



## PROJECT PROPOSAL

### Palmer Road Sports Hub, Angmering

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## **1. Purpose of Document**

The purpose of this document is to define the scope of the project.

## **2. Background**

### 2.1 Policy context and need for improvements

Palmer Road recreation ground is in the north-west of Angmering and its facilities include 3 football pitches, a cricket pitch, an unfenced MUGA (Multi-Use Games Area), play area and pavilion. The recreation ground is managed by Angmering Parish Council under lease and is sub-leased to Angmering Sports and Recreation Association (ASRA) for use of the grounds and the changing pavilion by the following local teams - Angmering FC, Angmering Village FC, Angmering Youth and Angmering Cricket Club. Arun District Council has the freehold of the site and responsibility for grounds maintenance of the sports pitches, as well as management of the play area and MUGA.

The council's Playing Pitch Strategy (March 2019) assessed the pitches and changing facilities to be of poor quality and in need of improvement. It recommends for the site overall to be developed as a multi-sport hub site, with investment focussed on improving grass pitches, upgrading the changing facilities and the provision of a 3G pitch.

The Indoor Sports and Built Facilities Strategy (2019-2029) concluded that the current stock of sports halls across the district is well used by the community which limits options to increase participation, as sports halls are operating near to capacity and offer little scope to expand. Future demand will have to be accommodated at new facilities which means there will be a need for additional sports hall space.

The Football Foundation's Local Football Facilities Plan (May 2019) has identified Palmer Road as a high priority project to deliver a key site for football, with opportunities for funding to significantly enhance and extend the current provision.

### 2.2 Feasibility study and options appraisal

Arun District Council commissioned The Sports Consultancy to undertake a feasibility study in 2018. The purpose was to understand the potential for a sports hub development at Palmer Road recreation ground to include the following:

- a) Improvement to facilities at the existing recreation ground, e.g. pitch drainage, storage, car parking and changing facilities.
- b) A new community hub with facilities such as flexible studio space, sports hall, café or meeting rooms, with particular focus on exploring options for developing a new full size 3G pitch on the site.

Consideration was given to the sports requirements in the local area based on current and future demand and the level of existing facility provision. Consultation with key stakeholders was undertaken to establish their views on the potential development at Palmer Road recreation ground.

Palmer Road recreation ground was identified as being the best suited location in the east of Arun to support a 3G pitch. The site was also shown to have the capacity to significantly increase the provision of natural turf football pitches and therefore meet the criteria of a strategic hub site. This is a result of it being a key site for football within the area and a site that already accommodates a high demand. Furthermore, its existing grass pitches are of poor quality and one of these would be replaced by the 3G provision.

In 2022 the council commissioned The Sports Consultancy to review and update the feasibility study with additional information to further define the scope. The strategic review, needs analysis, stakeholder consultation and proposed usage programme have informed the conclusions on how to progress the project. The study has highlighted a need to increase capacity to meet demand and that a community sports hub at Palmer Road would serve a wide range of clubs and organisations. The feasibility study proposes a recommended facility mix and identifies what the project should include to attract external funding from the Football Foundation, with a particular focus on meeting the needs of underrepresented sectors of the community.

### 2.3 Neighbouring development

The delivery of the sports hub is linked to an outline planning approval (A/122/19/OUT) which was granted in 2020 for up to 160 homes north of Palmer Road recreation ground, on land which falls outside the Arun Local Plan strategic site allocations but within the Neighbourhood Plan provision. As part of the planning permission the S106 agreement requires land to be made available for expansion of current sports pitch provision to form the sports hub to the south of the residential development on Palmer Road recreation ground.

The planning approval includes the provision of two additional pitches as part of an extended recreation ground, which would provide the space required to accommodate the recommended additional pitch that the Football Association (FA) has recommended should be a 3G artificial turf pitch (ATP). It is proposed to adopt the Sport England model to deliver a community sports hub to replace the current changing facility.

As well as the provision of land and additional open space, section 106 allocations are available from a range of local (and strategic) development sites which can be invested in the project and contribute towards sports pitches, a community building and associated facilities e.g. a MUGA and play area.

