

Palmer Road Stage Two Feasibility Study & Options
Appraisal

ARUN DISTRICT COUNCIL

October 2022



THE
SPORTS
CONSULTANCY





CONTENTS

1.	INTRODUCTION	2
2.	CURRENT FACILITY	4
3.	STRATEGIC REVIEW	6
4.	NEEDS ANALYSIS	10
5.	STAKEHOLDER CONSULTATION	20
6.	PROPOSED USAGE PROGRAMME	28
7.	RECOMMENDED FACILITY MIX	29
8.	SITE OPTIONS AND LAYOUTS	30
9.	CAPITAL COSTS	36
10.	PROJECT DELIVERY	37
11.	CONCLUSIONS & NEXT STEPS	40

1. INTRODUCTION

- 1.1 The Sports Consultancy has been appointed by Arun District Council to undertake a Stage Two Feasibility Study and Options Appraisal for a Sports & Community Hub located on Palmer Road Recreation Ground.
- 1.2 This study follows on from an Initial Options Appraisal completed for Arun District Council in 2018. The original appraisal helped to raise the profile of a potential development at Palmer Road Recreation Ground and provided an evidence base to justify the Football Foundation's decision to rank the project as its highest priority in the district, as set out in the Local Football Facility Plan for Arun.
- 1.3 As a result of the prior work completed, the Council is now considering the viability of delivering the Sports Hub, including the identification of its specification and scale. Therefore, the Council will use the findings from this study to detail their preferred option for the site and inform significant investment decisions.
- 1.4 The study has multiple purposes, including:
 - to review the Initial Options Appraisal completed by The Sports Consultancy (dated September 2018) and identify updates and gaps,
 - to undertake consultation with clubs and potential users to establish the demand for the proposed facilities to underpin the proposed usage programme,
 - to determine whether it is viable to locate a second 3G pitch at the site,
 - to clarify the requirements of the Football Foundation (including programme) and set out how their process sits alongside the delivery of the wider hub project,
 - to indicate the scale of likely external funding award (through consultation with the Football Foundation),
 - to produce a project plan with clear stages and timeframes for delivery for the whole project,

- to provide outline costs for consultant fees to deliver the entire project.

METHODOLOGY

- 1.5 The methodology is focussed on completing a thorough needs analysis and appraisal of the resulting facility options that are developed for the Sports & Community Hub at the site. It provides a detailed appraisal of the viability of facilities through completion of the following main stages of work included in the project brief:
 - **Site visit** – The consultant team visited Palmer Road Recreation Ground to gain an understanding of the key opportunities and constraints.
 - **Strategic review** – A District wide review of all relevant background information was completed. This included the district wide Sports and Leisure Facilities Needs Assessment report completed by Arun District Council.
 - **Needs analysis** – A review of existing provision and demand of relevant facilities was undertaken, including a mapping exercise within a 20-minute drivetime catchment of the site.
 - **Stakeholder consultation** – Consultation with local football and cricket clubs, local schools, key National Governing Bodies of sports (e.g. Sussex CC and the FA), Football Foundation, Freedom Leisure, Angmering Social & Recreation Association (ASRA), Angmering Parish Council and Arun District Council officers was undertaken to supplement the findings on the strategic review work.
 - **Proposed usage programme** – A review of the demand and accommodation schedules of local football clubs to determine the need for one or two 3G facilities at Palmer Road Recreation Ground.
 - **Recommended facility mix** – Based on the work completed during the strategic review, needs analysis, consultation and proposed usage programme, the optimal facility mix was defined.

1. INTRODUCTION & METHODOLOGY



- **Site options & layouts** – Use of an independent pitch specialist to produce site plans which optimise space for the optimal facility mix defined.
- **Operating Business Plan** – Initial income and expenditure projections for the Sports and Community Hub, including the 3G pitch. This established the indicative financial implications of operating the new facility.
- **Capital costs** – Initial capital cost estimates have been completed using benchmarked cost data and Sport England facility cost data.
- **Conclusions & Next Steps** – A brief summary of the conclusions and next steps has been included at the end of this report.

2. CURRENT FACILITY

2. CURRENT FACILITY

2.1 Palmer Road Recreation Ground is approximately 39,000m² and currently includes the following facilities:

- 2 x full size football grass pitches,
- 1 x junior football grass pitch,
- 1 x artificial cricket wicket,
- 1 x multi use games area (MUGA),
- Sports pavilion with 4 changing rooms, officials changing room and licensed bar,
- Children's play area.

2.2 The pavilion is a timber framed building dating from the 1980's and originally built to serve the community on a temporary basis. It has a licensed bar and communal area and requires significant investment. Photos of the site are shown in Figure 1. The pavilion is currently used by a variety of different clubs and is home to Angmering Sports and Recreation Association (ASRA).

2.3 In 2020, outline planning approval (ref: A/122/19/OUT) was granted for up to 160 residential units on the land to the north of Palmer Road Recreation Ground. The Section 106 Agreement requires land to be made available for the expansion of the current sports pitch provision on the recreation ground to form a sports hub south of the development.

2.4 Since the outline planning approval in 2020, further applications have been submitted for the site. A/235/21/DOC was approved with detail reserved, while A/46/22/RES, A/48/22/RES and A/270/21/OUT are still under consideration by the Council. The delivery of the community sports hub is reliant on the transfer of the additional land north of Palmer Road Recreation Ground.

Figure 1: Palmer Road's Existing Pavilion and Facilities



2. CURRENT FACILITY



3. STRATEGIC REVIEW

3. STRATEGIC REVIEW

3.1 This section contains a review of Arun's local strategic documents, which are of significance to the development at Palmer Road Recreation Ground. This includes consideration of the following:

- Playing Pitch Strategy and Action Plan (March 2019),
- Indoor Sports and Built Facilities Strategy (2019-2029),
- Local Plan (2018-2031),
- Local Football Facilities Plan (LFFP).

3.2 A summary of these documents and their key findings have been provided over the following pages.

Playing Pitch Strategy and Action Plan (March 2019)

3.3 Arun District Council's objectives of the strategy:

- To promote and protect the existing supply of outdoor sports facilities and pitches where it is needed for meeting current and future needs,
- To enhance outdoor sports facilities and accompanying ancillary facilities through improving the quality and management of sites,
- To provide new outdoor sports facilities where there is current or future demand to do so.

Grass Football Pitches

3.4 There are 116 football pitches across 53 sites in Arun, of which 98 are available, at some level, for community use (across 44 sites).

3.5 Of the pitches available for community use, 13 are assessed as good quality, 50 as standard quality and 35 are deemed to be poor quality.

3.6 A total of 210 teams are identified as playing within Arun across 44 clubs, consisting of:

- 59 men's teams,
- 3 women's teams,
- 82 youth boys' teams,
- 7 youth girls' teams,
- 69 mini soccer teams.

3.7 There has been an overall increase of 43 teams playing in Arun since 2016.

3.8 Four clubs have expressed latent demand for a total of 16 teams.

3.9 There are 15 pitches overplayed across ten sites by a total of 17.5 match equivalent sessions.

3.10 The changing facilities at Palmer Road Recreation Ground are rated as poor quality.

3.11 Strategic recommendations:

- Protect existing quantity of pitches until a sufficient quantity exists to meet respective demand (unless replacement provision is agreed upon and provided),
- Ensure proposed new pitches are provided to a good quality and that they are configured to alleviate existing shortfalls, whilst seeking to maximise community use,
- Ensure all teams are playing on the correct pitch sizes and explore reconfiguration of adult pitches to accommodate youth 11v11 teams where possible,
- Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer.

3G Pitches

3.12 There are three full size 3G pitches within Arun, all of which are available to the community and floodlit.

3. STRATEGIC REVIEW

- 3.13 All full size 3G provision is accompanied by ancillary facilities that are considered adequate.
- 3.14 When considering future demand for an additional 53 teams, the shortfall of pitches increases to four full size 3G pitches.
- 3.15 With limited spare capacity existing on the current stock and a shortfall of grass pitch provision, there is a clear need for more pitches to be developed in strategically suitable locations.
- 3.16 Moving match play to 3G pitches is supported by the FA; however, only one of the three existing full size 3G pitches in Arun has undergone appropriate testing and is approved to host competitive matches (Arena Sports Centre/Bognor Regis School).
- 3.17 The site identified as being best suited in the East of Arun is Palmer Road Recreation Ground. This is a result of it being a key site for football within the area and a site that already accommodates a lot of demand. Furthermore, it contains poor quality grass pitches, of which, one pitch would be replaced by the 3G provision.
- 3.18 In the East, one option could be to install another pitch at Palmer Road Recreation Ground, making it into a multi-3G pitch hub site, which is a model encouraged by the FA.
- 3.19 Strategy recommendations:
- Explore options of providing new 3G pitches first and foremost to meet football training shortfalls,
 - When assessing 3G pitch suitability, give preference to opportunities for multi 3G pitch sites,
 - Ensure that any new 3G pitches are constructed to meet FA/RFU recommended dimensions and quality performance standards to meet performance testing criteria,
 - Ensure that any new 3G pitches have community use agreements in place,
 - Support creation of additional 3G pitches above and beyond football training shortfalls if it can satisfy rugby demand as well as football demand; or, explore creation of 3G pitches that are both football and rugby appropriate when alleviating shortfalls.
- Cricket*
- 3.20 In total, there are 13 grass wicket squares identified in Arun, all of which are available for community use, as well as seven wicket cricket squares in South Downs National Park.
- 3.21 There are NTPs accompanying grass wicket squares at five sites and there are standalone NTPs at three sites.
- 3.22 The audit of grass wicket cricket pitches found seven pitches to be good quality and 13 to be standard quality; none are assessed as poor quality.
- 3.23 Changing facilities at Findon Cricket Club and Palmer Road Recreation Ground are considered to be poor quality and are in need of refurbishment.
- 3.24 A total of 17 clubs are identified across Arun, consisting of:
- 47 senior men's teams,
 - 1 senior women's team,
 - 45 junior boys' teams,
 - 3 junior girls' teams.
- 3.25 There are three Arun based clubs which access secondary venues in neighbouring local authorities, either due to a lack of capacity at their preferred grounds or to protect quality.
- 3.26 Eight squares are adjudged to be overplayed and overplay amounts to 100 match equivalent sessions per season.
- 3.27 There is a current and future shortfall of 14 match equivalent sessions for senior cricket in Arun.
- 3.28 Strategy recommendations:
- Protect existing quantity of cricket squares, including protection from development that may prejudice the use of a cricket square such as

residential development in close proximity to a cricket outfield (ball strike issues),

- Explore options of alleviating overplay through the installation of new and the better use of existing NTPs,
- Improve changing facilities at Palmer Road Recreation Ground,
- Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.

Indoor Sports and Built Facilities Strategy (2019-2029)

- 3.29 The focus of this Strategy is to provide clear direction to all partners so that together they can plan and develop a modern, efficient, and sustainable range of Community based Sport and Leisure facilities. This will ensure residents have the opportunity to be physically active and healthier and where appropriate develop their sporting ambitions within their local community.
- 3.30 The Indoor Sports and Leisure Facilities Strategy assessment of sports halls evaluates the supply and demand of sports/activity hall space in the District. This will help define the facility mix for the Sports & Community Hub. Key findings include:
- The current stock of sports halls is well used by the community which limits options to increase participation,
 - Sports halls are operating near to capacity, offering little scope to expand, meaning that future demand will have to be accommodated at new facilities,
 - There will be a need for additional sports hall space of an equivalent four courts by 2025 rising to six courts in 2030 based on strategic housing developments. Using ONS projections, this increases to seven courts up to 2036.

- 3.31 Community sports hubs are considered as being of strategic District-wide importance where users are willing to travel to access facilities that provide a quality offer and range of provision. Hub sites are envisaged to be multi-sport facilities intended to address a range of strategic issues that are identified across Arun. They will include indoor and outdoor sports and physical activity space.
- 3.32 The development of a community sports hub at Palmer Road Recreation Ground has been identified as a priority for Arun District Council.

