional fees and associated external works.
- Sport England's Facility Cost Guidance (Q4 2025) indicates that a traditionally constructed pavilion providing two team changing rooms with associated showers, WCs and ancillary space would typically fall within a cost range of £300,000 to £550,000, depending on specification, site conditions and procurement route.
- Modular or off-site construction approaches, which are increasingly being used by local authorities, are commonly delivered at the lower end of this range, with indicative costs of £250,000 to £400,000 for a compliant two-team changing pavilion including kitchen and welfare facilities.

7. Legal and Governance Considerations

7.1 Section 106 Agreement

The transfer of the football pitches and the associated financial contributions are governed by a legally binding Section 106 planning agreement involving Wiltshire Council, and side agreements between Wiltshire Council and this Council. The Council must ensure that any decision taken is compliant with the terms of those agreements and that funds are used to discharge the various legal obligations.

7.2 Asset Acceptance

By accepting the transfer, the Council would assume responsibility for the ownership, management and maintenance of the football pitches and any associated facilities. This represents a long-term commitment and must be considered in the context of the Council's wider asset management responsibilities.

8. Consultation and Engagement

8.1 Internal officers engaged:

- Interim Head of Environment
- Responsible Finance Officer

8.2 External:

- Wiltshire Council Planning Officers

9. Strategic and Policy Alignment

9.1 The proposal supports the Council's strategic objectives relating to the provision and protection of open space, the promotion of health and wellbeing through sport and recreation, and the effective use of developer contributions to enhance community infrastructure.

10. Next Steps

Subject to approval by Full Council, officers will:

- Progress the legal agreement with Wiltshire Council and the formal transfer of the football pitches in accordance with the Section 106 agreement.
- Arrange for the receipt and appropriate earmarking of the Section 106 funds
- Develop proposals for the construction of the changing room facility, including procurement and delivery arrangements.

11. Implications

Implication Area	Impact	Comments / Mitigation
Financial	Medium	Section 106 funding and the allocated budget within the medium term financial plan will be used to cover the construction costs of the changing facility. Sufficient annual maintenance budgets must be allocated in perpetuity to discharge legal obligations.
Legal	High	Must comply fully with the terms of the Section 106 agreement.
Risk	High	Long-term asset ownership and maintenance responsibilities.
Personnel	Medium	Additional tasks allocated to staff who are already at capacity.
Environmental Impact	High	Positive impact through provision of managed green space.
Equalities Impact Statement	Low	Facilities are expected to be accessible to the wider community.
Community / Public Impact	Medium	Improved recreational opportunities. Reputational risks if the transfer, construction and annual maintenance obligations are not discharged adequately.
Procurement / Contractual	High	Construction of the changing rooms will require compliant procurement.
Property / Asset	Medium	Addition of new community assets to the Council's portfolio.
Data Protection	Medium	Standard data handling arrangements apply.