Since the initial feasibility study was completed in 2019, Redrow submitted a planning application (ref: A/235/21/DOC) to discharge condition 5 regarding the Design Code details, which has been approved. A hybrid application (ref: A/270/21/OUT) has been submitted comprising:

- a) Demolition of existing buildings;
- b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road;
- c) Outline application with all matters reserved except for up to 1,393 square metres of Class E floor-space with associated parking provision and 2.1 hectares of sports pitch land.

This was submitted in December 2021 and is currently being considered by the council. In addition to this, there are two reserved matters applications (refs. A/46/22/RES and A/48/22/RES), which are under consideration and seek approval for the layout, scale, appearance, and landscaping of the residential dwellings.

## 2.4 Legal and planning matters

Due diligence of utilities and legal searches has been undertaken. The land is subject to historical restrictive covenants which derive from a conveyance from the Duke of Norfolk Estate, therefore further engagement will be required to understand any implications of this.

If the council applies for external funding from the Football Foundation, the funding body will require that a legal first charge is taken over the freehold or leasehold in order to secure its grant funding. In the event of being unable to charge the premises the Football Foundation will place a restriction on the title to the premises at the Land Registry, which prevents the council selling or letting the premises without the knowledge or consent of the Football Foundation.

Arun District Council has sought pre-planning advice regarding the proposed community sports hub at Palmer Road. The outcome was received in June 2022 and concluded that in principle, from the information provided at the time, the proposed development is acceptable and would accord with the relevant development plan policies. Due to the early stage of the project full details of the proposal were not available, therefore it cannot be considered fully until the extra information required has been submitted.

A traffic study has also been undertaken to ascertain whether the site could cater for the increased vehicle movements associated with a sports hub, and where the access would be best located. In response to this a pre-app advice request has been submitted to West Sussex County Council as the highway authority.

## **3. Stakeholders**

Consultation has been carried out with key stakeholders during the feasibility study process including Angmering Parish Council, Angmering Sports and Recreation Association (ASRA), Angmering Advisory Group, a number of sports clubs and organisations (football, cricket, netball, leisure) and local schools. Feedback from each group is detailed within the feasibility study and has helped to inform how the project should be taken forward. A summary of the main points raised is listed below:

- Angmering Parish Council is keen to see the facility delivered but would not support the site access being taken through Decoy Drive.
- Sussex Football Association aims to increase the number and diversity of teams playing across the Arun district and enhanced facilities will maximise the potential for new programmes and initiatives. If the project is to benefit from Football Foundation funding the project will need to deliver outcomes such as development of the female game, flexible football (e.g. walking football), disability football and getting inactive people active.
- Sussex County Cricket highlighted a lack of facilities in the local area and improved set up would increase participation and the opportunity to be involved in new initiatives.
- England Netball report a demand for additional courts in the area due to the limited capacity on its courses.
- ASRA are unable to expand their clubs due to limitations of the current site not being able to support additional fixtures. The existing pitches suffer from waterlogging and overuse and therefore alternative facilities are used during the winter months. A new community hub would benefit from additional parking, changing rooms, storage and a social room. Concern has been raised by the clubs of not being able to play during the development of the sports hub.
- Freedom Leisure feel a community centre could offer a mix of fitness classes and a MUGA would meet the local demand for netball. They also highlighted the need for sufficient car parking for spectator events.
- For sports clubs the considerations are broadly similar. Many local clubs are running at full capacity and additional facilities would help meet that demand. Improving the quality of facilities would increase participation and enable clubs to play at a higher level. Teams often need to travel long distances to use quality pitches, especially 3G.
- Local schools would benefit from new community facilities and enable more participation in sport and physical activity and would assist in spreading the demand for their own pitches.

The stakeholder engagement concluded there is evidence of demand for one 3G pitch at Palmer Road to support the needs of sports clubs in the evenings and at weekends and for wider use during the day by the local community and schools. There is also demand for improved natural turf pitches.

Further engagement will take place with local stakeholders at design stage. Public consultation will also be carried out prior to the submission of a planning application.