Local Plan (2018-2031)

- 3.33 Arun's Local Plan strategic objective for Health, Recreation & Leisure is to:
- "Promote strong, well-integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population."
- 3.34 Identified needs and opportunities have been used to develop strategic priorities for leisure and recreation facilities. These include:
- Community sports hubs to provide for a number of outdoor sports,
 - Additional sports pitches and improvements to existing facilities to increase capacity,
 - New provision for teenagers and young people,
 - Ensure low quality, highly-valued open space sites are prioritised for enhancement,
 - To protect the existing supply of outdoor sports facilities where it is needed for meeting current and future needs,
 - To enhance outdoor sports facilities through improving quality and management of sites,

3. STRATEGIC REVIEW



- To provide new outdoor sports facilities where there is current or future demand to do so,
- Aim to ensure that all Arun residents have access to community sports facilities which are accessible from a cost, distance and appropriate/fit for purpose point of view,
- Need for additional sports hall space to meet current and future demand dependent on growth in housing,
- Need for additional 3G pitches in the District to meet current and future demand.

Local Football Facilities Plan (LFFP)

- 3.35 FA data and the PPS state that there are currently three full-sized (11v11) 3G FTPs in Arun. This is a current shortfall of two and a future shortfall of four relative to assessed demand.
- 3.36 Of the full sized 3G FTPs, all three are at school sites (and used by the respective schools), however, all are available for community use.
- 3.37 Local consultation reveals common issues with limited availability, considerable travel distances and insufficient match play on 3G.
- 3.38 In the East, it is recommended that both full-sized 3G FTPs are located at Palmer Road Recreation Ground, where there is an existing proposal in place to develop the site into a community sports hub.
- 3.39 Palmer Road Recreation Ground is a key site for football with proposals already in place to develop it into a community sports hub. It represents an ideal site to alleviate current 3G FTP shortfall in the East, with possibility of making it a double 3G pitch site in the future. Existing grass pitches and changing facilities are poor quality, with a re-build of the changing facilities the preferred option.
- 3.40 18 teams currently play at Palmer Road Recreation Ground from Angmering, Angmering Youth, Angmering Seniors and Rustington Raiders football clubs.

4. NEEDS ANALYSIS

4.1 In order to understand the current level of facility provision within relatively easy access of the existing Palmer Road Recreation Ground we have analysed the facilities within a 20-minute drivetime catchment of the site. Details of facilities were obtained from Sport England's Active Places database and mapped using GIS mapping software.

4.2 The competing facility types which have been mapped include:

- Full-sized 3G Football Pitches (long pile),
- Adult Grass Football Pitches,
- Junior 11v11 Grass Football Pitches,
- Junior 9v9 Grass Football Pitches,
- Mini soccer 5v5 Grass Football Pitches,
- Mini soccer 7v7 Grass Football Pitches,
- Cricket Pitches.

4.3 The results of the mapping exercise are contained in the following pages.

Current Catchment Population

4.4 Table 1 shows the population statistics within a 10- and 20-minute drivetime catchment to provide greater detail on the size and characteristics of the local community surrounding Palmer Road Recreation Ground. It is worth noting that whilst in 2018 there was a population of 39,430 within a 10-minute drive of the existing facility, this is expected to increase by c10% between now and 2031 when the new housing developments in the area have been delivered. We have taken this future population growth into consideration as part of the needs analysis.

Table 1: Palmer Road Catchment Population

Attribute	0 To 10 Min	0 To 20 Min
Estimated Average Weekly Household Income	£713	£716
2018 Population	39,430	225,438
2018 Male	18,637	108,528
2018 Female	20,792	116,910
2018 Age <5	2,052	11,443
2018 Age 5-9	2,246	12,784
2018 Age 10-14	2,130	12,166
2018 Age 15-19	1,861	10,702
2018 Age 20-24	1,546	9,487
2018 Age 25-29	1,730	11,037
2018 Age 30-34	1,850	11,745
2018 Age 35-39	2,018	12,998
2018 Age 40-44	2,060	12,882
2018 Age 45-49	2,686	15,672
2018 Age 50-54	2,831	16,759
2018 Age 55-59	2,631	15,538
2018 Age 60-64	2,500	14,040
2018 Age 65-69	2,736	14,433
2018 Age 70-74	3,059	15,633
2018 Age 75-79	2,166	10,823
2018 Age 80-84	1,613	8,300
2018 Age 85-89	1,059	5,554
2018 Age 90+	654	3,444
Households	16,486	95,795



3G Pitches

4.5 There are six full-sized 3G football pitches within a 20-minute drive of the Palmer Road site. All six of these are long piled 3G pitches which are suited to football.

Figure 2 shows the location of the pitches across neighbouring districts and Table 2 provides a reference to the facilities located on the map.

4.6 As shown in

4. NEEDS ANALYSIS

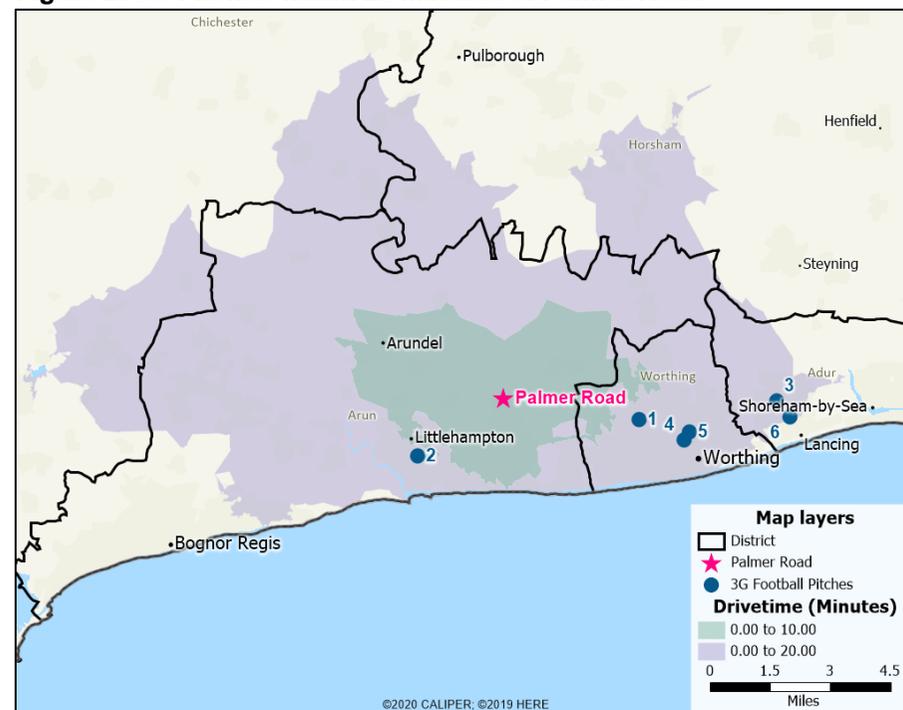
Figure 2, a significant amount of the supply of 3G pitches within a 20-minute drivetime catchment of Palmer Road is provided by neighbouring districts (Adur and Worthing).

- 4.7 The map shows a deficiency of 3G football pitches within close proximity to Palmer Road Recreation Ground. There are no pitches located within a 10-minute drive of the site. This indicates that the site is well placed to cater for demand from local football clubs who currently do not have a local 3G facility which they can use.

Table 2: 3G Pitches (map reference)

ID	Site Name	Access Type	Range
1	DURRINGTON HIGH SCHOOL	Sports Club / Community Association	10-15
2	LITTLEHAMPTON ACADEMY	Sports Club / Community Association	10-15
3	SIR ROBERT WOODARD ACADEMY	Sports Club / Community Association	15-20
4	WORTHING FOOTBALL CLUB	Sports Club / Community Association	15-20
5	WORTHING HIGH SCHOOL	Sports Club / Community Association	15-20
6	SUSSEX COUNTY FOOTBALL ASSOCIATION	Sports Club / Community Association	15-20

Figure 2: 3G Pitches within 20 Minutes of Palmer Road



Adult Grass Football Pitches

- 4.8 There are 48 adult grass football pitches spread across 33 sites within a 20-minute drive of Palmer Road Recreation Ground. Figure 3 on the following page shows the location of these pitches across Arun and neighbouring districts.
- 4.9 Table 3 provides a reference to the location of adult grass football pitches shown in the map.
- 4.10 The map shows that there are a significant number of alternative adult grass football pitches within a 20 minute drive of the site. There are 11 pitches

4. NEEDS ANALYSIS

spread across seven sites within a 5-10 minute drive of Palmer Road Recreation Ground.

Figure 3: Adult Grass Football Pitches within 20 minutes of Palmer Road

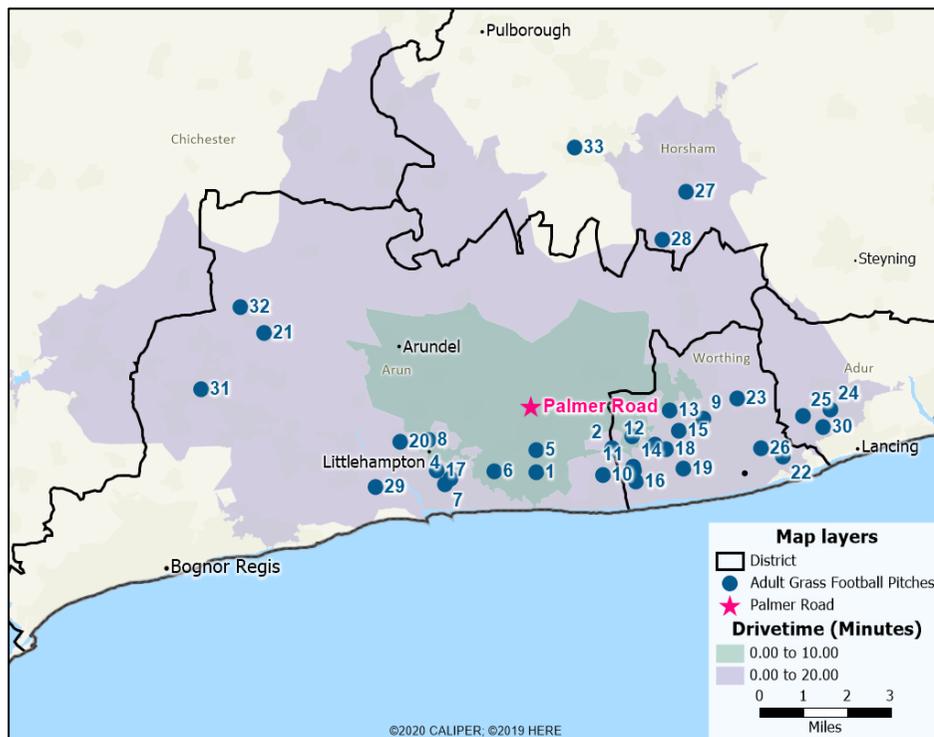


Table 3: Adult Grass Football Pitches (map reference)

ID	Site Name	Pitches	Access Type	Range
1	EAST PRESTON FOOTBALL CLUB	1	Sports Club / Community Association	5-10
2	HIGHDOWN FIELD	2	Pay and Play	5-10
3	NORTHBROOK RECREATION GROUND	2	Pay and Play	5-10
4	SOUTHFIELDS RECREATION GROUND	2	Pay and Play	5-10
5	THE ANGMERING SCHOOL	1	Sports Club / Community Association	5-10
6	WOODLANDS CENTRE RECREATION GROUND	1	Sports Club / Community Association	5-10
7	LITTLEHAMPTON TOWN FC	2	Sports Club / Community Association	5-10
8	CRABTREE PARK (WICK FC)	1	Sports Club / Community Association	10-15
9	DURRINGTON RECREATION GROUND	2	Free Public Access	10-15
10	FERRING FOOTBALL CLUB	1	Sports Club / Community Association	10-15
11	GORING RECREATION GROUND	1	Pay and Play	10-15
12	PALATINE PARK	2	Sports Club / Community Association	10-15
13	POND LANE RECREATION GROUND	2	Pay and Play	10-15
14	ST OSCAR ROMERO CATHOLIC SCHOOL	1	Pay and Play	10-15
15	DURRINGTON HIGH SCHOOL	4	Pay and Play	10-15
16	FERNHURST RECREATION GROUND (WORTHING)	1	Pay and Play	10-15
17	LITTLEHAMPTON ACADEMY	1	Sports Club / Community Association	10-15

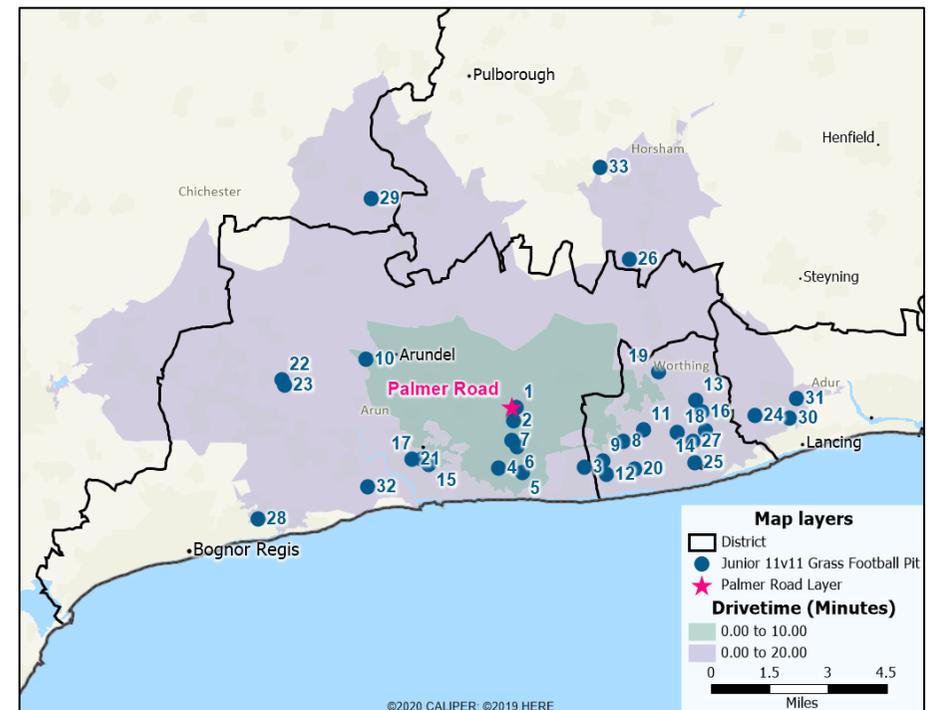
4. NEEDS ANALYSIS

18	ORCHARDS JUNIOR SCHOOL	2	Private Use	10-15
19	WEST PARK RECREATION GROUND	1	Free Public Access	10-15
20	KINGLEY GATE PLAYING FIELD	2	Sports Club / Community Association	10-15
21	MILL ROAD RECREATION GROUND	1	Sports Club / Community Association	10-15
22	DAVISON CHURCH OF ENGLAND HIGH SCHOOL FOR GIRLS	1	Sports Club / Community Association	15-20
23	HILLBARN RECREATION GROUND	2	Sports Club / Community Association	15-20
24	SIR ROBERT WOODARD ACADEMY	2	Sports Club / Community Association	15-20
25	SOMPTING RECREATION GROUND	2	Pay and Play	15-20
26	ST ANDREW'S CHURCH OF ENGLAND HIGH SCHOOL FOR BOYS	1	Sports Club / Community Association	15-20
27	WASHINGTON RECREATION GROUND	1	Pay and Play	15-20
28	WINDLESHAM HOUSE SCHOOL	1	Sports Club / Community Association	15-20
29	CLYMPING PLAYING FIELD	1	Sports Club / Community Association	15-20
30	CROSHAW RECREATION GROUND	1	Sports Club / Community Association	15-20
31	EASTERGATE SPORTS FIELD	1	Pay and Play	15-20
32	SLINDON COLLEGE	1	Private Use	15-20
33	STORRINGTON RECREATION GROUND	1	Sports Club / Community Association	15-20

Junior 11v11 Grass Football Pitches

- 4.11 There are 53 junior 11v11 grass football pitches spread across 33 sites within a 20-minute drive of Palmer Road Recreation Ground. Figure 4 below shows the location of these pitches across Arun and neighbouring districts. Table 4 provides a reference to the location of the pitches shown in the map.
- 4.12 The map shows that there are a significant number of alternative junior 11v11 grass football pitches within a 20 minute drive of the site. There are two pitches within a five minute drive of Palmer Road. Additionally, there are a further ten pitches spread across five sites within a 5-10 minute drive.

Figure 4: Junior 11v11 Grass Football Pitches within 20 minutes of Palmer Road



4. NEEDS ANALYSIS



Table 4: Junior 11v11 Grass Football Pitches (map reference)

ID	Site Name	Pitches	Access Type	Range
1	ST MARGARET'S SCHOOL	1	Private Use	0-2.5
2	ST. WILFRIDS CATHOLIC PRIMARY SCHOOL	1	Private Use	2.5-5
3	FERRING C OF E PRIMARY SCHOOL	2	Private Use	5-10
4	GEORGIAN GARDENS COMMUNITY PRIMARY SCHOOL	2	Private Use	5-10
5	LASHMAR ROAD RECREATION GROUND	1	Pay and Play	5-10
6	THE ANGMERING SCHOOL	1	Sports Club / Community Association	5-10
7	WOODLAND PARK SPORTS FIELD	4	Sports Club / Community Association	5-10
8	PALATINE PARK	3	Sports Club / Community Association	10-15
9	ST OSCAR ROMERO CATHOLIC SCHOOL	4	Pay and Play	10-15
10	ARUNDEL C OF E PRIMARY SCHOOL	2	Private Use	10-15
11	DURRINGTON HIGH SCHOOL	1	Pay and Play	10-15
12	GORING HALL RECREATION GROUND	1	Pay and Play	10-15
13	HILLBARN RECREATION GROUND	1	Sports Club / Community Association	10-15
14	LANCING COLLEGE PREPARATORY SCHOOL	1	Private Use	10-15
15	LITTLEHAMPTON ACADEMY	2	Sports Club / Community Association	10-15
16	ROTARY PARK RECREATION GROUND	1	Pay and Play	10-15

17	ST CATHERINES CATHOLIC PRIMARY SCHOOL	1	Private Use	10-15
18	THOMAS A BECKET JUNIOR SCHOOL	3	Sports Club / Community Association	10-15
19	VALE SCHOOL	1	Sports Club / Community Association	10-15
20	WEST PARK CE PRIMARY SCHOOL	2	Private Use	10-15
21	WHITE MEADOWS PRIMARY ACADEMY	2	Private Use	10-15
22	WALBERTON AND BINSTED C OF E PRIMARY SCHOOL	1	Private Use	10-15
23	WALBERTON PLAYING FIELDS	2	Sports Club / Community Association	10-15
24	SOMPTING VILLAGE PRIMARY SCHOOL	1	Private Use	15-20
25	VICTORIA PARK (WORTHING)	1	Pay and Play	15-20
26	WINDLESHAM HOUSE SCHOOL	2	Sports Club / Community Association	15-20
27	WORTHING HIGH SCHOOL	1	Sports Club / Community Association	15-20
28	BISHOP TUFNELL CE (AIDED) PRIMARY SCHOOL	1	Sports Club / Community Association	15-20
29	BURY C OF E PRIMARY SCHOOL	1	Private Use	15-20
30	MONKS RECREATION GROUND	2	Sports Club / Community Association	15-20
31	NORTH LANCING PRIMARY SCHOOL	1	Sports Club / Community Association	15-20
32	ST MARYS C OF E PRIMARY SCHOOL	1	Private Use	15-20
33	STEYNING GRAMMAR SCHOOL (ROCK ROAD CAMPUS)	2	Sports Club / Community Association	15-20

4. NEEDS ANALYSIS

Junior 9v9 Grass Football Pitches

- 4.13 There are seven junior 9v9 grass football pitches spread across five sites within a 20-minute drive of Palmer Road Recreation Ground. Figure 5 below shows the location of these pitches across Arun and neighbouring districts. Table 5 provides a reference to the location of the pitches shown in the map.
- 4.14 Only one Junior 9v9 grass football pitch is located within a 5-10 minute drive of the site, situated at Highdown Field.

Figure 5: Junior 9v9 Grass Football Pitches within 20 minutes of Palmer Road

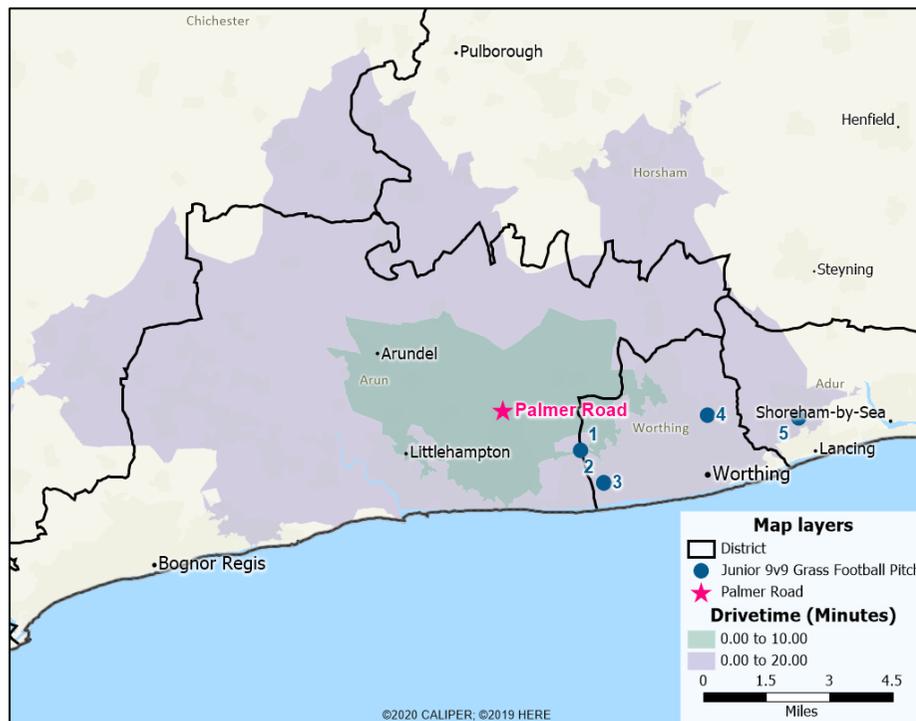


Table 5: Junior 9v9 Grass Football Pitches (map reference)

ID	Site Name	Pitches	Access Type	Range
1	HIGHDOWN FIELD	1	Sports Club / Community Association	5-10
2	FERNHURST RECREATION GROUND (WORTHING)	1	Pay and Play	10-15
3	GORING HALL RECREATION GROUND	1	Pay and Play	10-15
4	ROTARY PARK RECREATION GROUND	3	Sports Club / Community Association	10-15
5	THE GLOBE PRIMARY ACADEMY	1	Private Use	15-20

Minisoccer 5v5 Grass Football Pitches

- 4.15 There are 14 minisoccer 5v5 grass football pitches spread across nine sites within a 20-minute drive of Palmer Road Recreation Ground. Figure 6 on the following page shows the location of these pitches across Arun and neighbouring districts. Table 6 provides a reference to the location of the pitches shown in the map.
- 4.16 The map shows a deficiency of minisoccer 5v5 grass football pitches within close proximity to Palmer Road Recreation Ground. There are only two pitches within a 5-10 minute drive of Palmer Road. Additionally, seven of the nine sites providing mini soccer 5v5 football pitches are located in neighbouring districts.
- 4.17 Of the 14 pitches within a 20 minute drive of the site, eight minisoccer 5v5 grass pitches are pay and play.