#### **4. Project deliverables**

Following engagement with stakeholders and the needs analysis within the feasibility study, it is proposed that the scheme's facility mix will include:

- 1x full-sized 3G football pitch with floodlighting
- 1x adult grass football pitch
- 2x mini soccer 7v7 grass football pitches

- 4x mini soccer 5v5 grass football pitches
- 2x small-sided grass football pitches
- 1x artificial turf wicket cricket pitch
- 1x MUGA
- 1x play area (LEAP – local equipped area for play)
- 1x community hub building
- Parking for 109 vehicles
- Access

Optional Facilities:

- 1x natural turf cricket wicket square
- 1x full-sized 3G pitch to national league system criteria

To meet the requirements of the Football Foundation framework the community hub building will need to include:

- Sufficient changing rooms for adult & youth teams,
- Storage areas within changing rooms to allow staggered usage,
- A social facility with the provision of food & beverages.

In addition, the project will be required to deliver the following outcomes to ensure that it reaches as many different sectors of the community as possible:

- Local community provision
- Development of the female game
- Development of flexible football (e.g. walking football)
- Development of disability football
- Getting inactive people active
- Keeping active people active for longer / more active
- Engagement with the Community Foundation section of the local professional clubs

The proposed facilities are included on site option layout plans within the feasibility study. The different options for site access locations are also shown.

## 5. Costs

The following initial capital cost estimates are included in the feasibility study:

Item	Total Cost
Building costs (654m2)	1,962,000
Access road and car park	260,000
3G pitch, grass pitches, cricket wicket	1,315,000
Play and sport equipment	97,000
Design development and contingencies	963,010
Professional fees	486,229
<b>Total</b>	<b>£5,083,239</b>

The costs above are a best estimate as of October 2022. They do not include costs for excavation and groundworks, removal of existing pavilion, site levelling works, drainage, landscape works, access improvements, site fencing, tree planting/replacement, loose internal furniture and equipment, planning fees and client costs.

It should be noted that costs for risk mitigation have not been included above. Further investigation of risks identified in the risk log will ascertain whether additional costs will be incurred and the likely impact on the project budget.

Commencement of the design stage will enable further cost detail to be provided, while final costs will be known following the procurement process.

## 6. Funding

Section 106 developer contributions have been allocated to a community sports hub at Palmer Road recreation ground, from the following planning applications:

Expenditure Area	Application Reference	S106 Allocation	Total potential funding
Community sports hub building/sports hall	A/144/15/PL	139,694.00	£629,355.52
	A/40/18/OUT	361,777.00	
	A/51/14/OUT	14,246.00	
	A/76/20/PL	31,677.00	
	LU/229/10	33,942.52	
	A/76/20/PL	48,019.00	
Natural turf pitches (NTP) with ancillary facilities	A/167/14/PL	63,945.45	£1,183,562.95
	A/82/12	288,795.33	
	A/144/15/PL	265,635.12	
	A/144/15/PL	276,222.05	
	A/51/14/OUT	44,296.00	
	A/76/20/PL	42,582.00	
	A/99/17/OUT	58,370.00	
	A/40/18/OUT	143,717.00	
Artificial grass pitches (AGP)	A/167/14/PL	2,535.07	£89,843.82
	LU/116/13	845.95	
	A/82/12	7,982.63	
	A/144/15/PL	8,397.74	
	A/144/15/PL	8,732.43	
	A/76/20/PL	13,303.00	
	A/40/18/OUT	34,695.00	
	A/51/14/OUT	1,756.00	
A/99/17/OUT	11,596.00		
Public art	A/51/14/OUT	1,866.00	£5,103.50

	A/76/20/PL	3,237.50	
Fitness equipment	A/144/15/PL	22,125.46	£32,525.46
	A/76/20/PL	10,400.00	
Play area	A/131/16/OUT	10,793.88	£42,876.07
	A/142/16/OUT	32,082.19	
MUGA	A/99/17/OUT	42,709.00	£49,099.74
	A/132/17/OUT	6,390.74	
Pitch maintenance	A/76/20/PL	67,229.00	£67,229.00
	<b>TOTAL</b>		<b>£2,099,596.06</b>

\* Funding received

\* Funding proposed

While the funding has been included within the Section 106 agreements for the applications listed, it is not guaranteed until received. There are deadlines by which the S106 funding must be spent, with the earliest date being December 2028.