4. NEEDS ANALYSIS

Figure 6: Minisoccer 5v5 Grass Football Pitches within 20 minutes of Palmer Road

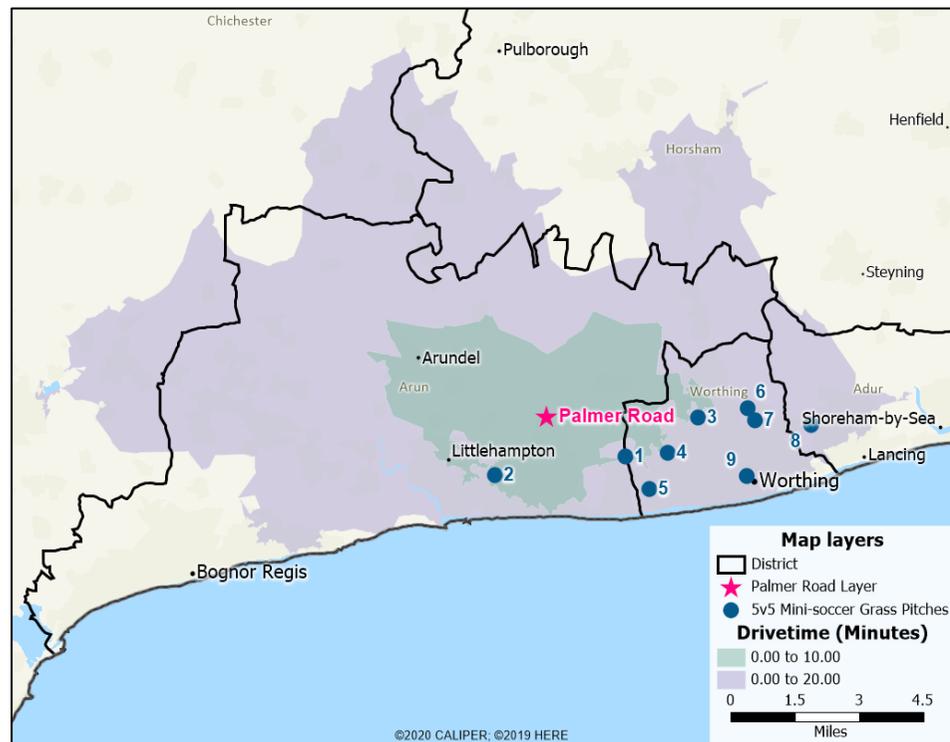


Table 6: Minisoccer 5v5 Grass Football Pitches (map reference)

ID	Site Name	Pitches	Access Type	Range
1	HIGHDOWN FIELD	1	Pay and Play	5-10
2	RUSTINGTON COMMUNITY PRIMARY SCHOOL	1	Sports Club / Community Association	5-10
3	DURRINGTON INFANT AND JUNIOR SCHOOL	2	Private Use	10-15
4	PALATINE PARK	2	Sports Club / Community Association	10-15
5	GORING HALL RECREATION GROUND	2	Pay and Play	10-15
6	HILLBARN RECREATION GROUND	2	Sports Club / Community Association	10-15
7	ROTARY PARK RECREATION GROUND	2	Pay and Play	10-15
8	SOMPTING RECREATION GROUND	1	Sports Club / Community Association	15-20
9	VICTORIA PARK (WORTHING)	1	Pay and Play	15-20

Minisoccer 7v7 Grass Football Pitches

- 4.18 There are 18 minisoccer 7v7 grass football pitches spread across 12 sites within a 20-minute drive of Palmer Road Recreation Ground. Figure 7 on the following page shows the location of these pitches across Arun and neighbouring districts. Table 7 provides a reference to the location of the pitches shown in the map.
- 4.19 There are four pitches spread across two sites within a 5-10 minute drive of Palmer Road. As shown in Table 7, three of these pitches are located at Palatine Park in Worthing.
- 4.20 The map shows a deficiency of minisoccer 7v7 grass football pitches within close proximity to Palmer Road Recreation Ground. Only one pitch is located within Arun at St Catherine's Catholic Primary School. This pitch does not have community access and is privately used by the school.

4. NEEDS ANALYSIS

Figure 7: Minisoccer 7v7 Grass Football Pitches within 20 minutes of Palmer Road

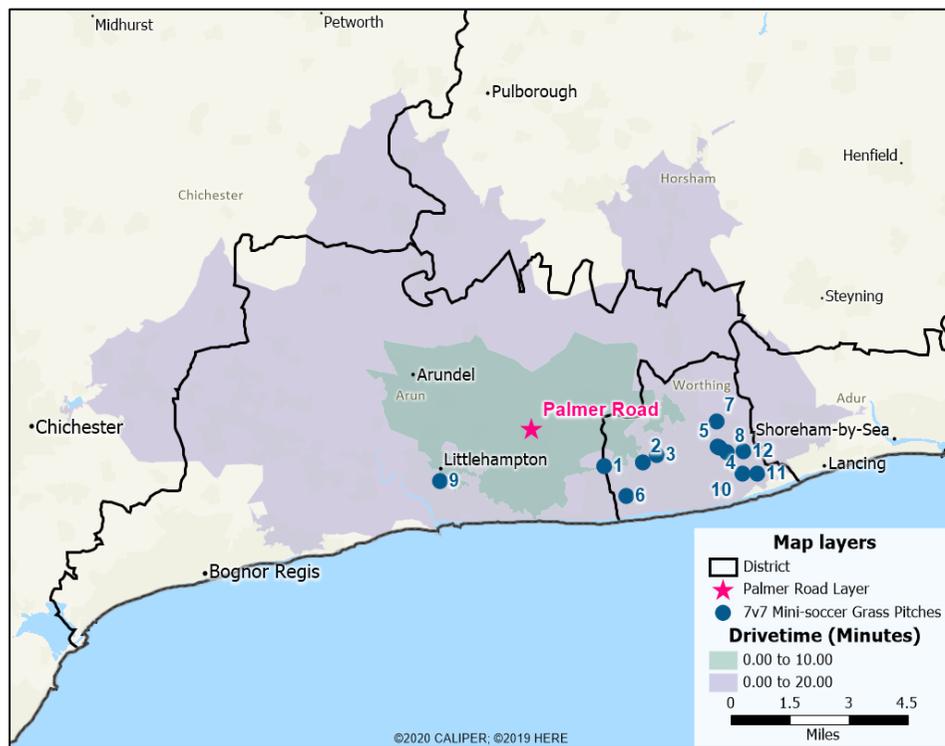


Table 7: Minisoccer 7v7 Grass Football Pitches (map reference)

ID	Site Name	Pitches	Access Type	Range
1	HIGHDOWN FIELD	1	Pay and Play	5-10
2	PALATINE PARK	3	Sports Club / Community Association	5-10
3	ENGLISH MARTYRS CATHOLIC PRIMARY SCHOOL	2	Private Use	10-15
4	BROADWATER GREEN	1	Pay and Play	10-15
5	BROADWATER PRIMARY SCHOOL	1	Sports Club / Community Association	10-15
6	GORING HALL RECREATION GROUND	1	Pay and Play	10-15
7	HILLBARN RECREATION GROUND	3	Sports Club / Community Association	10-15
8	LANCING COLLEGE PREPARATORY SCHOOL	2	Private Use	10-15
9	ST CATHERINES CATHOLIC PRIMARY SCHOOL	1	Private Use	10-15
10	CHESSWOOD JUNIOR SCHOOL	1	Private Use	15-20
11	DAVISON CHURCH OF ENGLAND HIGH SCHOOL FOR GIRLS	1	Sports Club / Community Association	15-20
12	DOWNSBROOK PRIMARY SCHOOL	1	Private Use	15-20

4. NEEDS ANALYSIS

Cricket Pitches

- 4.21 There are 37 cricket wickets spread across 24 sites within a 20-minute drive of Palmer Road Recreation Ground. Figure 8 shows the location of these pitches across Arun and neighbouring districts. Table 8 provides a reference to the location of the pitches shown in the map.
- 4.22 There are six cricket pitches spread across five sites within a 5-10 minute drive of Palmer Road. All six of these cricket pitches are accessible by sports clubs and community associations.

Figure 8: Cricket Wickets within 20 minutes of Palmer Road

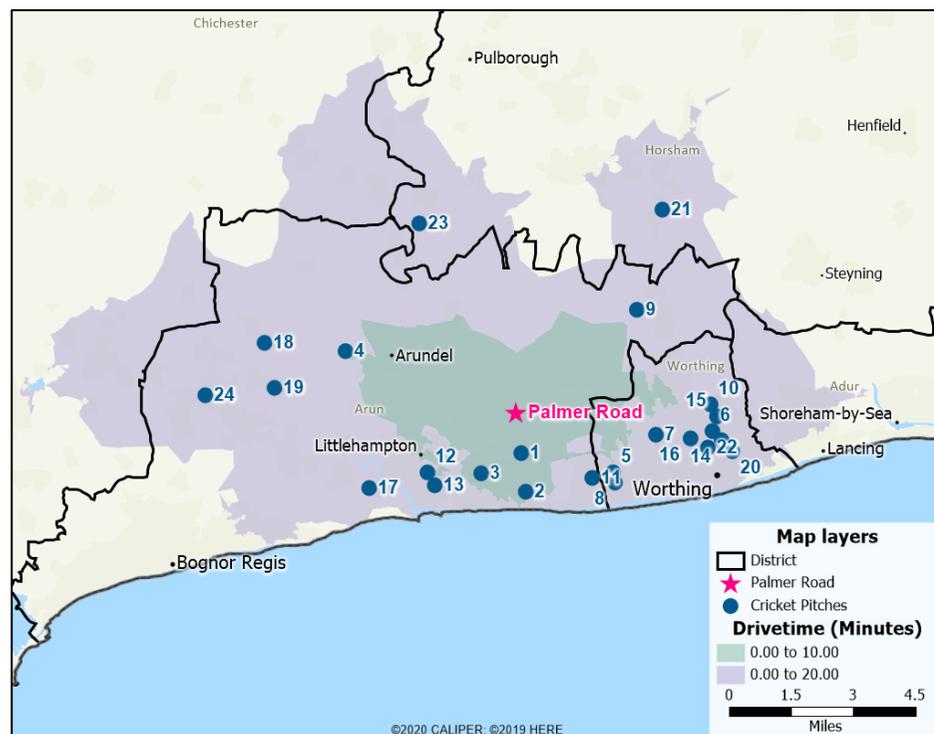


Table 8: Cricket Wickets (map reference)

ID	Site Name	Pitches	Access Type	Range
1	THE ANGMERING SCHOOL	1	Sports Club / Community Association	5-10
2	THE WARREN RECREATION GROUND	1	Free Public Access	5-10
3	WOODLANDS CENTRE RECREATION GROUND	1	Sports Club / Community Association	5-10
4	ARUNDEL CC	2	Sports Club / Community Association	5-10
5	GORING RECREATION GROUND	1	Sports Club / Community Association	5-10
6	BROADWATER GREEN	1	Pay and Play	10-15
7	DURRINGTON HIGH SCHOOL	1	Pay and Play	10-15
8	FERNHURST RECREATION GROUND (WORTHING)	1	Pay and Play	10-15
9	FINDON CRICKET CLUB	1	Sports Club / Community Association	10-15
10	HILLBARN RECREATION GROUND	2	Sports Club / Community Association	10-15
11	LITTLE TWITTEN RECREATION GROUND	9	Sports Club / Community Association	10-15
12	LITTLEHAMPTON ACADEMY	1	Sports Club / Community Association	10-15
13	LITTLEHAMPTON TOWN FC	2	Pay and Play	10-15
14	MANOR SPORTS GROUND	2	Sports Club / Community Association	10-15
15	ROTARY PARK RECREATION GROUND	2	Pay and Play	10-15
16	THOMAS A BECKET JUNIOR SCHOOL	1	Sports Club / Community Association	10-15
17	CLYMPING PLAYING FIELD	1	Sports Club / Community Association	10-15
18	MILL ROAD RECREATION GROUND	1	Sports Club / Community Association	10-15

4. NEEDS ANALYSIS



19	WALBERTON PLAYING FIELDS	1	Pay and Play	10-15
20	ST ANDREW'S CHURCH OF ENGLAND HIGH SCHOOL FOR BOYS	1	Private Use	15-20
21	WASHINGTON RECREATION GROUND	1	Sports Club / Community Association	15-20
22	WORTHING HIGH SCHOOL	1	Sports Club / Community Association	15-20
23	AMBERLEY RECREATION GROUND	1	Sports Club / Community Association	15-20
24	EASTERGATE SPORTS FIELD	1	Pay and Play	15-20

5. STAKEHOLDER CONSULTATION

5.1 Consultation with key stakeholders has been undertaken to establish their views on the potential development at Palmer Road Recreation Ground. The consultation was completed via Microsoft Teams meetings with representatives of each stakeholder. Of the clubs and organisations consulted, the following engaged and responded:

- Sussex Football Association
- Sussex County Cricket
- Angmering Parish Council
- England Netball
- Freedom Leisure
- Angmering & Angmering Village Football Clubs
- Rustington Community Football Club
- Bognor Regis Town Football Club
- AFC Worthing Youth Football Club
- Angmering Cricket Club
- Rustington Cricket Club
- Littlehampton, Clapham & Patching Cricket Club
- Findon Cricket Club
- St. Margaret's CofE Primary School
- Rustington Community Primary School
- The Angmering School

5.2 The key findings from each of these meetings are summarised in the remainder of this section.

Sussex FA

- 5.3 In general, the number of football teams across Arun is stable. There has been a decrease in the number of adult male teams in recent years, however, this has been offset by large increases in youth and women's teams across Arun and the county.
- 5.4 A larger supply of 3G pitches may help increase male participation within the District.
- 5.5 There is expected to be further increases in participation from girls and women following the Lionesses' inspiring performance in the UEFA Women's EURO 2022 Championship. The competition was held and won by England in July 2022.
- 5.6 Sussex County FA would support the provision of 3 full-sized 3G pitches across Palmer Road and the Barnham / Eastergate / Westergate developments. It has been noted that this provision should involve increased day-time use from local schools and other members of the community.
- 5.7 Sussex County FA has increased the number of programmes and initiatives to attract younger generations into playing football (e.g. Weetabix Wildcats for girls aged 5-11), of which, the proposed community sports hub at Palmer Road could support.
- 5.8 There is potential for Football Foundation funding at Palmer Road as it is a priority project within Arun's Local Football Facility Plan. Funding is only viable if the facility is built through the FA's framework / specification to maximise benefit to the community, this includes:
- Sufficient changing rooms for adult & youth teams,
 - Storage areas within changing rooms to allow staggered usage,
 - A social facility with the provision of food & beverage.
- 5.9 Outcomes that the Football Foundation would expect from a funded project include:
- Local community provision,

5. STAKEHOLDER CONSULTATION

- 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.

Sussex County Cricket

- 5.10 The existing artificial turf wicket at Palmer Road is past its useful life and requires replacement.
- 5.11 There is a distinct lack of cricket facilities in the local area and an improved set up could help increase participation significantly.
- 5.12 There are a very small number of cricket clubs which are having to host most of the cricket in the local area due to a lack of suitable facilities.
- 5.13 Grounds with an artificial turf wicket limits clubs to division 10 (unless special dispensation). Therefore, an artificial turf pitch would not be suitable for Saturday league cricket at Palmer Road, assuming local clubs want to use the facility.
- 5.14 Sussex County Cricket would support the provision of an artificial grass wicket, in addition to grass wickets at Palmer Road Recreation Ground.
- 5.15 A cricket facility at Palmer Road would help local teams get involved in new initiatives such as the Sussex Slam.

Angmering Parish Council

- 5.16 The proposed Sports & Community Hub at Palmer Road has been long awaited by the local community and there are very high expectations for when it's finally delivered.

- 5.17 The Parish Council's overriding concern is the planned site access via Decoy Drive. They were informed that the development was based on a separate entrance to the site to resolve existing issues surrounding the Decoy Drive entrance and parking. Local residents endure difficulties from blocked roads with the small number of teams currently playing at Palmer Road, let alone the footfall of improved facilities and a 3G pitch.
- 5.18 If the site entrance was to remain on Decoy Drive, the project would face major objections from local residents. Additionally, the Parish Council would have to object to the planning application despite the community's need for the development.
- 5.19 The owner of the land to the West of Palmer Road Recreation Ground has declared his/her plans to convert the farmland into residential housing in the future. The approximate timescale for this development is in the next 5-10 years.
- 5.20 It is important that the standard / size of pitches at Palmer Road does not restrain local clubs from being promoted in the future.
- 5.21 There are TPOs on trees at the North West boundary of sports pitch land being transferred to the Council by Redrow.
- 5.22 As well as football and cricket provision, there is a need in the local area for additional netball courts.

England Netball

- 5.23 There is demand for additional netball courts in the Angmering area. In particular, there is a need for either two indoor netball courts or three/four outdoor courts with floodlighting.
- 5.24 Plans exist to introduce a 'Back to Netball' course in Angmering to satisfy large amounts of demand, however, finding a suitable location for the course has proved problematic due to a distinct lack of facilities in the area. Littlehampton's 'Back to Netball' course has a waiting list to join as a result of excess demand.
- 5.25 Palmer Road Recreation Ground is a great location to grow junior netball.

5. STAKEHOLDER CONSULTATION

5.26 There are two major leagues in the area, both played at Worthing College during weekday evenings. Both leagues are running at full capacity and have been very successful.

Freedom Leisure

5.27 Freedom Leisure, Arun's leisure operator, said there is demand for football training in the area, therefore football would work well on the site. The current grass pitches on Palmer Road Recreation Ground is limited during the winter months due to flooding. Located nearby, The Angmering School have a sand filled 3G pitch which is the home of local hockey clubs.

5.28 With regards to hall space, it was noted that a small sports hall/ activity hall on Palmer Road Recreation Ground may be in competition with Angmering Community Centre, which is located about 2 miles away. Angmering Community Centre have a healthy mix of activities and cater for an older demographic with activities including table tennis, Pilates, yoga, camera club and bowls.

5.29 The area around Palmer Road has a younger demographic with Council housing. Freedom used to deliver Out and About sessions at the site, however, would suggest providing sessions built around families due to St Margaret's Primary School being located adjacent to the site.

5.30 It was suggested that a mix of fitness classes and martial arts would work well in studio space on the site. Freedom also think that the facility would make a good hub for GP referrals.

5.31 Consideration was given on the suitability of a small budget gym (40-50 stations) instead of a sports hall, with a price point that reflects the area. A small budget gym with a class programme in the studio has the potential to do well. However, in order to understand potential membership projections and income, a health and fitness latent demand assessment would have to be undertaken.

5.32 Freedom also suggest considering a MUGA as there is demand for a Netball pitch in Angmering and a small parkour / skating facility to help reduce anti-social behaviour.

5.33 A full size 3G pitch would work on the site, or 3 smaller pitches.

5.34 It was noted that limited on-site car parking can restrict an operator from putting on spectator events. A 3G pitch split into thirds for training could result in over 40 cars during each hour session. Freedom therefore suggest the Council consider the on-site car parking when planning the site layout.

Angmering & Angmering Village Football Clubs

5.35 Angmering Village FC currently field 3 men's XIs (2 Saturday league teams and a Sunday league team) and 2 youth teams (Angmering Village Youth).

5.36 Angmering FC currently field 2 Saturday league men's XIs and a Sunday league XI.

5.37 Angmering Sports and Recreation Association (ASRA) includes Angmering FC, Angmering Village FC, Angmering Village Youth and Angmering Cricket Club. ASRA has managed Palmer Road Recreation Ground since 1985 and holds a sub-lease for use of the grounds and the changing pavilion.

5.38 Both Angmering FC and Angmering Village FC use the grass pitches at Palmer Road. At a minimum, the football clubs expect to continue the same level of usage at Palmer Road Recreation Ground, as well as using the 3G pitch for midweek training.

5.39 The clubs have had intention to merge in the past (to form Angmering FC), however, have experienced difficulties since the club is prohibited from having 2 teams within the same league.

5.40 The current size of Palmer Road Recreation Ground currently limits the expansion of both clubs as there isn't enough capacity to hold additional fixtures on the pitches. This being said, the clubs are experiencing growth and Angmering Village FC is hoping to field a Saturday league 3rd XI and another Sunday league XI in coming seasons.

5.41 The existing grass pitches at Palmer Road, although well maintained, suffer badly from water logging and overuse. During the winter months, both Angmering FC and Angmering Village FC travel to Angmering School, Littlehampton, Ford, or as far as Worthing Highschool to use artificial turf pitches for training.

5. STAKEHOLDER CONSULTATION

- 5.42 In the current 2021/22 season, both football clubs have had to suspend all training since November in order to preserve the pitches for fixtures.
- 5.43 Angmering FC and Angmering Village FC would strongly support the provision of a 3G pitch at Palmer Road Recreation Ground. However, it is vital that it meets the regulations of county level football so that it doesn't restrict the progression of any teams in the future.
- 5.44 Both clubs would also support the provision of:
- Additional on-site parking,
 - A redeveloped sports hub which has at least 2 changing rooms and 1 referee changing room per pitch,
 - Storage for equipment, including grounds maintenance equipment,
 - Social room for the clubs.
- 5.45 Angmering FC and Angmering Village FC have expressed their concern of possibly not being able to play fixtures during the development of Palmer Road. Both clubs cannot afford to miss a season of football and a solution is required which will allow the clubs to operate and run fixtures during this period.
- 5.46 Both clubs seek to protect what they have built and funded at Palmer Road. It is important that they become a form of partner organisation in the development since they will be directly impacted by any changes to the site and have been two of the most significant stakeholders at Palmer Road Recreation Ground for numerous years.
- 5.47 Both clubs currently pay £35 to hire a pitch for fixtures while training at Palmer Road Recreation Ground is free of charge. Current hire fees are to be reviewed for next season as a result of rising costs.
- 5.48 Angmering FC & Angmering Village FC have provided The Sports Consultancy with a schedule of accommodation to help develop a proposed usage programme for the proposed facilities at Palmer Road. This is available in the next section of the report.

Rustington Community FC

- 5.49 Rustington Community Football Club includes Rustington FC, Rustington Otters FC and Rustington Raiders FC. The three clubs are 'officially linked' at this moment in time, with a full merger in the future a possibility.
- 5.50 Rustington Community FC provides football for over 350 players from aged 5 through to over 35's (across 35 teams), and for both male and female teams.
- 5.51 Rustington Raiders FC (girls and women's teams) already play their fixtures at Palmer Road Recreation Ground, Angmering.
- 5.52 The condition of pitches at Woodlands Sports Field is limiting Rustington FC's 1st XI from progressing any further due to ground restrictions. The current pitches do not meet the grade 'H' FA requirements.
- 5.53 The proposed Sports & Community Hub at Palmer Road would be very beneficial to all Rustington Community FC's teams and improve grass root football in the area, and District. Thus, the club views the development at Palmer Road Recreation Ground as a great opportunity to expand in the future.
- 5.54 Potential alternative options for the football club include a future development on Woodlands Sports Field. This would involve Rustington Community FC acquiring the lease for playing fields from Rustington Parish Council and gaining private funding for the provision of a 3G pitch. Discussions are only at initial stages currently.
- 5.55 Rustington Community FC has provided The Sports Consultancy with a schedule of accommodation to help develop a proposed usage programme for the proposed facilities at Palmer Road. This is available in the next section of the report.

Bognor Regis Town FC

- 5.56 Bognor Regis Town FC supports the idea of developing more artificial turf pitches in the Arun to cater for consistent demand for fixture and training facilities.

5. STAKEHOLDER CONSULTATION

- 5.57 The club currently runs 34 teams, providing physical activity opportunities for around 450-500 children and adults. There is a healthy and growing demand for girls' football and currently field 6 girls/ladies teams.
- 5.58 In addition to the men's first XI who play at a very good semi-professional level, the club also fields veterans, seniors walking football and 30+ youth teams from U7 to U19 level.
- 5.59 Each team plays at home on average once per fortnight and trains at least once per week.
- 5.60 Bognor Regis Town FC have reached full capacity and despite applications from additional players who want to join, the club is unable to accommodate them due to insufficient playing facilities in the area. The club estimates that they could increase the number of teams to over 40 if more artificial pitches were available.
- 5.61 Unfortunately, the increased supply of 3G pitches at Palmer Road Recreation Ground would just not be of any assistance to the club due to its location. It presents a 25 mile round trip for players and coaches from their home in Bognor Regis.
- 5.62 The club is experiencing challenges in finding suitable training facilities and currently has to hire a 3G pitch in Havant for the first XI squad to train on. The lack of 3G pitches in the Bognor area has forced the club to explore whether they can convert the grass pitch at their Nyewood Lane Stadium into an artificial turf pitch.

AFC Worthing Youth

- 5.63 AFC Worthing Youth currently field 12 youth teams for both boys and girls, ranging from U10 to U18s. Fixtures and training sessions are held at Goring Hall and Fernhurst Recreation Grounds.
- 5.64 The club does not currently gain access to 3G facilities.
- 5.65 In addition to the lack of local 3G facilities, another limiting factor for AFC Worthing Youth using 3G pitches is the affordability of hiring them.

- 5.66 AFC Worthing Youth supports the idea of developing two artificial turf pitches at Palmer Road Recreation Ground, however, would be unlikely to use the pitches due to their location and affordability.