There is also potential for Football Foundation funding for Palmer Road as it is a high priority project within the Local Football Facility Plan for Arun (LFFP). Funding can be used for pitches, including 3G artificial pitches, natural turf pitches and small-sided spaces, which can amount to 75% of the total funding. The funding can also be used for structures such as changing rooms and pavilions (25% of total funding).

## 7. Interface Activities

- Neighbouring housing development
- Neighbouring commercial/industrial estate works
- Potential project delivery as a result of Neighbourhood Plan
- Leisure Operating Contract
- Greenspace Management Contract 2017 – 2027
- Public art projects

## 8. Risk Log

The following risks have been identified and require further investigation to establish mitigation measures and associated costs:

ID	Risk Type	Score
1	<u>Budget and project funding:</u> Current costs based on feasibility studies. Budget for the project dependent on	High

	application to Football Foundation, conditions of grant award and S106 spending obligations. Shortfall in funding expected.	
2	<u>Programme:</u> Phasing of works to retain site access for general public and potential impact on local school parking. Project timing dependent on S106 expenditure deadlines.	Medium
3	<u>Planning consent:</u> Full planning application and approval process required. Pre-app advice has been obtained and concluded that in principle the proposed development is acceptable. Project is dependent on transfer of land from adjacent planning consent following development of industrial land/residential housing to north.	Medium
4	<u>Site access</u> Site access is dependent on agreement with developer of commercial and residential area to north. Angmering Parish Council not supportive of alternative route via Decoy Drive.	Medium
5	<u>Lease arrangements</u> Existing land lease arrangement in place with ASRA/Parish Council, need to allow for early release.	Medium
6	<u>Site covenants</u> Historical covenants derived from Duke of Norfolk Estate could have potential impact on construction.	Medium
7	<u>Highways:</u> Consultation to take place as part of planning process. Some traffic studies have been completed. Linked to access arrangements.	Low
8	<u>Existing site constraints:</u> Location of services may impact construction.	Medium
9	<u>High water table:</u> Site is prone to waterlogging and requires good level of drainage for pitch provision.	Medium
10	<u>Existing car park:</u> Location of car park is dependent on final design and confirmed access route onto site.	Medium
11	<u>End users/Public support:</u> Minor disruption to residents and site users likely during construction phase.	Low
12	<u>Neighbours/Planning:</u> Consultation with key stakeholders at all stages and during planning application. Consultation with residents during planning application.	Low
13	<u>Demolition of existing pavilion building:</u> Could potentially impact cost and will require reinstatement.	Low
14	<u>Flood risk:</u> The site is located within Flood Zone 1. Land and property in this zone have a low probability of flooding.	Low
15	<u>Services capacities:</u> Existing capacity/condition of services unknown.	Medium
16	<u>Ecology/wildlife/conservation:</u> Ecological surveys required to determine presence of protected species.	Medium

## 9. Programme

The proposed programme identifies the project stages:

<b>Project Activities</b>	<b>Timescale</b>
Enter into framework agreement with Football Foundation and further scope definition	Early 2023
Consultant appointment	Spring 2023
Surveys, design, public consultation	Summer 2023 - Spring 2024
Planning application, tender process for contractor	Spring - Summer 2024
Construction	Summer 2024
Completion	Summer 2025

To maintain this programme, it is vital to progress the project as quickly as possible and put in place appropriate resources. Reports providing further detail for each project will be presented at future meetings of the Policy and Finance Committee.

The programme above is completely dependent on the land north of Palmer Road being transferred to ADC. No work can commence unless this is in the council's ownership.

Within the section 106 agreements there are deadline dates for expenditure of the funding which range from 2028-2032. Additional section 106 funding is due to be received 2024-25.

Following submission of a funding bid to the Football Foundation, the application will be taken to a panel for decision within three months (for applications over £1 million). The Football Foundation grant award will set a deadline for the scheme to be completed by.