Angmering Cricket Club

- 5.67 Angmering Cricket Club has approximately 25 members and fields a Sunday Friendly XI with circa 12 fixtures per annum. The club currently uses Palmer Road Recreation Ground for Sunday fixtures and midweek training sessions. In the future, Angmering Cricket Club would like to explore fielding a midweek XI in addition to the Sunday Friendly XI.
- 5.68 The existing artificial turf wicket at Palmer Road was funded and financed by Angmering Cricket Club. The wicket has now reached the end of its useful life and needs replacement.
- 5.69 The artificial turf wicket provides the club with flexibility and makes fixtures less dependent on the weather; as a result, Angmering Cricket Club's season is longer than most other clubs (through to October).
- 5.70 Angmering Cricket Club would support the provision of:
- A replacement, high quality artificial turf wicket (the club doesn't have to comply with league regulations),
 - A grass wicket square (4/5 wickets minimum) which is properly maintained,
 - Cricket nets,
 - Pavilion including changing facilities, equipment storage and match tea facilities.
- 5.71 The club has noted that a single grass wicket would not be sufficient to deal with the club's use of the pitch. If the wickets were grass at Palmer Road, a minimum of a 4/5 wicket square would be needed to ensure that the quality of the pitch does not deteriorate with overuse.

5. STAKEHOLDER CONSULTATION

Rustington Cricket Club

- 5.72 Rustington Cricket Club field 2 men's Saturday league teams, a Sunday friendly XI and a junior's section.
- 5.73 All fixtures and training are held at the club's home at Rustington Sports & Social Club. The facility has 1 cricket pitch with 7 grass wickets. The ground is shared with Rustington Football Club and use it between the 1st May and 31st August.
- 5.74 The club is growing and may be looking to field a Saturday league 3rd XI in the future; however, their home ground does not have the capacity to accommodate another Saturday league team.
- 5.75 If given permission by Angmering Cricket Club, the cricket pitch at Palmer Road would be an ideal location for the 3rd XI to play fixtures on Saturdays (possibility of forming a combined Angmering & Rustington XI). Beyond Angmering, the next closest cricket pitches are some distance away from Rustington, which isn't attractive for the club and players (e.g. Goring-by-sea).
- 5.76 An artificial turf wicket at Palmer Road would be sufficient for the proposed 3rd XI.
- 5.77 Rustington CC has a new state-of-the-art cricket net facility (2 lanes) at Rustington Sports & Social Club which it uses for training.

Littlehampton, Clapham & Patching Cricket Club

- 5.78 Littlehampton, Clapham & Patching Cricket Club (LCP) have 4 men's Saturday league teams, a midweek team and junior teams.
- 5.79 The 1st & 2nd XI play their Saturday fixtures at the club's home in Littlehampton (The Sportsfield, BN17 6BD). Due to capacity restrictions at the club's home, the 3rd XI play in Amberly and the 4th XI play in Goring-by-Sea. The club has annual agreements for the 3rd and 4th XI's use of cricket pitches at these locations.
- 5.80 The club has been looking for a new home for their 3rd and 4th XI due to the existing pitches they play on not being local. This is a result of the significant

undersupply of cricket facilities in the local area and is limiting participation and the club's ability to attract new players.

- 5.81 Palmer Road Recreation Ground is an ideal location to host the club's 3rd and 4th XIs on Saturdays. Additionally, the site would increase the pitch space for the club's junior section, increasing the number of games they can play when the club's home in Littlehampton has no capacity.
- 5.82 The club would strongly support the provision of a clubhouse offering for match teas and changing. Additionally, a grass wicket would be required at the site to meet the league's regulations.

Findon Cricket Club

- 5.83 Findon Cricket Club have 3 men's Saturday league teams, a Sunday league XI, a vets XI, 2 teams in the Sussex Slam and junior teams (no women's team currently).
- 1st XI – Div 2 West
 - 2nd XI – Div 5 West
 - 3rd XI – Div 9 West
- 5.84 On Saturdays, only the 1st XI and 2nd XI play on Findon Cricket Club's home ground in Findon (BN14 0RJ). The 3rd XI and junior teams currently play at Hill Barn, Worthing. The pitch at Hill Barn is of good quality and doesn't limit the progression of any of the teams, however, is not an ideal site for the club.
- 5.85 Findon Cricket Club's junior section is very strong, however, with the existing arrangements at Hill Barn, there isn't enough capacity for the junior section to play as much as desired.
- 5.86 The club has been looking for a home for the 3rd XI, Sussex Slam teams and junior teams for a while, and the proposed community sports hub at Palmer Road is in an ideal location as many of their players come from the Angmering area.

5. STAKEHOLDER CONSULTATION

- 5.87 Access to the proposed Sports & Community Hub at Palmer Road would allow the club to continue to grow and possibly field a 4th XI in the future.
- 5.88 Findon Cricket Club would strongly support the provision of a clubhouse offering for match teas and drinks. Additionally, an artificial turf wicket would provide the club with flexibility surrounding junior fixtures.

St. Margaret's CofE Primary School

- 5.89 St. Margaret's CofE Primary School is ideally placed to benefit hugely from the proposed Sports & Community Hub at Palmer Road, with it situated just over the road from the site.
- 5.90 Use of Palmer Road Recreation Ground's proposed facilities would enable St. Margaret's to expand their current PE / sports offering provided to pupils and increase their participation in physical activity. Additionally, it would be very advantageous for pupils from more disadvantaged backgrounds, providing them with access to facilities which they might otherwise not have.
- 5.91 Current on-site sports facilities at St Margaret's include a netball court (at the end of useful life and needs resurfacing), hardcourt play area and 2 fields which hold a small football pitch.
- 5.92 The grass pitch / field at St Margaret's suffers from severe waterlogging and therefore can't be used during winter periods and much of the football season (unusable between Autumn half-term and Easter). Therefore, the school would support the provision of at least one 3G pitch to allow pupils to play football during the winter months.
- 5.93 St Margaret's would also support the provision of a cricket green, grass pitches and a gym at Palmer Road.
- 5.94 Use of Palmer Road Recreation Ground, in particular the 3G pitch, would significantly increase the school's opportunity to participate in inter-school sports. This is currently limited by the school's lack of access to good quality facilities.
- 5.95 St Margaret's currently have arrangements to use grass pitches and the health & fitness suite at Littlehampton Highschool. However, the school can

only use these sports facilities after school due to the walk to Littlehampton Highschool taking too much time out of the school day.

- 5.96 The school would like to use the sports facilities at Palmer Road for 50% of their PE/sport provision and most of their fixtures during and after school. St Margaret's also host a Holiday Club and would like to use the facilities during the Christmas, Easter and Summer holidays (including half terms).

Rustington Community Primary School

- 5.97 The proposed Sports & Community Hub at Palmer Road would be very beneficial to Rustington Community Primary School and would support the provision of at least one 3G pitch.
- 5.98 Current on-site sports facilities at the school includes a small playing field and a hardcourt play area, including 2 netball courts. Expansion of on-site sports facilities isn't an option due the school being surrounded by residential houses.
- 5.99 Rustington Community Primary School's only limiting factor to the development at Palmer Road is the school not owning a minibus to ferry pupils to the sports field. Currently, the school relies on parents taking pupils to fixtures off the school site, resulting in lower participation. The school does not have the budget to acquire a minibus in the near future, however, if the school is in a better position in coming years, it shouldn't be ruled out.
- 5.100 Rustington Community Primary School currently has arrangements to use the sports facilities at the Littlehampton Academy (parent school). The school has access to a 3G pitch via the Littlehampton Academy; however, it isn't within a walkable distance; resulting in parents needing to take pupils to the site in order take part in organised sports.
- 5.101 Rustington CPS have approximately 90 students per year group, and the lack of sports facilities is resulting in each year group incurring shorter PE/sports lessons to fit everyone in.
- 5.102 Current arrangements and the lack of sports facilities at Rustington CPS is limiting pupil's participation in physical activity.

5. STAKEHOLDER CONSULTATION

5.103 Rustington CPS currently use the sports facilities at the Littlehampton Academy once a week (per year group).

The Angmering School

5.104 The Angmering School has sufficient on-site sports facilities to accommodate its own demand; therefore, the school has no interest in using the proposed Sports & Community Hub at Palmer Road itself. However, the school would support the development as it would help cater for unmet demand from local clubs and schools for sports facilities; ultimately, benefitting the local community.

5.105 The school's sports facilities are of good quality and don't limit pupil's participation in physical activity.

5.106 Angmering School's astroturf pitch is currently running at full capacity with no additional availability. As a result, the school struggles to accommodate demand from local football clubs (e.g. Rustington Otters FC) for the facility, demonstrating the need for at least one 3G pitch at Palmer Road.

5.107 The school has also experienced high levels of demand from other sports clubs (e.g. rugby and cricket clubs) for use of their sports facilities, however, are unable to accommodate these clubs.

5.108 There is excess demand in the local area for additional good quality grass and 3G pitches.

5.109 The school is currently looking at the feasibility of building a second astroturf pitch on their playing fields to cater for high demand from Worthing Hockey Club.

Consultation Summary

5.110 In conjunction with our review of the current supply of sports pitches within a 20-minute drive of Palmer Road Recreation Ground (see Section 4: Needs Analysis), consultation with key stakeholders indicates that, at this current time, there is evidence of demand for one 3G pitch at Palmer Road Recreation Ground. One artificial grass pitch built to the FA's specification

would cater for the training requirements of local football clubs, while also providing sufficient capacity for wider use during the day from the local community and schools.

5.111 An artificial turf wicket would be sufficient for Angmering Cricket Club who already use Palmer Road Recreation Ground for their Sunday friendly fixtures.

5.112 Consultation with other local cricket clubs has, however, shown evidence of demand for a natural turf cricket square to allow clubs to use Palmer Road Recreation Ground for Saturday league fixtures. League regulations prevent the use of an artificial turf wicket in fixtures, thus, to increase the site's applicability for cricket, a natural turf wicket should be provided. This is in line with comments from Sussex County Cricket.

5.113 Local schools have registered strong interest in the provision of a community accessible 3G pitch at Palmer Road Recreation Ground.

5.114 There is high potential for Football Foundation funding with the provision of 3G pitches at Palmer Road Recreation Ground being a high priority project within the Local Football Facility Plan.

6. PROPOSED USAGE PROGRAMME

6. PROPOSED USAGE PROGRAMME

- 6.1 A proposed usage programme has been completed for the Sports & Community Hub at Palmer Road Recreation Ground. The programme amalgamates schedules of accommodation from local football clubs to understand what pitch types are required to cater for the needs of their teams. This information will also advise the quantity of each pitch type required at the site. The proposed usage programme for Palmer Road Recreation Ground can be found in Appendix 1.
- 6.2 The usage programme has been built based on the schedules of accommodation from the following five local football clubs:
- Angmering FC
 - Angmering Village FC
 - Rustington FC
 - Rustington Raiders FC
 - Rustington Otters FC
- 6.3 It is worth noting that Angmering FC, Angmering Village FC and Rustington Raiders FC already use Palmer Road Recreation Ground for fixtures and training.
- 6.4 The programme will help inform when the 3G pitch and grass pitches at Palmer Road Recreation Ground are required for local football clubs' training and matches. Consequently, this information also advises when the pitches are available for community use from local schools and other organisations.
- 6.5 Table 9 lists each football club's required training hours per week and home matches per season at Palmer Road Recreation Ground.

Table 9: Training & Match Requirements

Football Club	Training Requirements (hours p/w)	Match Requirements (home games per season)
Angmering FC	3	9 (TBC)
Angmering Village FC	5	30 (TBC)
Rustington FC	4	60
Rustington Raiders FC	5	45
Rustington Otters FC	18	160
	35	304

- 6.6 Table 9 above suggests a greater need at Palmer Road Recreation Ground for youth football pitches rather than adult full-sized pitches. The youth sections of Angmering Village FC, Rustington Raiders FC and Rustington Otters FC are the source of the majority of the football clubs' overall training and match requirements.

3G Pitch Hire Charges

- 6.7 The recommended hire charges for training on the 3G pitch during the evenings have been completed and are based on the rates used at similar high quality community facilities. The hire charges assumed in the business plan have been listed in Table 10.

Table 10: 3G Pitch Hire Charges

Organisation Type	Full Pitch (per hour)
Standard Community Rate	£95.95
Community Organisation / School	£68.00
Partner Club Matches	£47.00
Partner Club Training	£42.20

7. RECOMMENDED FACILITY MIX



7. RECOMMENDED FACILITY MIX

7.1 The recommended facility mix is based on amalgamating the findings from the strategic review, needs analysis, consultation and proposed usage programme set out in previous sections of the report. The following table compares the proposed facility mix with the existing provision at Palmer Road Recreation Ground.

Table 11: Recommended Facility Mix

	Current Palmer Road Recreation Ground	New Scheme (Sports & Community Hub)	Notes
Full-sized 3G Football Pitch	No	1x	Research and analysis indicates demand for a single 3G pitch by local clubs.
Adult Grass Football Pitch	2x	1x	The reduction in adult grass football pitches is offset with the provision of a full-sized, floodlit 3G pitch.
Minisoccer 7v7 Grass Football Pitches	No	2x	Research and analysis indicates a greater need for youth football pitches.
Minisoccer 5v5 Grass Football Pitches	No	4x	Research and analysis indicates a greater need for youth football pitches.
Small-sided Grass Football Pitches	No	2x	Research and analysis indicates a greater need for youth football pitches.
MUGA	1x	1x	Replacement of existing provision.
Junior 11v11 Grass Football Pitch	1x	No	Needs analysis shows a high provision of junior 11v11 football pitches surrounding Palmer Road Recreation Ground.
Artificial Turf Cricket Wicket	1x	1x	There is an option to continue the provision of an artificial turf wicket or provide a natural turf wicket to enable league cricket on Saturdays.
Play Area	1x	1x	Replacement of existing provision.
Club / Community Room	Yes	Yes	The new scheme will provide a multifunctional space which can be used by both local sports clubs and members of the community.
Changing Rooms	4x	4x	The new scheme incorporates changing rooms with capacity for 20 players, including private shower cubicles and toilets. Existing provision has shared showers between teams.
Accessible Changing Room	No	Yes	Greater community focus at the new Sports & Community Hub.
Kitchen, Servery and Store	Yes	Yes	Match tea facilities provided for local sports clubs and community events.
Café	No	Yes	A community accessible café to increase secondary spend.
Activity Rooms	No	Yes	Greater community focus at the new Sports & Community Hub.
Workspaces	No	Yes	Greater community focus at the new Sports & Community Hub.

8. SITE OPTIONS AND LAYOUTS

- 8.1 Initial site drawings have been completed by Mark Thomas and are set out over the following pages. The site plans detail how the playing pitches, building, car parking and access can be arranged to optimise space at Palmer Road Recreation Ground.
- 8.2 The existing site is 4.1 hectares and will total approximately 6.2 hectares following the transfer of the sport pitch land to the Council from Redrow. Figure 9 shows the new site boundary of Palmer Road Recreation Ground following the transfer of land.
- 8.3 Figure 9 also details the trees on the west boundary of the playing fields which hold Tree Protection Orders (TPOs). The site options on the following pages do not require the removal or relocation of any trees which hold TPOs.

Options

- 8.4 In addition to the options considering the arrangement of facilities on the site, they also consider alternative options for site access. This follows consultation with Angmering Parish Council from Section 5.
- 8.5 All of the options locate the small-sided football pitches, MUGA and local equipped area for play at the eastern end of the site. Here, they are accessible by residents to the south, east, and also from the new residential development to the north. Additionally, at the eastern end of the site, the facilities are likely to get further use after school from St. Margaret's Primary School's pupils.
- 8.6 The new pavilion is located in the centre of the site to minimise walking distance to pitches at the perimeter of the site. In the majority of the options, the new pavilion is positioned such that it can be constructed while the existing pavilion/clubhouse building can remain in use. This was noted as being important by Angmering FC and Angmering Village FC during the stakeholder consultation.
- 8.7 The options illustrate an enlarged parking provision to meet future parking demand of the Sports & Community Hub at Palmer Road Recreation Ground. Final parking arrangements, including accessible spaces, minibuses, service vehicles and emergency vehicles will be the subject of a

parking demand assessment that will form part of the transport assessment required to support a planning application.

- 8.8 The north and east edges of the sports pitch land to be transferred to the Council incorporates a 0.1 hectare ecological buffer. This will enhance biodiversity of the existing Palmer Road Recreation Ground and mitigate the loss of trees along the northern boundary where the sports pitch land is added.
- 8.9 The football and cricket pitch sizes are in accordance with Football Association (FA) and England and Wales Cricket Board (EBC) requirements and are orientated north-south where possible, in accordance with Sport England design guidance.
- 8.10 Overview of the different layout options at the Sports & Community Hub at Palmer Road Recreation Ground are as follows:

1. **Option 1: 3G Pitch located South East, Access from Decoy Drive (Figure 10)** – the new 3G football pitch with fencing and flood lighting is located at the south east corner of the site, directly adjacent to the pavilion building to allow easy access from the changing rooms to the pitch as is expected with commercially operated artificial pitch football facilities. The area between the pavilion and the 3G pitch is enclosed by fencing to provide a spectator area with the pavilion café and kitchen able to serve this space. Access to the site uses the existing entrance on Decoy Drive.

A full-sized natural turf football pitch and four mini soccer pitches for under 7's & 8's five-a-side football are located at the north end of the site. Also shown is a single wicket non-turf cricket pitch with a boundary of 45.72m; the minimum size for senior matches. There is a further margin of 2.74m and a further line denoting 65m for the wicket, this being the typical distance that a cricket ball is struck in the air. The arrangement of perimeter fencing and other protection to the perimeter of the cricket pitch will be subject to a cricket boundary risk assessment.

8. SITE OPTIONS AND LAYOUTS



Two mini soccer pitches for under 9's & 10's seven-a-side football are located on the west side of the site.

2. **Option 2: 3G Pitch located South East, Access from Arundel Road (Figure 11)** – this option is a variant of option 1 but uses a new vehicular site access from Arundel Road but retains pedestrian access (and emergency vehicle access, if required) from Decoy Drive. This option aims to mitigate any existing and future congestion issues by avoiding using the Decoy Drive site entrance.
3. **Option 3: 3G Pitch located South East, Access from New Farm Nursery (Figure 12)** – this option is also a variant of option 1 but uses a new vehicular site access from the proposed new employment / commercial centre shown on the Development Framework Plan that formed part of the outline planning application for the residential development approved by Arun District Council in March 2020. The planning permission indicates that the principle of access using this route has been accepted and this option also allows the retention of pedestrian access (and emergency vehicle access, if required) from Decoy Drive. This option aims to mitigate any existing and future congestion issues by avoiding using the Decoy Drive site entrance.

Access Options

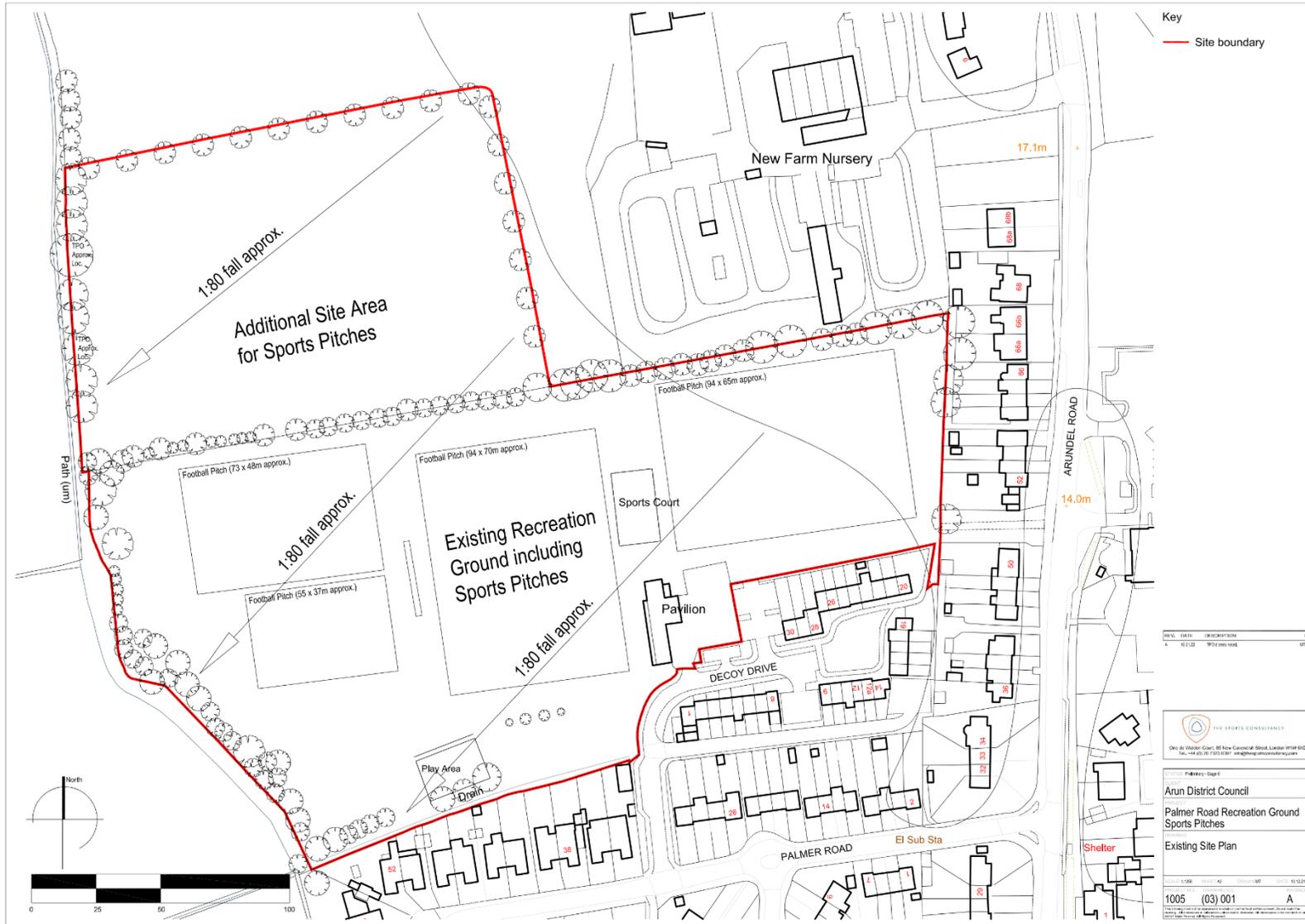
- 8.11 As shown in the layout options over the following pages, there are three site access options for the Sports & Community Hub at Palmer Road. These include:
- Access via Decoy Drive (existing entrance),
 - Access via Arundel Road,
 - Access via New Farm Nursery (through Redrow).
- 8.12 Following initial discussions with a transport consultant, there is potential for the site access to come via Arundel Road. The corridor has a width of 10-11 meters, which is sufficient for an access and footpath.

- 8.13 Access via New Farm Nursery has benefits compared to the other options. These include that the principal of an access has already been accepted and there is limited impact to existing residents arising from increased use. However, out of the three, this option introduces the most risk due to being reliant on a third party.
- 8.14 Access via Decoy Drive, the existing arrangement, represents the option with the least risk. The access road serves the site already, involving increased use rather than new. However, following stakeholder consultation, the continued use of Decoy Drive will likely result in multiple objections to planning from local residents and Angmering Parish Council.

8. SITE OPTIONS AND LAYOUTS



Figure 9: New Palmer Road Recreation Ground Site Boundary



8. SITE OPTIONS AND LAYOUTS



Figure 10: Option 1 – 3G Pitch located South East, Access from Decoy Drive



8. SITE OPTIONS AND LAYOUTS



Figure 11: Option 2 – 3G Pitch located South East, Access from Arundel Road



8. SITE OPTIONS AND LAYOUTS



Figure 12: Option 3 – 3G Pitch located South East, Access from New Farm Nursery



9. CAPITAL COSTS



9. CAPITAL COSTS

9.1 Initial capital cost estimates have been completed using Sport England Q2 2021 benchmarks. They are based on the recommended facility mix and site drawings. These capital cost estimates do not consider any additional costs which may arise following an assessment of ground conditions at Palmer Road Recreation Ground and the land transferred to the Council.

9.2 In addition to the construction costs, an initial allowance has been included for design development contingency (15%) and professional fees (12%). Build cost inflation has been included based on a 3% increase per annum.

9.3 The design development contingency of 15% will allow for any increases in costs from having to build new site accesses on either Arundel Road or New Farm Nursery.

9.4 The resulting project cost is estimated to be £5.1m excluding VAT.

Table 12: Capital Costs

Construction Costs	Units	Area per Unit	Area (m ²)	Unit / area cost	Estimated Cost
Excavation & Groundworks	n/a	n/a	n/a	n/a	TBC
Access Road and 109 Carpark Spaces	1	2,600	2,600	100	£260,000
Single Storey Sports Hub Provisional Sum (654m ² total)	1	654	654	£3,000	£1,962,000
Adult Football 3G Pitch (100m x 64m)	1	6,400	6,400	£1,025,000	£1,025,000
Adult Grass Football Pitch (100m x 64m)	1	6,400	6,400	£100,000	£100,000
Minisoccer 7v7 Grass Football Pitch (55m x 37m)	2	2,035	4,070	£30,000	£60,000
Minisoccer 5v5 Grass Football Pitch (37m x 27m)	4	999	3,996	£20,000	£80,000
Small-sided Grass Football Pitch (30m x 20m)	2	600	1,200	£15,000	£30,000
Single Artificial Turf Cricket Wicket (32m x 3m)	1	96	96	£20,000	£20,000
MUGA (26m x 15m)	1	390	390	£20,000	£20,000
Play Area (LEAP)	1	400	400	£20,000	£20,000
Storage	1	30	30	£7,000	£7,000
Allowance for Sports Equipment (goals etc)	n/a	n/a	n/a	n/a	£50,000
Sub Total - Construction Costs					£3,634,000
Site Specification Costs					Estimated Cost
Levelling Works					TBC
Drainage					TBC
Landscape Works					TBC
Access Improvements					TBC
Site Fencing					TBC
Tree replacement / re-planting					TBC
Sub Total - Site Specification Costs					-
Contingency, Inflation & Fees			%		Estimated Cost
Design development / construction contingency			15%		£545,100
Build cost inflation, to mid-point of construction			10%		£417,910
Professional Fees			12%		£486,229
Sub Total - Contingency, Inflation & Fees					£1,449,239
Total Estimated Capital Costs					£5,083,239

10. PROJECT DELIVERY

- 10.1 Project delivery will be based on the Plan of Work published by the Royal Institute of British Architects (RIBA) and is the definitive UK model for the building design and construction process.
- 10.2 The eight stages of the RIBA Plan of Work 2020 and the key stage outcomes are as follows:
- **Stage 0 Strategic Definition** – the best means of achieving the client requirements. If the outcome determines that a building is the best means of achieving the client requirements, the client proceeds to Stage 1.
 - **Stage 1 Preparation and Briefing** – project brief approved by the client and confirmed that it can be accommodated on the site.
 - **Stage 2 Concept Design** – architectural concept approved by the client and aligned to the project brief. The brief remains ‘live’ during Stage 2 and is derogated in response to the architectural concept.
 - **Stage 3 Spatial Coordination** – architectural and engineering information spatially coordinated.
 - **Stage 4 Technical Design** – all design information required to manufacture and construct the project. Stage 4 will overlap with Stage 5 on most projects.
 - **Stage 5 Manufacturing and Construction** – manufacturing, construction and commissioning completed. There is no design work in Stage 5 other than responding to site queries.
 - **Stage 6 Handover** – building handed over, aftercare initiated and building contract concluded.
 - **Stage 7 Use** – building used, operated and maintained efficiently. Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.
- 10.3 For the Sports & Community Hub at Palmer Road, the key activities for the Council to undertake are:

- Selection of the preferred site option by the Council for design development and construction,
- Procurement of a design team to develop the Stage 2 Concept Design and Stage 3 Spatial Coordination,
- Procurement and preparation of the various surveys, investigations and assessments that will be required for design, approvals and risk mitigation,
- Submission of a planning application by the design team for the development on Palmer Road Recreation Ground. The proposed residential site to the north has outline planning permission which creates planning obligations on the Sports Hub site through the planning conditions,
- Management of the transfer of the Sports Pitch Land,
- Procurement of a main contractor or contractors using Stage 3 Spatial Coordination and Stage 4 Technical Design,
- Handover of the Sports & Community Hub by the appointed contractor(s) at Stage 6,
- Council and operator occupancy, fit out and use of the new Sports & Community Hub’s facilities.

Planning

- 10.4 Palmer Road Recreation Ground site is currently designated as Local Green Space on the Local Plan Policy Map 4 (East) and forms part of the Green Infrastructure Network. Various Local Plan policies, including policies GI SP1 Green Infrastructure and Development and OSR DM1 Open Space, Sport & Recreation assume that these spaces should be protected and should not be built on or redeveloped for other uses.
- 10.5 The land to the north of Palmer Road Recreation Ground comprises of New Farm Nursery, Seven Acres and open land not designated under the Local Plan. The site was granted outline planning permission on the 17th March 2020 under reference A/122/19/OUT. The outline planning permission includes the provision of 160 dwellings with public open space, vehicular

access, landscaping and sustainable urban drainage systems, and 1,393 square metres (15,000 square feet) of B1/B2 units.

- 10.6 The outline planning permission includes a Section 106 agreement which sets out a number of obligations and legal agreements which the developer must deliver. These include an agreement to reserve a portion of the site solely for use as sports pitches and to transfer this land to the Council. There is also a timing requirement of when the Council shall demonstrate their consents for construction, transfer of land and completion of the sports pitch land works. The transferred sports pitch land will form an extension of Palmer Road Recreation Ground and planning permission will be required for development works on both areas.
- 10.7 The developers of the site to the north were required to discharge various planning conditions in relation to the outline planning permission achieved, including the preparation of a Design Code for the whole site. An application to discharge Condition 5 of A/122/19/OUT for approval of the Design Code was submitted under planning reference A/235/21/DOC. The Design Code submitted was approved by the Council with detail reserved.
- 10.8 The Sports & Community Hub development will require planning permission and is likely to be treated as a major application due to the size of the site area. In addition to drawings showing the site layout, it is likely the submission may need to include, but not limited to, the following:
- Design & Access Statement,
 - Environmental Statement,
 - Biodiversity Survey and Report,
 - Flood Risk Assessment,
 - Surface Water Drainage Statement,
 - Land Contamination Assessment,
 - Heritage Statement,
 - Tree survey and Arboriculture Report,
 - Landscaping Strategy,
 - Transport Statement/Transport Assessment/Travel Plan.

- 10.9 Palmer Road Recreation Ground is a local community asset, therefore, the development proposals will likely come under close scrutiny from local residents and users of the site. As a result, it is suggested that a communication strategy is prepared to inform the local community of the sports hub development proposals and the benefits that they will bring. This work may include public consultation which allows the community to comment on the proposals, helping to inform a statement of community engagement to be submitted as part of the planning application.

Draft Programme

- 10.10 The draft Project Programme is based on the key activities identified above, including the proposed procurement route. The high-level programme identifies the key stages based on the RIBA Plan of Work and included activities, durations and milestones based on similar projects. There is an allowance for client review and sign-off periods as the end of each work stage.
- 10.11 The programme assumes commencement of consultant team procurement activities in Spring 2023 with handover of the pavilion, car park and new 3G pitches in Spring 2025. The new natural turf pitches are assumed to be available for use in Summer 2025 as a result of a phased handover and operational approach.
- 10.12 The programme includes allowance for a full planning application at the end of Stage 3 Spatial Coordination and transfer of the sports pitch land based on timescales shown in the Section 106 Agreement. Discharge of the planning conditions that relate to the residential development to the north and the conditions imposed as part of the planning permission for the sports hub site will require careful management and coordination.
- 10.13 The programme shows the delivery of the project from appointment of the consultant team to handover and use of the facilities, based on a two-stage, design and build procurement strategy.
- 10.14 Detailed design programmes and schedule of deliverables will be developed during the project based on further information gathered from the Council, consultant team and key stakeholders. The client procurement and approval processes include key dates for report preparation, meetings, board

10. PROJECT DELIVERY



approvals and standstill periods. All of these items will have durations on the programme and may result in work that continues at risk while decisions are to be made.

- 10.15 The development requires the removal of existing trees and hedgerows and the opportunity to undertake this work may be limited by the nesting season between March and August each year. An enabling works package to remove trees and hedges in advance of the main contract may mitigate this.
- 10.16 The full scope of works to form new natural turf pitches and improve existing pitches will be developed during the next stage, however, will need to take account of growing seasons and the need for new pitches to mature for a typical period of twelve months. The optimum time for construction of new natural turf pitches is between April and June each year.
- 10.17 The programme targets completion of the Sports & Community Hub works as soon as possible and shows design development including contractor involvement running concurrently with planning determination and land transfer activities. It is possible that this will incur additional client risk in the event that planning permission is not granted, or the transfer of the sports pitch land fails to occur for any reason. The Section 106 Agreement includes a Longstop Date for transfer of the sports pitch land to be within five years from the date of the agreement on 13th March 2020.

11. CONCLUSIONS & NEXT STEPS

11.1 Following the completion of this Stage Two Feasibility Study and Options Appraisal, the following conclusions have been reached in relation to the development of a Sports & Community Centre at Palmer Road Recreation Ground.

Quantity of 3G Pitches

11.2 Consultation with key stakeholders suggests that the provision of a single full-sized 3G pitch would be sufficient to cater for demand from local football clubs and Palmer Road's surrounding community.

11.3 A single 3G pitch at Palmer Road Recreation Ground will provide sufficient pitch space for local schools and community organisations to use the pitch during the day and in some evenings.

11.4 The consultation also found that clubs from neighbouring towns consider Palmer Road too far to travel to consistently use the 3G pitch for their training needs. For this reason, it is recommended that if the council seeks to further reduce the deficit of 3G pitches within the district, another location is to be found in conjunction with Palmer Road Recreation Ground.

Facility Mix

11.5 The strategic review, needs analysis, stakeholder consultation and proposed usage programme have informed the following conclusions surrounding the recommended facility mix for the project.

Table 13: Recommended Facility Mix

Facility Mix
1x Full-sized 3G Football Pitch with Floodlighting
1x Adult Grass Football Pitch
2x Minisoccer 7v7 Grass Football Pitches
4x Minisoccer 5v5 Grass Football Pitches
2x Small-sided Grass Football Pitches
1x Artificial Turf Wicket Cricket Pitch

1x MUGA
1x Play Area (LEAP)
1x Community Hub
Parking for 109 vehicles
Access

Optional Facilities

1x Natural Turf Cricket Wicket Square
1x Full-sized 3G Pitch to National League System criteria

External Funding

11.6 Consultation with the Sussex County FA has indicated that there is high potential for Football Foundation funding at Palmer Road Recreation Ground. The project is a high priority within the Local Football Facility Plan for Arun. At this current time, the scale of funding is uncertain and while there are Section 106 allocations for the project in the region of £2m, there is currently a funding gap.

11.7 External funding through the Sussex County FA is only viable if the facility is built through the FA's framework / specification to maximise benefit to the community. This includes:

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

11.8 Outcomes that the Football Foundation would expect from a funded project include:

- Local community provision,
- Development of the female game,
- Development of flexible football (e.g. walking football),

11. CONCLUSIONS & NEXT STEPS



- 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.

NEXT STEPS

11.9 The work completed during this report represents the Stage Two Feasibility Study and Options Appraisal in developing the new Sports & Community Hub at Palmer Road Recreation Ground. The next stages of work are set out in the project programme and involve progressing through subsequent stages of design development and delivery. The main stages of work going forward are listed below:

Table 14: Next Stages of Work

Stage of Work	
1.	Council to review this report and raise any comments or queries
2.	Council to review procurement requirements and standing orders with regard to the consultant team and main contractor procurement, including the use of frameworks
3.	Council to consider a pre-planning advice application to identify approval in principle, potential planning issues and submission requirements
4.	Council to review programme and potential project start date
5.	Council to identify project procedures and arrangements for project management
6.	Council to consider early procurement of surveys and investigation (ecology, topography, site investigation, utilities, traffic/transport, etc.)
7.	Council to consider likely site use and parking provision